
TO ADDRESS THE COMMISSION
PLEASE STEP TO THE ROSTRUM &
STATE YOUR NAME & ADDRESS

Regular Meeting
August 25, 2010 - 7 p.m.
City Hall Council Chambers
1201 Civic Center Boulevard

YUBA CITY PLANNING COMMISSION
AGENDA

Commissioner Craig Starkey (Chairman)
Commissioner John Sanbrook
Commissioner John J. Hager III

Commissioner Preet Didbal
Commissioner Satwant Takhar
Commissioner George Parker

Roll Call

Pledge of Allegiance

Approval of minutes from meeting held on July 28, 2010

Appearance of Interested Citizens*

Correspondence: - None

Commission Consideration: - None

Public Hearing:

1. Use Permit #UP 10-05. Use Permit to retain an existing non-conforming pole sign in a C3 District, located at 1290 Louise Avenue; APN 52-014-004. Applicant/Owner, Allied Farms, Inc.
2. General Plan Amendment #GP 10-02; Rezone #RZ 10-03; Development Plan #DP 10-02; and Subdivision Map # SM 10-01. The proposed project includes the development of 20.44 acres with an independent living facility; age restricted housing and an office park. Specifically, #GP 10-02 will change the general plan designation of the subject property from Low Density Residential to Low – Medium Residential and Office and Office Park; #RZ 10-03 will change the zoning designation of the subject property from R-1 to R-3 and CO; #DP 10-02 is for the development of a 146 unit independent living facility and associated club house, on-site amenities, parking and landscaping; and #SM 10-01 will subdivide the 20.44 acres into 52 condo lots for age restricted senior housing, two lots for the independent living facility, and four lots for future office building development. The proposed project is to be constructed in five phases. The subject property is located 658 El Margarita Way, on the west side of El Margarita Way, south of River Valley High School on Assessor's Parcel Number: 63-010-106 and 63-010-107. Applicant: John Ochipinti, Property Owner: Unity LLC.

3. General Plan Amendment #GP 10-03, and Rezone #RZ 10-04. The proposed project includes the amendment of the City's General Plan land use designations and rezoning of multiple properties located citywide to ensure that the subject properties have consistent land use and zoning designations. Applicant, City of Yuba City.

Commission Discussion

Other Business

Report on Actions of the City Council

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$651, 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 Commission action becomes final. The exception to this is rezonings--please check with the Planning Department, 1201 Civic Center Boulevard, Yuba City 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.

If you require auxiliary aids or services (e.g., signing services) to make a presentation to the Planning Commission, the City will be glad to assist you. Please contact the City offices (530/822-4601) at least 72 hours in advance so such aids or services can be arranged. City Hall TDD: 530/822-4732.

*Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Members of the Commission will respond as best as they can to public comments but cannot take action or enter into a discussion on items not contained on the agenda. Public comment on public hearing agenda items will be permitted during the hearing.