



AGENDA

WEDNESDAY, FEBRUARY 8, 2023

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING

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

The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. Please visit [yubacity.net ADA & Accessibility Resources page](http://yubacity.net/ADA%20&%20Accessibility%20Resources%20page). 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 help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or (TTY: 530-822-4732), so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.

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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_gJWSpVLKSi2DFi-tl-zlew

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. Election of 2023 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).**
- 4. Agenda Modifications**

Approval of Minutes

- 5. Minutes from December 14, 2022**

Business Items

- 6. Consideration of an 18-month time extension for Tentative Subdivision Map 19-03, located on the north side of Bridge Street approximately 235 feet west of Walton Avenue.**

Recommendation: Adopt a Resolution to approve an 18-month extension of time for Tentative Subdivision Map 19-03 pursuant to City Municipal Code Section 8-2.610, resulting in a new expiration date of June 26, 2024.

- 7. Consideration of a five-year time extension for Tentative Subdivision Map 19-01, Harter Estates North, located in the northwest corner of the Harter Specific site, and the southside of Butte House Road.**

Recommendation: Adopt a Resolution to approve a five-year extension of time for Tentative Subdivision Map 19-01, pursuant to Government Code Section 66452.6(a)(1), resulting in a new expiration date of June 15, 2028.

- 8. Consideration of a five-year time extension for Tentative Parcel Map 19-03, Harter Marketplace, located along the west side of Harter Parkway and north of State Route 20.**

Recommendation: Adopt a Resolution to approve a five-year extension of time for Tentative Parcel Map 19-03, pursuant to Government Code Section 66452.6(a)(1), resulting in a new expiration date of June 15, 2028.

- 9. Consideration of a five-year time extension for Tentative Subdivision Map 19-04, Harter Estates South, located on the west side of the Harter Specific Plan area, and east of Ruth Avenue.**

Recommendation: Adopt a Resolution to approve a five-year extension of time for Tentative Subdivision Map 19-04, pursuant to Government Code Section 66452.6(a)(1), resulting in a new expiration date of June 15, 2028.

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.