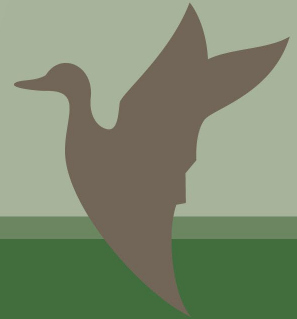




Alternative City Council Use Permit and Development Plan Review Process



Benjamin Moody, Development Services Director
October 5, 2021

BACKGROUND

•--- **January 2020:**

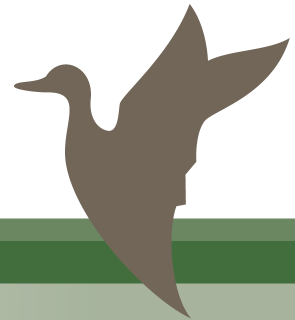
Council provided direction to initiate an option for the Council to directly review and consider Use Permit entitlements.

•--- **March 2020:**

Council adopted an ordinance with a one-year timeline as a trial of implementation.

•--- **September 2021:**

One-year trial period has passed, and there is a desire to memorialize the process and update the ordinance to include the Development Plan process.

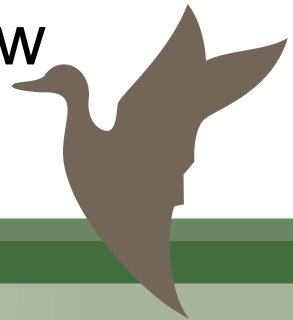


STANDARD PROCESS

Currently, a Use Permit is a discretionary permit reviewed by the Planning Commission and appealable to City Council. This ensures that the desired use is compatible with the General Plan, and surrounding land uses.

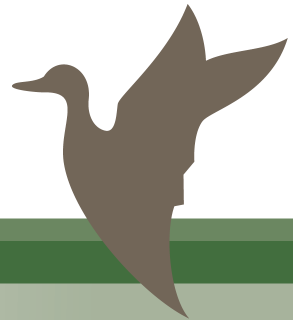
Level of Review:

- Planning Commission – Discretionary Review
 - Appeal to the City Council



STANDARD PROCESS

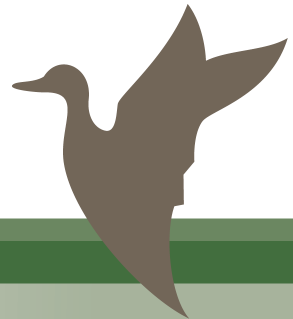
Similar to Use Permits, the Yuba City Zoning Ordinance includes regulations concerning when a Development Plan is required for multiple-family, commercial and industrial uses. Level of review is dependent on size.



DEVELOPMENT PLANS

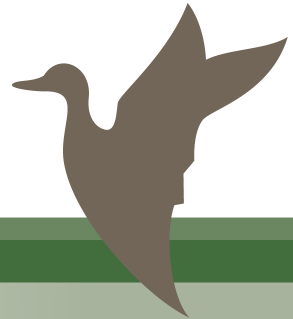
Level of Review:

- Small Projects
 - Ministerial Review (staff/over the counter)
- Mid-Size Projects
 - Planning Commission – Discretionary Review
 - Appeal to the City Council
- Large Projects
 - Planning Commission – Review/Recommendation
 - City Council – Discretionary Review
 - No Appeal



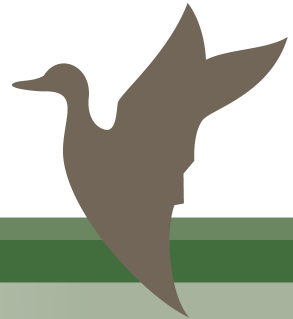
PROPOSED ALTERNATIVE PROCESS

An amendment to the Municipal Code is being proposed to add an Alternative City Council Use Permit and Development Plan Review Process that would allow the project to be directly reviewed by the City Council dependent on Council's determination.



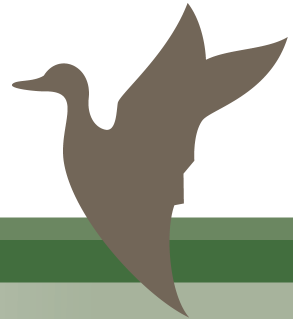
PROPOSED ALTERNATIVE PROCESS

- No sunset provision
- Implements an option for direct review by the City Council for determined projects
- Confirms the City Council's authority to waive fees for appeals of either a use permit or development plan



RECOMMENDATION

Introduce an Ordinance to amend the Yuba City Municipal Code to allow for direct City Council review of Use Permits, as well as to add direct review of Development Plans, by amending sections 8-5.7001, and 8-5.7003 of Article 70 of Chapter 5 of Title 8; and Section 8-5.7101 of Article 71, of Chapter 5 of Title 8; of the Yuba City Municipal Code.



QUESTIONS?

