



## SPECIAL NOTICE

**Precautions to address COVID-19 (a.k.a. the “Coronavirus”) will apply to this meeting. See below for additional details.**

**AUGUST 26, 2020**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

The Governor has declared a State of Emergency to exist in California as a result of the threat of COVID-19 (aka the “Coronavirus”). The Governor also issued Executive Order N-25-20, which directs Californians to follow public health directives including canceling large gatherings. The Executive Order also allows local legislative bodies to hold meetings via conference calls while still meeting State transparency requirements.

The Public’s health and well-being are the top priority for the City of Yuba City and you are urged to take all appropriate health safety precautions. To facilitate this process, the meeting will be available by:

- **Web Conference:** The meeting will be conducted live over the internet by PC or Smartphone. Members of the public can join the web-based virtual meeting. (See instructions below.)
- **Email:** You can email comments to the Secretary of the Commission at [developmentservices@yubacity.net](mailto:developmentservices@yubacity.net) any time before the meeting, or before the hearing is closed on the agenda item, and your comments will be read aloud by the Secretary. Please identify the Agenda item you wish to address in your comments.

To join the web base virtual meeting please follow these instructions:

**A. Click the link to sign up for the webinar at the specified time and date:**

**<https://attendee.gotowebinar.com/register/1787641389054738960>**

**You will need to register for the teleconference. Once registered, the following information will pop up.**

### **Yuba City Planning Commission Meeting – 8/26/2020**

Wed, August 26, 2020 6:00 PM - 8:00 PM PDT

Add to Calendar at the time above, [join the webinar](#).

Before joining, be sure to [check system requirements](#) to avoid any connection issues.

A confirmation email with information on how to join the webinar will be sent to you with audio instructions.

Questions or Comments? Email contact: [developmentservices@yubacity.net](mailto:developmentservices@yubacity.net)

**Note – currently the video conferencing process does not allow for verbal comments. Comments will be received via email to [developmentservices@yubacity.net](mailto:developmentservices@yubacity.net)**



## AGENDA

WEDNESDAY, AUGUST 26, 2020

### REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING: VIRTUAL MEETING

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*  
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*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  
AUGUST 26, 2020  
6:00 P.M. - REGULAR MEETING: VIRTUAL 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](http://www.yubacity.net), subject to staff's availability to post the documents before the meeting.

Call to Order

Roll Call:

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

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.

**3. Agenda Modifications/Approval of Agenda**

**Approval of Minutes**

**4. Minutes from July 22, 2020**

## **Public Meeting**

- 5. Consideration of an 18-month time extension for Tentative Parcel Map 16-02, located along the east side of Garden Highway, south of Winship Road, and west of the Sutter County Airport.**

Recommendation: Approve an 18-month extension of time for Tentative Parcel Map 16-02 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of March 9, 2021.

## **Public Hearing**

- 6. Public hearing to consider Tentative Subdivision Map (TSM) 20-03: Hooper Ranch Estates that will divide a 6.66-acre parcel into 22 lots. The new lots will consist of 21 single-family residential lots and one 2.48-acre lot that has an existing religious facility on it. The property is located on the west side of Hooper Road and south of Jefferson Avenue.**

Recommendation: Conduct a public hearing and make the necessary findings to:

- A. Adopt the Mitigated Negative Declaration prepared for TSM 20-03, as detailed in the Environmental Assessment (EA) 20-05 dated August 5, 2020, with the proposed Mitigation Measures pursuant to the California Environmental Quality Act, Section 15070; and
- B. Adopt a Resolution approving TSM 20-03, Hooper Ranch Estates, with the Conditions of Approval.

- 7. Public hearing to consider Tentative Subdivision Map (TSM) 20-04: East Sanborn Estates that will divide 1.94-acre parcel into 12 single-family residential lots. The project is located at the northern terminus of Bay Drive and both sides of Jody Drive and La Rabyn Way.**

Recommendation: Conduct a public hearing and make the necessary findings to:

- A. Adopt the Mitigated Negative Declaration prepared for TSM 20-04 as detailed in the Environmental Assessment (EA) 20-06 dated August 5, 2020, with the proposed Mitigation Measures pursuant to the California Environmental Quality Act, Section 15070; and
- B. Adopt a Resolution approving TSM 20-04, East Sanborn Estates, with the Conditions of Approval.

- 8. Public hearing to consider a General Plan Amendment (GPA) 20-01 and Rezone (RZ) 20-01 to convert 0.83 acres from a Regional Commercial land use designation to a High-Density Residential land use designation. The proposed Rezone would change the zoning from a General Commercial (C-3) zoning district to a Multi-Family Residence (R-3) zoning district.**

Recommendation: Conduct a public hearing and make the necessary findings to recommend that the City Council:

- A. Approve GPA 20-01, amending the General Plan Land Use Designation of the subject property from Regional Commercial to Medium / High Density Residential.
- B. Approve RZ 20-01, rezoning the subject property from General Commercial (C3), X-5c (Combining District) to Multiple-Family Residential (R-3).
- C. Adopt the Mitigated Negative Declaration prepared for GPA 20-01 and RZ 20-01 as detailed in the Environmental Assessment (EA) 20-04, dated August 4, 2020, pursuant to the California Environmental Quality Act (CEQA), Section 15070 (b)(1)

### **Development Services Director Reports**

### **Report of Actions of the Planning Commission**

### **Adjournment**

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Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$775.74, 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.