



AGENDA

WEDNESDAY, MARCH 22, 2023

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING

CHAIRPERSON	• Jackie Sillman
COMMISSIONER	• Justine Gill
COMMISSIONER	• James Nore
COMMISSIONER	• Rupinder Johl Sandhu
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.

**AGENDA
PLANNING COMMISSION
CITY OF YUBA CITY
MARCH 22, 2023
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, subject to staff's availability to post the documents before the meeting.

Emailed comments sent to 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 Sillman
_____ Commissioner Gill
_____ Commissioner Nore
_____ Commissioner Sandhu
_____ 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 Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).

4. Agenda Modifications

Approval of Minutes

5. Minutes from February 8, 2023

Business Items

6. Consideration of a Development Plan (DP) 22-02 Home 2 Suites by Hilton, located at 1441 E Onstott Road.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution to determine the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, Infill Development, and approve Development Plan 22-02, subject to the Conditions of Approval, to allow the development of a new three-story Hilton brand Home 2 Suites hotel with 102 guest rooms, an outdoor pool/spa and patio, and on-site parking at 1441 E Onstott Road (APN: 51-040-002).

7. Consideration of Development Plan (DP) 22-06: Garden Grove Apartments, located off of Garden Highway.

- 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 15332, Infill Development, and approve Development Plan 22-06, subject to the Conditions of Approval, to allow the development of a new three-story, approximately 51,878 square foot, 50-unit affordable senior housing, located off of Garden Highway (APN 53-470-087).

8. Consideration of Tentative Subdivision Map (TSM) 22-08 and Pre-annexation Rezone (RZ) 22-07 for Thiara Estates Subdivision, located on the west side of Tuly Parkway across from the terminus of Bradley Estates Drive.

- Recommendation:
- A. Conduct a Public Hearing, and;
 - B. Adopt a Resolution recommending the City Council approve Environmental Assessment 22-13 by adopting a Mitigated Negative Declaration, subject to the Mitigation Measures, and approve Rezone 22-07; and
 - C. Adopt a Resolution contingently approving TSM 22-08, to subdivide 8.19 acres into 34 single-family residential lots, subject to the proposed Conditions of Approval and Mitigation Measures, located on the west side of Tuly Parkway across from the terminus of Bradley Estates Drive (Assessor's Parcel Numbers 17-066-002, -003, and 005).

9. Consideration of a General Plan Amendment (GPA) 22-03 and Rezone (RZ) 22-04 to implement the 2021-2029 Housing Element, Citywide - Attachment 2 provides the location and details for all properties involved.

Recommendation: A. Conduct a Public Hearing, and;

B. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment 22-07 by adopting a Mitigated Negative Declaration, subject to the Mitigation Measures, and adopt an Ordinance approving General Plan Amendment 22-03 and Rezone 22-04, on 75.89 acres, which includes an X29 Combining District on 14.95 acres, located throughout the City (Assessor's Parcel Number 59-020-017, 59-020-015, 61-120-004, 59-530-034, 59-020-018, 59-020-016, 51-393-003, 51-393-002, 57-150-078, 57-150-004, 57-150-050, 58-120-001, 57-220-065, 53-470-088, 53-470-079, 53-470-083, 53-470-087, 53-470-076, 53-470-085, 53-470-078, 53-470-077, 53-470-081, 53-470-086, 53-470-095, 53-470-082, 53-470-092, 53-470-080, 53-470-090, 53-470-096, 53-470-089, 53-470-093, 53-470-084, 53-470-094, 53-470-098, and 53-470-097).

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.