



AGENDA

THURSDAY, FEBRUARY 15, 2018

SPECIAL MEETING
PLANNING COMMISSION
CITY OF YUBA CITY

6:00 PM – REGULAR MEETING: COUNCIL CHAMBERS

CHAIRPERSON	• Daria Ali
VICE CHAIRPERSON	• Michele Blake
COMMISSIONER	• Jana Shannon
COMMISSIONER	• John Sanbrook
COMMISSIONER	• Dale Eyeler
COMMISSIONER	• John Shaffer
COMMISSIONER	• Jackie Sillman (Sutter Co. Rep)

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible
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*If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA - AMENDED
REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY
February 15, 2018
6:00 P.M. – SPECIAL 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, subject to staff's availability to post the documents before the meeting.

Call to Order

Roll Call: _____ Daria Ali (Chairperson)
 _____ Michele Blake (Vice Chairperson)
 _____ Jana Shannon
 _____ John Sanbrook
 _____ Dale Eyeler
 _____ John Shaffer
 _____ Jackie Sillman (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Communication

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. 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.

Public Hearings

After the staff report for each agenized item, members of the public shall be allowed to address the Planning Commission regarding the item being considered. Any person wishing to testify should first state their name and address.

All interested parties are invited to attend the hearing and express their opinions on this project. If you challenge this project in court, you may be limited to raising only those issues you or

someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

3. Consideration of a Use Permit, Development Plan and Environmental Assessment to facilitate the development of a four-story hotel located on the south side of Woodward Street, approximately 450 feet west of State Route 99 (APN: 58-041-010 and 011).
 - A. *Environmental Assessment (EA) 17-05*: A Mitigated Negative Declaration determining that the proposed project will not create any significant environmental impacts;
 - B. *DP 17-01*: Would permit a four-story, 83 room hotel and conference/banquet hall with an adjacent 167 parking spaces. The building will be 58,000 square-feet in area, including a 6,000 square foot conference/banquet hall and a lounge/dining area. The project will be located on two parcels. A 2.1 acre parcel that is owned by the applicant will house the hotel and related parking, whereas an adjoining 0.6-acre parcel, owned by the State Department of Transportation (Caltrans), will be utilized for additional parking to serve the conference/banquet hall.
 - C. *UP 17-08*: is a request to exceed the maximum allowed building height of 52 feet. The occupied space is proposed to have a height of 55 feet. There are also four non-occupied segments of the building that will be 67 feet in height.

- Recommendation:
- I. Conduct a public hearing.
 - II. Adopt Mitigated Negative Declaration 17-05.
 - III. Approve Development Plan 17-01 and Use Permit 17-08, subject to conditions

Planning Commission Bylaws

- A. Amendment to Planning Commission Bylaws relating to Sections E-1 and E-2 which states that the Commission shall elect a new Chairperson and Vice Chairperson annually.

Development Service Director Reports

Report of Actions of the Planning Commission

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$712, 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.