



AGENDA

WEDNESDAY, FEBRUARY 26, 2020

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M.: COUNCIL CHAMBERS

CHAIRPERSON	• Dale Eyeler
VICE CHAIRPERSON	• Michele Blake
COMMISSIONER	• Jana Shannon
COMMISSIONER	• John Shaffer
COMMISSIONER	• Daria Ali
COMMISSIONER	• Lorie Adams
COMMISSIONER	• Richard Doscher (Sutter Co. Rep)

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible
♿

*If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA
PLANNING COMMISSION
CITY OF YUBA CITY
February 26, 2020
6:00 P.M. – REGULAR MEETING**

Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

Call to Order

Roll Call:

_____ Dale Eyeler (Chairperson)
_____ Michele Blake (Vice Chairperson)
_____ Jana Shannon
_____ John Shaffer
_____ Daria Ali
_____ Lorie Adams
_____ Richard Doscher (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Comment on Items not on the Agenda

You are welcome and encouraged to participate in this meeting. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

1. Written Requests

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted five minutes to speak.

2. Appearance of Interested Citizens

Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes.

Approval of Minutes

3. Minutes from January 8, 2020

Public Meeting

4. Consideration of a requested Extension of Time to Implement DP17-01 and UP17-08.

Development Plan 17-01 allowed the construction and operation of a four-story, 83 room hotel and a 6,000 square foot convention/banquet hall. UP17-08 allowed the building height limit to increase from 52 to 55 feet. The project is located on the south side of Woodward Street approximately 450 feet west of SR 99. Assessor's Parcel Numbers 58-041-011 and 58-041-010.

Recommendation: Approve the time extension for DP17-01 and UP17-08.

5. Use Permit Ordinance Amendment

Planning Commission consideration of an amendment to the Municipal Code to add an Alternative City Council Use Permit Review Process amending Sections 8-5.7001, and 8-5.7003 of Article 70 of Chapter 5 of Title 8; and Section 8-5.7101 of Article 71 of Chapter 5 of Title 8.

Recommendation: Recommend approval of the proposed ordinance amendment to City Council.

Public Hearings

6. Public hearing to consider General Plan Amendment GPA19-04, Specific Plan Amendment SPA19-02, Rezone RZ19-04 and the related Environmental Assessment (EA) 19-06 (Mitigated Negative Declaration).

The approximately 11.37-acre (net) properties are located on both sides of Shasta Street between Bridge Street and B Street. Assessor's Parcel Numbers: 52-321-009, 010, 011, 012, 013, 020, 021, and 022; 52-322-008; 52-323-003 and 007; 52-324-007, 013, 018, and 023 (portion), and 52-502-08. The project proposes:

General Plan Amendment (GPA) 19-04: Amend the General Plan land use map by re-designating approximately 11.37 acres from the Business, Technology & Light Industrial (BT&LI) land use designation with 10.39 of those acres re-designated to the Community Commercial (CC) land use designation and approximately 0.98 acres re-designated to an Office & Office Park (O) designation;

Specific Plan Amendment (SPA) 19-02: Amend the Central City Specific Plan land use map by re-designating approximately 5.06 acres from the Storefront Commercial land use designation and approximately 6.31 acres from the Light Industrial land use designation, with 10.39 of those acres re-designated to the to the Community Commercial (CC) designation and 0.98 acres re-designated as Workplace.

Rezoning (RZ) 19-04: Rezoning approximately 6.31 acres from the Heavy Commercial/Light Industrial (C-M) Zone District and approximately 5.06 acres from the Community Commercial (C-2) Zone District, with 10.39 of those acres rezoned to the C-2 Zone District combined with the Specific Plan Zone District (C-2 SP) and 0.98 acres rezoned to the Office Commercial Zone District combined with the Specific Plan Zone District (C-O SP).

Recommendation:

A. Adopt a Resolution of the Planning Commission of the City of Yuba City recommending the City Council i) Adopt Environmental Assessment 19-06, A Mitigated Negative Declaration, for the Project; ii) Adopt General Plan Amendment 19-04; iii) Adopt Specific Plan Amendment 19-02; and iv) and Adopt Rezone 19-04 for the project located on both sides of Shasta Street between Bridge Street and B Street. Assessor's Parcel Numbers: 52-321-009, 010, 011, 012, 013, 020, 021, and 022; 52-322-008; 52-323-003 and 007; 52-324-007, 013, 018, and 023 (portion), and 52-502-08.

Development Services Director Reports

Report of Actions of the Planning Commission

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$747.09, must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Planning Commission action becomes final. The exception to this is rezone requests. Please check with the Planning Division, 1201 Civic Center Boulevard, Yuba City, CA 95993 for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.