



AGENDA

WEDNESDAY, FEBRUARY 28, 2024

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). 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 January 24, 2024

Business Items

5. Tentative Subdivision Map (TSM) 23-03: Gorski Subdivision located on 1112 El Margarita Road, subdividing 2.28 acres into five lots on a private street.

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 TSM 23-03, subject to the Conditions of Approval, creating five Single-Family Residential lots on approximately 2.28 acres, located at 1112 El Margarita Road, Accessors Parcel Number 62-082-004 and -012.

6. Sutter Heritage, Tentative Subdivision Map 05-05 and Tentative Subdivision Map 08-01: Development Agreement Amendment located at the northeast corner of the intersection of Smith Road and South Walton Avenue.

Recommendation: A. Conduct a public hearing and make the necessary findings to:

B. Adopt a Resolution recommending the City Council find, based on its independent judgment, after consideration of the whole of the administrative record, the environmental impacts, if any, resulting from the Second Amended and Restated Development Agreement were assessed in the Mitigated Negative Declarations for the Sutter Heritage Master Plan and Subdivision Map 05-05 and Subdivision Map 08-01, adopted on July 5, 2005 and November 12, 2008; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; and the City Council approve an uncodified ordinance for a Second Amended and Restated Development Agreement for the Sutter Heritage Subdivision Maps (SM 05-05 and SM 08-01) with Chohan & Sons, Inc., Harnek Singh and Navjot Bala and Paramdeep K. Chohan, for development of the Sutter Heritage Subdivision Map SM 05-05 (Phases 1 and 2) and Sutter Heritage Phase 3 Map (SM 08-01); located at the northeast corner of the intersection of Smith Road and South Walton Avenue; Assessor's Parcel 56-030-065; and

C. Adopt a Resolution of the Planning Commission of Yuba City finding, based on its independent judgment, after consideration of the whole of the administrative record, the environmental impacts, if any, resulting from amending the Conditions of Approval for Sutter Heritage Subdivision Map SM 05-05 (Phases 1 and 2) and Sutter Heritage Phase 3, SM 08-01 were assessed in the Mitigated Negative Declarations for the Sutter Heritage Master Plan and Subdivision Maps SM 05-05 and SM 08-01, adopted on July 5, 2005 and November 12, 2008; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; and contingently approving amendments to the Conditions of Approval for SM 05-05 and SM 08-01; located at the northeast corner of the intersection of Smith Road and South Walton Avenue; Assessor's Parcel 56-030-065.

7. City Welcome Sign – Ad Hoc Committee

Recommendation: A. Designate one member of the Planning Commission to the City's sign Ad Hoc Committee

Miscellaneous Items

8. Future Agenda Items

9. Development Services Director Report

10. 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 \$902.34, 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.