



SPECIAL NOTICE

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

APRIL 28, 2021

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 **developmentsservices@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 click the link to sign up for the webinar being held April 28, 2021 at 6:00pm:

https://zoom.us/webinar/register/WN_y1BfL_ISiSKXaZtRRrgdg

or visit www.zoom.us and enter in the Meeting ID: 974 2739 3673

You will need to register for the teleconference. Once registered, a confirmation email with information on how to join the webinar will be sent to you and with audio instructions.

Questions or Comments? Please email: developmentsservices@yubacity.net



AGENDA

WEDNESDAY, APRIL 28, 2021

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING

CHAIRWOMAN	• Michele Blake
VICE CHAIRWOMAN	• Jackie Sillman
COMMISSIONER	• John Shaffer
COMMISSIONER	• Lorie Adams
COMMISSIONER	• Stacy Brookman
COMMISSIONER	• Bhavin Singh Dale
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
APRIL 28, 2021
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:

_____ Michele Blake
_____ Jackie Sillman
_____ John Shaffer
_____ Lorie Adams
_____ Stacy Brookman
_____ Bhavin Singh Dale
_____ 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.

3. Agenda Modifications

Approval of Minutes

4. Minutes from March 24, 2021

Public Hearing

5. Harter Specific Plan Amendment and Associated General Plan Amendment, Rezoning, Development Agreement Amendment, Public Facility Finance Plan and Addendum to the Recirculated Harter Specific Plan and Yuba City Marketplace Final Environmental Impact Report.

Recommendation: Conduct a Public Hearing and then:

- A. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment EA 19-01 by adopting an Addendum to the Recirculated Harter Specific Plan and Yuba City Marketplace final Environmental Impact Report for the Harter Project, and adopt General Plan Amendment 19-01, for approximately 180 acres located between State Route 20 on the south and Butte House Road on the north, along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013); and
- B. Adopt a Resolution recommending the City Council of the City of Yuba City adopt a Specific Plan Amendment 19-01 for the Harter Specific Plan, for approximately 180 acres located between State Route 20 on the south and Butte House Road on the north, along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013) (item includes the associated Public Facilities Financing Plan); and
- C. Adopt a Resolution recommending the City Council of the City of Yuba City adopt an ordinance approving Rezoning 19-01 for the Harter Specific Plan (located between State Route 20 on the south and Butte House Road on the north, along both the east and west sides of Harter Parkway (APNs 59-010-101, 59-010-104, 62 310-004, 62-310-009, 62-310-010, 62-310-011, 62-301-012, and 62-310-013); and
- D. Adopt a Resolution recommending to the City Council of the City of Yuba City adopt an Uncodified Ordinance for a Second Amendment to the Development Agreement with Harter Packing Company LLC, relative to development for the Harter Specific Plan.

6. Tentative Subdivision Map (TSM) 19-01: Subdivision application for Harter Estates North for 13.7 acres to create 73 lots for single-family residential development and 3 lots containing 7.7 acres for multi-family residential development within the Harter Specific Plan, located in the northwest corner of the Harter Specific Plan site, on the south side of Butte House Road.

Recommendation: Conduct a public hearing and then:

- A. Adopt a Resolution of the Planning Commission of the City of Yuba City contingently approving the Harter Estates North Subdivision (Tentative Subdivision Map (TSM) 19-01) Located on the South Side of Butte House Road in the Northwest Corner of the Harter Specific Plan Area; Assessors Parcel Number 62-310-004.

7. Tentative Subdivision Map (TSM) 19-04: Subdivision application for Harter Estates South for 15.37 acres to create 77 lots for single-family residential development on and a 13.17-acre Remainder Parcel on within the Harter Specific Plan, located on the west side of the Harter Specific Plan area, east of Ruth Avenue.

Recommendation: Conduct a public hearing and then:

- A. Adopt a Resolution of the Planning Commission of the City of Yuba City contingently approving the Harter Estates South Subdivision (Tentative Subdivision Map (TSM) 19-04) located on the west side of the Harter Specific Plan Area, east of Ruth Avenue (Assessors Parcel Numbers 62-310-011 and 62-310-013). B. Adopt a Resolution of the Planning Commission of the City of Yuba City contingently approving TSM 19-04, Harter Estates South, with the Conditions of Approval.

8. *Tentative Parcel Map (TPM) 19-03: for the Marketplace Subdivision application of 19.36 acres for planned Polygons 3, 7 and 8, for creation of 22 parcels for commercial development, located along the west side of Harter Parkway and north of State Highway 20.*

Recommendation: Conduct a public hearing and then:

- A. Adopt a Resolution of the Planning Commission of the City of Yuba City contingently approving the Harter Marketplace (Tentative Parcel Map ((TPM) 19-03, located on the west side of the Harter Specific Plan Area, North of State Route 20 (Assessor's Parcel Numbers 62-310-011 and 62-310-012).

Future Agenda Items

Development Services Director Report

Report of Actions of the Yuba City Planning Commission/Sutter County Update

Adjournment

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.