



AGENDA

WEDNESDAY, JULY 27, 2022

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 P.M. – REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL

CHAIRPERSON	• Michele Blake
VICE CHAIRPERSON	• John Shaffer
COMMISSIONER	• Jackie Sillman
COMMISSIONER	• Lorie Adams
COMMISSIONER	• Stacy Brookman
COMMISSIONER	• Bhavin Singh Dale
COMMISSIONER	• Karri Campbell (Sutter Co. Rep)

1201 Civic Center Blvd
Yuba City, CA 95993

Wheelchair Accessible
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*If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, 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***

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PLANNING COMMISSION
CITY OF YUBA CITY
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Materials related to an item on this Agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection at City Hall at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at www.yubacity.net, subject to staff's availability to post the documents before the meeting.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link:
https://us06web.zoom.us/webinar/register/WN_oljmgsYQB2qJNnif_wPtg.

Emailed comments sent to developmentservices@yubacity.net at least 24 hours before the meeting will be distributed to the Planning Commission prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Call to Order

Roll Call:

- _____ Chairperson Blake
- _____ Vice Chairperson Shaffer
- _____ Commissioner Sillman
- _____ Commissioner Adams
- _____ Commissioner Brookman
- _____ Commissioner Dale
- _____ Commissioner Campbell (Sutter County Representative)

Pledge of Allegiance to the Flag

Public Comment on Items not on the Agenda

You are welcome and encouraged to participate in this meeting. 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.

Planning Commission Business

3. Agenda Modifications

Approval of Minutes

4. Minutes from June 22, 2022

Business Item

5. Rezone 22-01: Consideration to remove the X8 District Overlay from the intersection of Market Street and Del Norte Avenue, at the existing Ampla Health site.

Recommendation: A. Conduct a Public Hearing; and

B. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment 22-02 by adopting an Initial Study and Negative Declaration, and approve Rezone 22-01 to remove the X8 District Overlay from the project site, located east of the intersection of Sutter and Market Street.

6. Use Permit 22-01: Consideration to use the existing residential home at 1215 Whyler Road as a rest station for Bi-County ambulance crews.

Recommendation: A. Conduct a Public Hearing; and

B. Adopt a Resolution to determine the project is Categorically Exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities, and approve Use Permit 22-01, subject to the Conditions of Approval, to allow Bi-County Ambulance to use the existing residential home at 1215 Whyler Road as a rest station for ambulance crews.

7. Development Plan 22-01: Consideration for the development of Yuba City Self-Storage on 9.52 acres located along the south side of Colusa Highway Frontage Road, approximately 720 feet west of the intersection of Colusa Frontage Road and George Washington Boulevard.

Recommendation: A. Conduct a Public Hearing; and

B. Adopt a Resolution recommending the City Council of the City of Yuba City approve Environmental Assessment 22-03 by adopting a Mitigated Negative Declaration, subject to the Conditions of Approval and Mitigation Measures, and approve Development Plan 22-01, Yuba City Self-Storage, on 9.52 acres, located along the south side of Colusa Highway Frontage Road approximately 720 feet west of the intersection of Colusa Frontage Road and George Washington Boulevard (Assessor's Parcel Number 63-020-140).

Future Agenda Items

Cancellation of August 10, 2022 Planning Commission meeting

Development Services Director Report

Report of Actions of the Yuba City Planning Commission/Sutter County Update

Adjournment

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$788.93, 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.