



## **SPECIAL NOTICE**

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

**SEPTEMBER 22, 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](mailto: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://us06web.zoom.us/webinar/register/WN\\_fNHNjR1JQQ  
OPQ8z7D4t26g](https://us06web.zoom.us/webinar/register/WN_fNHNjR1JQQOPQ8z7D4t26g)**

or visit **[www.zoom.us](http://www.zoom.us)** and enter in the Meeting ID: **881 1584 0235**

**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](mailto:developmentsservices@yubacity.net)**



## AGENDA

WEDNESDAY, SEPTEMBER 22, 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  
SEPTEMBER 22, 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](http://www.yubacity.net), subject to staff's availability to post the documents before the meeting.

Call to Order

Roll Call:

\_\_\_\_\_ Chairwoman Blake  
\_\_\_\_\_ Vice Chairwoman Sillman  
\_\_\_\_\_ Commissioner Shaffer  
\_\_\_\_\_ Commissioner Adams  
\_\_\_\_\_ Commissioner Brookman  
\_\_\_\_\_ Commissioner Dale  
\_\_\_\_\_ Commissioner 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**

**4. Planning Commission Meeting Schedule**

Special Meeting on November 15, 2021 at 6:00 pm  
Cancel the Regular Meeting on November 10, 2021  
Cancel the Regular Meeting on November 24, 2021

## **Approval of Minutes**

### **5. Minutes from August 25, 2021**

## **Public Hearing Item**

### **6. Rescinding the Lincoln East Specific Plan**

- Recommendation:
- A. Conduct a Public Hearing, and
  - B. Adopt a Resolution recommending the City Council of the City of Yuba City adopt an Ordinance to rescind Ordinance 006-10, thereby rescinding the City's Lincoln East Specific Plan.

## **Business Item**

### **7. Alternative City Council Use Permit and Development Plan Review Process**

- Recommendation:
- Adopt a Resolution of the Planning Commission of the City of Yuba City to initiate and recommend that the City Council adopt an Ordinance to re-enact updates to the Yuba City Municipal Code to allow for direct City Council review of Use Permits, as well as to add direct review of Development Plans, by 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; of the Yuba City Municipal Code.

## **Future Agenda Items**

### **Development Services Director Report**

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

## **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 \$788.93, 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.