



## AGENDA

**WEDNESDAY, AUGUST 23, 2023**

### **REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY**

**6:00 P.M. – REGULAR MEETING**

<b>CHAIRPERSON</b>	• Jackie Sillman
<b>VICE CHAIRPERSON</b>	• Stacy Brookman
<b>COMMISSIONER</b>	• James Nore
<b>COMMISSIONER</b>	• Rupinder Johl Sandhu
<b>COMMISSIONER</b>	• Justine Gill
<b>COMMISSIONER</b>	• Bhavin Singh Dale
<b>COMMISSIONER</b>	• 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). 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](mailto:cityclerk@yubacity.net) or [citymanager@yubacity.net](mailto:citymanager@yubacity.net) or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.*

**AGENDA  
PLANNING COMMISSION  
CITY OF YUBA CITY  
AUGUST 23, 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](http://www.yubacity.net), subject to staff's availability to post the documents before the meeting.

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 Sillman  
\_\_\_\_\_ Vice Chairperson Brookman  
\_\_\_\_\_ Commissioner Nore  
\_\_\_\_\_ Commissioner Sandhu  
\_\_\_\_\_ Commissioner Gill  
\_\_\_\_\_ 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 July 26, 2023**

## **Business Items**

### **5. Consideration of Development Plan (DP) 23-02: Merriment Village Apartments, located at 428 North Walton Avenue.**

- 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 adopt a Resolution to determine that the project is statutorily exempt from environmental review pursuant to Assembly Bill 140 as reflected in Health and Safety Code Section 50675.1.4., and approve Development Plan 23-02, Merriment Village Apartments, subject to the Conditions of Approval, for the development of a 218-unit income-based (affordable) apartment complex, located on a 7.7-acre parcel at 428 North Walton Avenue (Assessor's Parcel Number 58-120-001).

### **6. Consideration of General Plan Amendment (GPA) 23-01, Rezone (RZ) 23-01, and Development Plan (DP) 23-01: Henson Farms Apartments, located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita 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 adopt a Resolution approving Environmental Assessment (EA) 23-02, by adopting a Mitigated Negative Declaration, subject to the Conditions of Approval and Mitigation Measures, and approve General Plan Amendment (GPA) 23-01 and Development Plan (DP) 23-01, Henson Farms Apartments, for a 138-unit apartment complex, and adopt an Ordinance approving Rezone (RZ) 23-01, on 7.84 acres, located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road (Assessor's Parcel Numbers 62-082-019, -020, -021).

## **Miscellaneous Items**

### **7. A Presentation on the City's New Permit Planner Software**

### **8. Future Agenda Items**

### **9. Development Services Director Report**

### **10. 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.