



AGENDA

WEDNESDAY, SEPTEMBER 27, 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 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 August 23, 2023

Business Items

5. Consideration of an 18-month time extension for Tentative Subdivision Map 19-02, West Sanborn Estates, located on the northwest corner of Bogue Road and Sanborn Road.

Recommendation: Adopt a Resolution approving an 18-month time extension for Tentative Subdivision Map 19-02, pursuant to Government Code Section 66452.6(a)(1), resulting in a new expiration date of May 10, 2025.

6. Tentative Parcel Map (TPM) 23-01 to create four parcels at 2930 Jefferson Avenue, Accessors Parcel Number 62-071-024.

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

B. Adopt a Resolution determining the project is Categorically Exempt from environmental review pursuant to CEQA Guidelines Section 15332, In-Fill Development, and approve TPM 23-01, subject to the Conditions of Approval, creating four Single-Family Residential lots on approximately 1.13 acres, located at 2930 Jefferson Avenue, Assessor's Parcel 62-071-024.

7. Tentative Subdivision Map (TSM) 22-02 and an associated Development Agreement (DA): Sohal Ranch Subdivision

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 22-06 by Adopting a Mitigated Negative Declaration, subject to the proposed Conditions of Approval and Mitigation Measures, and contingently approving Tentative Subdivision Map (TSM) 22-02, Sohal Subdivision, creating 179 Single-Family Residential lots on approximately 41.36 acres, located at the southeast corner of Lincoln Road and George Washington Boulevard (Assessor's Parcel Numbers 065-010-005 and 065-010-006); and

C. Adopt a Resolution of the Planning Commission of the City of Yuba City recommending the City Council of the City of Yuba City adopt an Uncodified Ordinance approving a Development Agreement for the Sohal Ranch Subdivision (TSM 22-02) between the City of Yuba City and the Balbir Sohal Family Trust, to develop 179 Single-Family Residential lots on 41.36 Acres, located at the southeast corner of Lincoln Road and George Washington Boulevard (Assessor's Parcel Numbers 065-010-005 And 065-010-006).

8. General Plan Amendment (GPA) 23-03, Rezone (RZ) 23-03, Bains-Butte House.

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 23-06 by adopting a Mitigated Negative Declaration, subject to the Mitigation

Measures, approve General Plan Amendment (GPA) 23-03 re-designating 0.32-acres Low-Medium Density Residential (MDR) land use designation to the Medium-High Density Residential (HDR) designation, and adopt an Ordinance approving Rezone (RZ) 23-03 rezoning the same 0.32 acres from the Two-Family Residential (R-2) Zone District to the Multiple-Family Residential (R-3) Zone District, for the Bains – Butte House project, located on the northeast corner of Butte House Road and Blevin Road (Assessor's Parcel Number (APN) 059-020-013).

Miscellaneous Items

9. A Presentation on the City's New Permit Planner Software

10. Future Agenda Items

11. Development Services Director Report

12. 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.