



## AGENDA

WEDNESDAY, SEPTEMBER 28, 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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CITY OF YUBA CITY  
SEPTEMBER 28, 2022  
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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](http://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\\_KOnJk0eNSjC\\_LtKaN34d2w](https://us06web.zoom.us/webinar/register/WN_KOnJk0eNSjC_LtKaN34d2w)

Emailed comments sent to [developmentsservices@yubacity.net](mailto:developmentsservices@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 August 24, 2022**

#### **Business Item**

### **5. Consideration of an 18-month time extension for Tentative Subdivision Map 20-06, Dunn Ranch.**

Recommendation: Approve an 18-month extension of time for Tentative Subdivision Map 20-06, pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of July 27, 2024.

### **6. Consideration of General Plan Amendment 22-05 and Rezone 22-06 to rezone 467 Gray Avenue from Single Family Residential (R-1) to Neighborhood Commercial (C-1) X<sub>28</sub>.**

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 is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15301(n), Existing Facilities, and approve General Plan Amendment 22-05 and Rezone 22-06 to rezone 467 Gray Avenue from One Family Residence (R-1) to Neighborhood Commercial (C-1) X<sub>28</sub>.

### **7. Tentative Parcel Map (TPM) 22-02 to create two parcels at 1245 Colusa Avenue (Yuba Sutter Marketplace).**

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

B. Adopt a Resolution to determine the project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15315, Minor Land Divisions, and approve TPM 22-02, subject to the Conditions of Approval.

### **8. Use Permit (UP) 14-07 Amendment to allow the construction of a new approximately 5,700 sq. foot addition to the existing Twin Rivers Charter School at 2510 Live Oak Blvd.**

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

B. Adopt a Resolution to determine the project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15314, Minor Additions to School, and approve Use Permit Amendment 14-07, subject to the Conditions of Approval, to allow the construction of approximately 5,700 sq. foot pre-engineered metal building at Twin Rivers Charter School located at 2510 Live Oak Blvd.

**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 \$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.