



AGENDA

WEDNESDAY, MAY 31, 2023

SPECIAL MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – SPECIAL MEETING

CHAIRPERSON	• Jackie Sillman
VICE CHAIRPERSON	• Stacy Brookman
COMMISSIONER	• James Nore
COMMISSIONER	• Rupinder Johl Sandhu
COMMISSIONER	• Justine Gill
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
MAY 31, 2023
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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.

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. Agenda Modifications

Approval of Minutes

4. Minutes from March 22, 2023

Business Items

5. Consideration of a General Plan Amendment (GPA) 22-01, Rezone (RZ) 22-02, Tentative Parcel Map (TPM) 22-01, Ratliff Duplex Development, located on the southwest corner of Frederick Street and Cooper Avenue.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution recommending to the City Council approve Environmental Assessment 22-04 by adopting a Mitigated Negative Declaration, subject to Mitigation Measures, approve General Plan Amendment (GPA 22-01) and adopt an Ordinance approving Rezone 22-02 for the Ratliff Duplex Development located on approximately 0.31 acres located at the southwest corner of Cooper Avenue and Fredrick Street (Assessor's Parcels 52-283-012 and -013); and
 - C. Adopt a Resolution contingently approving Tentative Parcel Map (TPM) 22-01, subject to the Conditions of Approval and Mitigation Measures, on approximately 0.31 acres located at the southwest corner of Cooper Avenue and Fredrick street (Assessor's Parcels 52-283-012 and -013).

6. Consideration of Planned Development 18 (PD 18) and Tentative Subdivision Map (TSM) 23-01, West Walton Village, located on the west side of Walton Avenue, north of Franklin 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 23-02 by adopting a Mitigated Negative Declaration, subject to the proposed Conditions of Approval and Mitigation Measures, for Tentative Subdivision Map (TSM) 23-01 and approve Planned Development (PD) 18 Zone District Located on the West Side of Walton Avenue approximately 670 Feet North of Franklin Road; Assessor's Parcel Number (APN) 58-020-001; and
 - C. Adopt a Resolution contingently approving Tentative Subdivision Map TSM 23-01, West Walton Village, subject to the Conditions of Approval and Mitigation Measures, creating 66 half-plex lots and six Single-Family Residential lots on approximately 9.16 acres, located on the west side of Walton Avenue approximately 670 feet north of Franklin Road (Assessor's Parcel Number 058-020-001).

7. Consideration of Tentative Subdivision Map (TSM) 22-09, Johnson Ranch Estates, and a Development Agreement, located on the west side of West Onstott Frontage Road, south of Pease Road.

- Recommendation:
- A. Conduct a public hearing and make the necessary findings to:
 - B. Adopt a Resolution approving Environmental Assessment 23-01 by Adopting a Mitigated Negative Declaration, subject to the proposed

Conditions of Approval and Mitigation Measures, and approving Tentative Subdivision Map (TSM) 22-09, Johnson Ranch Estates, creating 82 Single-Family Residential lots and a 0.09 acre remainder parcel on approximately 15.84 acres, located on the west side of West Onstott Frontage Road approximately 1,100 feet south of Pease Road (Assessor's Parcel Numbers 59-030-008 and -009).

8. Consideration of Yuba City Capital Improvement Project Budget 2023-2028

Recommendation: Find that the projects listed in the Fiscal Year 2023-2028 Yuba City Capital Improvement Project Budget is consistent with the Yuba City General Plan and forward findings to the City Council.

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.