



AGENDA

WEDNESDAY, JULY 26, 2023

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR 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.

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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.

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
_____ Vice Chairperson Brookman
_____ Commissioner Gill
_____ Commissioner Nore
_____ Commissioner Sandhu
_____ 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 May 31, 2023

Business Items

5. Consideration of a General Plan Amendment (GPA) 23-02 and Rezone (RZ) 23-02, Bains - Bridge Street, located at the North side of Bridge Street and west of Walton Avenue.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution of the Planning Commission of the City of Yuba City recommending the City Council approve Environmental Assessment 23-04 by adopting a Mitigated Negative Declaration, subject to the Mitigation Measures, approve General Plan Amendment (GPA) 23-02 re-designating 0.68-acres from the Office and Office Park (O) land use designation to the Medium-High Density Residential (HDR) designation, and adopt an Ordinance approving Rezone (RZ) 23-02 rezoning the same 0.68 acres from the Office Commercial (C-O) Zone District to the Multiple-Family Residential (R-3) Zone District, for the Bains on Bridge Street project, located on the north side of Bridge Street approximately 300 feet west of Walton Avenue (Assessor's Parcel Number 058-080-005).

6. Consideration of Use Permit (UP) 22-04: Harter Marketplace (ARCO), UP 22-05: Harter Marketplace (Raising Canes), and UP 22-06: Harter Marketplace (Dutch Bros Coffee), located at the northwest intersection of State Route 20 and Harter Parkway.

- Recommendation:
- A. Conduct a Public Hearing and make the necessary findings to:
 - B. Adopt a Resolution of the Planning Commission of the City of Yuba City approving Environmental Assessment 22-19 by Adopting a Mitigated Negative Declaration, subject to the proposed Conditions of Approval and Mitigation Measures, and approve Use Permit 22-04 for an ARCO AM/PM market, fueling facility, and car wash on approximately 2.06 acres, located near the northwest corner of Colusa Highway and Harter Parkway (a portion of Assessor's Parcel Number 63-310-016); and
 - C. Adopt a Resolution of the Planning Commission of the City of Yuba City approving Environmental Assessment 22-19 by Adopting a Mitigated Negative Declaration, subject to the proposed Conditions of Approval and Mitigation Measures, and approve Use Permit 22-05 for a Raising Cane's Restaurant and drive-through, on approximately 1.64 acres, located near the northwest corner of Colusa Highway and Harter Parkway (a portion of Assessor's Parcel Number 63-310-016); and
 - D. Adopt a Resolution of the Planning Commission of the City of Yuba City approving Environmental Assessment 22-19 by Adopting a Mitigated Negative Declaration, subject to the proposed Conditions of Approval and Mitigation Measures, and approve Use Permit 22-06 for a Dutch Bros Coffee drive-through restaurant, on approximately 0.75 acres, located near the northwest corner of Colusa Highway and Harter Parkway (a portion of Assessor's Parcel Number 63-310-016).

7. Consideration of a determination of General Plan Consistency regarding Sutter County land acquisition.

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

B. Adopt a Resolution of the Planning Commission of the City of Yuba City finding Sutter County's Acquisition of Property Identified as Assessor's Parcel Numbers 55-010-066 and 55-010-019 is consistent with the City of Yuba City General Plan.

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.