

After your application is accepted by Planning, the application is examined to ensure it is correct and complete. If the application is not complete, you will be notified. The application will be delayed until the requested information is provided.

Copies of your application will be sent to all City departments, as well as to other applicable local, state, and federal agencies for their comments.

Applications will be reviewed by the Development Review Committee (DRC, comprised of City departments) to review the project and make recommendations to the Planning Commission. DRC review typically occurs about ten (10) days after the application is submitted.

The Planning Commission will conduct a public hearing on your proposal about three (3) weeks following the DRC meeting. All property owners within three hundred (300) feet of your property will be notified ten (10) days in advance of the public hearing. You should attend the hearing.

During the interim between the DRC meeting and Planning Commission hearing, Planning staff will complete the environmental review process and prepare a staff report, project conditions, and a recommendation for the Commission. You will be sent a copy of the packet.

Some development plans are decided by the Planning Commission and others by the City Council. If the decision is made by the City Council, following the Planning Commission hearing the Commission will decide on a recommendation for your proposal. The Commission can recommend approval, approval with criteria of development, or denial of your request. The Planning Commission's recommendation will go to the City Council.

Approximately thirty (30) days following the Planning Commission's action, the City Council will conduct a public hearing on your proposal. The notification time and procedure is the same as the Planning Commission's. Following the public hearing, the Council may approve, conditionally approve, or deny your proposal.

NOTES:

- If the application is complete, it will take approximately thirty (30) days from the date the application is filed until a decision is made by the Planning Commission and another thirty (30) days until the proposal is heard by the City Council.
- If a development plan is denied, Yuba City ordinance prohibits a similar petition being filed within six (6) months after the date of the denial.
- In any case where the conditions of development for granting a development plan have not been or are not being complied with, project approval may be rescinded by the City Council.
- If construction of the project as approved in the development plan or the amended development plan has not commenced within one (1) year after the adoption of such development plan, the Planning Commission shall review the project to determine if a zone change to another district classification should be initiated.
- If development has not occurred within three (3) years of the date of approval by the City Council, a new plan for development shall be presented to the Planning Commission for a new public hearing before the Planning Commission and City Council.