



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 (if appropriate) and prepare a staff report, project conditions, and a recommendation for the Commission. You will be sent a copy of the packet.

Following the Planning Commission hearing, the Commission will either recommend approval of your request, which will then go to the City Council, or your proposal may be denied. A denial will end with the Planning Commission unless appealed to the City Council.

Approximately thirty (30) days following the Planning Commission 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 or deny your proposal.

NOTES:

- If the application is complete, it will take approximately thirty (30) days from the date your application is filed until a recommendation is made by the Planning Commission, and another thirty (30) days until the proposal is heard by the City Council.
- If the proposal is denied, Yuba City ordinance prohibits a similar petition being filed within six (6) months after the date of the denial.
- State law allows each element of the General Plan to be amended no more than four (4) times a year. This law could delay the processing of your request.