



AGENDA

WEDNESDAY, DECEMBER 14, 2022

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

CHAIRPERSON	• Michele Blake
VICE CHAIRPERSON	• John Shaffer
COMMISSIONER	• Jackie Sillman
COMMISSIONER	• Lorie Adams
COMMISSIONER	• Stacy Brookman
COMMISSIONER	• Bhavin Singh Dale
COMMISSIONER	• Karri Campbell (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***

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PLANNING COMMISSION
CITY OF YUBA CITY
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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.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link:

https://us06web.zoom.us/webinar/register/WN_o9fMNWIkSF2BMaHqdmRI_Q

Emailed comments sent to developmentservices@yubacity.net at least 24 hours before the meeting will be distributed to the Planning Commission prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Call to Order

Roll Call:

_____ Chairperson Blake
_____ Vice Chairperson Shaffer
_____ Commissioner Sillman
_____ Commissioner Adams
_____ Commissioner Brookman
_____ Commissioner Dale
_____ Commissioner Campbell (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.

Planning Commission Business

3. Approval of Agenda and/or Agenda Modifications

Approval of Minutes

- 4. Minutes from September 28, 2022**
- 5. Minutes from October 26, 2022**

Business Item

- 6. Consideration of Planned Development 15 and Tentative Subdivision Map 22-07, Chima Ranch, located in the southwest portion of the City along the west side of Sanborn Road, immediately west of the intersection of Pebble Beach Drive and Sanborn Road.**

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution recommending City Council adopt an Ordinance approving Planned Development (PD) 15 and a Mitigated Negative Declaration as detailed in Environmental Assessment (EA) 22-14; and
 - C. Adopt a Resolution contingently approving SM 22-07, a tentative subdivision map to divide 14.86 acres into 82 single-family residential lots subject to the proposed Conditions of Approval and Mitigation Measures.
 - D. Adopt a Resolution recommending to the City Council approval of an uncodified ordinance for a development agreement with Interwest Homes Corporation, a California Corporation, for the development of the Chima Ranch Subdivision (SM 22-07); Assessor's Parcels 65-020-009 and 65-020-010.

- 7. Consideration of General Plan Amendment (GPA) 22-02 & Rezone (RZ) 22-03, YC Hooper Ventures Multi-Family, to re-designate the General Plan and rezone 7.84 acres from Office to Multiple-Family Residential located on the north side of Colusa Frontage Road between Hooper Road and El Margarita Road.**

- 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 determine the project will not create any significant environmental impacts per Environmental Assessment 22-05, and approve General Plan Amendment 22-02 and Rezone 22-03 to re-designate 7.84 acres from Office and Office park (O) to Medium/High Density Residential, and rezone from Commercial-Office (C-O) to Multiple-Family Residence (R-3).

- 8. Consideration of Planned Development (PD) 17 and Development Plan (DP) 22-04: Nestory Park Self Storage, located along the north side of Winship Road.**

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:

- B. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment 22-12 and adopt an Ordinance to approve Planned Development 17; and
- C. Adopt a Resolution contingently approving DP 22-04, Nestory Park Self Storage, subject to the proposed Conditions of Approval and Mitigation Measures, on 4.9-acres, located along the north side of Winship Road (Assessor's Parcel Number(s) 53-500-008 and 53-500-035).

9. Consideration of Tentative Parcel Map (TPM) 22-04, General Plan Amendment (GPA) 22-06, and Rezone (RZ) 22-08: Spirit Drive Parcel Map located at the southeast corner of State Route 30 and El Margarita Road.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment 22-15 and adopt an Ordinance to approve GPA 22-06 and RZ 22-08; and
 - C. Adopt a Resolution contingently approving TPM 22-04, Spirit Drive Parcel Map, subject to the proposed Conditions of Approval and Mitigation Measures, on 19.99-acres, located at the southeast corner of State Route 20 and El Margarita Road (Assessor's Parcel Number: 63-010-141).

10. Consideration of Development Plan 22-05: Ampla Health Expansion located at 1000 Sutter Street.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution to determine the project is Categorical Exempt from CEQA pursuant to CEQA Guidelines Section 15332, Infill Development, and approve Development Plan 22-05, subject to the Conditions of Approval, to allow the development of a new two-story, approximately 41,000 square foot medical/administrative building at 1000 Sutter Street.

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 \$851.26, 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.