



SPECIAL NOTICE

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

NOVEMBER 10, 2021

SPECIAL 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://us06web.zoom.us/webinar/register/WN_n3VL9OJGSK-S2uij0P7MFq

or visit **www.zoom.us** and enter in the Meeting ID: **844 8155 3189**

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, NOVEMBER 10, 2021

NOTICE AND CALL OF SPECIAL MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – SPECIAL 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
NOTICE AND CALL OF SPECIAL MEETING
PLANNING COMMISSION
CITY OF YUBA CITY
NOVEMBER 10, 2021
6:00 P.M. - SPECIAL 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:

_____ 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

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

Approval of Minutes

5. Minutes from September 22, 2021

Business Item

6. Tentative Subdivision Map (TSM) 21-01, Henson Ranch, creating 96 single-family residential lots on 18.51 acres, with a 6.63-acre remainder.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution approving TSM 21-01, including the Mitigated Negative Declaration prepared for TSM 21-01, as detailed in the Environmental Assessment (EA) 21-01 dated October 20, 2021, subject to the proposed Conditions of Approval and Mitigation Measures.

7. Tentative Subdivision Map 19-02, West Sanborn Estates

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution approving TSM 19-02, including the Mitigated Negative Declaration prepared for TSM 19-02, as detailed in the Environmental Assessment (EA) 19-03 dated October 20, 2021, subject to the proposed Conditions of Approval and Mitigation Measures.

8. Use Permit (UP) 21-03 to allow the use of an existing residential building to convert a portion of the residence for home occupational use located at 622 Bridge Street.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Determine the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(n), Existing Facilities, and approve Use Permit 21-03 to allow the use of an existing residential building to convert a portion of the residence for home occupational use located at 622 Bridge Street, subject to the Conditions of Approval.

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 \$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.