AGENDA
WEDNESDAY, JANUARY 10, 2018
REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY

6:00 PM – REGULAR MEETING: COUNCIL CHAMBERS

<table>
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<tr>
<th>CHAIRPERSON</th>
<th>• Daria Ali</th>
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<td>VICE CHAIRPERSON</td>
<td>• Michele Blake</td>
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<td>COMMISSIONER</td>
<td>• Jana Shannon</td>
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<td>COMMISSIONER</td>
<td>• Jackie Sillman (Sutter Co. Rep)</td>
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1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible

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
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 General Plan Amendment No. GP 16-06, Specific Plan Amendment No. SPA 16-04 and Environmental Assessment No. EA 17-02 filed by the City of Yuba City.

- General Plan Amendment No. GP16-06 proposes to re-designate the land use map for the approximately 1.5 acre site from a Business, Technology, and Light Industrial (BT&LI) land use designation to a Community Commercial (CC) land use designation in order to bring the General Plan into conformance with the Central City Specific Plan and the zoning.
- Specific Plan Amendment No. SPA 16-04 includes an addition to the Central City Specific Plan text of a Community Commercial (CC) land use designation and an amendment to the land use map to redesignate approximately 1.5 acres from Storefront Commercial to Community Commercial (CC).

Recommendation:  
A. Conduct a public hearing.  
B. Make a recommendation to the City Council to adopt Environmental Assessment EA 17-02 and Mitigation Monitoring Plan  
B. Make a recommendation to the City Council to approve General Plan Amendment No. GP 16-06 and Specific Plan Amendment No. SP 16-04

Planning Commission Bylaws

A. Election of 2018 Planning Commission Chairperson and Vice Chairperson (per Section E-1 of the Planning Commission Bylaws).

B. Recommendation for appointment of Chairperson to Sutter County Planning Commission (per Section E-2 of the Planning Commission Bylaws).

Development Service Director Reports

Report of Actions of the Planning Commission

Adjournment

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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.