



AGENDA

WEDNESDAY, JUNE 28, 2017

REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 PM – REGULAR MEETING: COUNCIL CHAMBERS

CHAIRPERSON	• Daria Ali
VICE CHAIRPERSON	• Michele Blake
COMMISSIONER	• Jana Shannon
COMMISSIONER	• John Sanbrook
COMMISSIONER	• Dale Eyeler
COMMISSIONER	• Jackie Sillman (Sutter Co. Rep)
COMMISSIONER	• Vacant

1201 Civic Center Blvd
Yuba City CA 95993

Wheelchair Accessible
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*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***

**AGENDA
REGULAR MEETING
PLANNING COMMISSION
CITY OF YUBA CITY
JUNE 28, 2017
6:00 P.M. – REGULAR MEETING**

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.

Call to Order

Roll Call: _____ Daria Ali (Chairperson)
 _____ Michele Blake (Vice Chairperson)
 _____ Jana Shannon
 _____ John Sanbrook
 _____ Dale Eyeler
 _____ Jackie Sillman (Sutter County Representative)
 _____ Vacant

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.

Presentation

3. Recognition of Paul Basi's service as Sutter County liaison to the Planning Commission.

Approval of Minutes

4. Minutes from March 8, 2017 and May 24, 2017.

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.

5. Consideration of Use Permit No. UP-17-01 and Environmental Assessment No. EA-17-04: HoopsLand USA, Inc. A request to approve a use permit to allow the operation of a sports facility at 1100 Garden Highway, Suite 1700, Yuba City. The site is developed with a manufacturing/warehouse complex and is zoned C-M (Heavy Commercial/Light Industrial District). The sports facility is approximately 5,500 square feet and will operate a private indoor court for basketball, badminton, dodgeball, or volleyball. The services will be available for youth and adult use on a space rental basis. The site is identified as Assessor's Parcel Number 54-081-002.

Recommendation: A. Make a determination that the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301 Existing Facilities.
B. Approve the Use Permit subject to compliance with the Conditions of Approval.

6. Consideration of Use Permit No. UP-17-02 and Environmental Assessment No. EA-17-06: Antonio Lozano. A request to allow the operation of a sports facility at 1256 Garden Highway, Suite C, Yuba City. The site is developed with a manufacturing/warehouse complex and is zoned M-2 (Industrial District). The sports facility is approximately 5,000 square feet and will provide various fitness programs without fixed machines. The site is identified as Assessor's Parcel Number 54-082-011.

Recommendation: A. Make a determination that the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15301 Existing Facilities.
B. Approve the Use Permit subject to compliance with the Conditions of Approval.

7. Consideration of Subdivision Map Revision to Subdivision Map No. SM-14-05: Faith Christian Schools, Inc. A request to a revise a tentative subdivision map for approximately 13.1 acres located at 3105 Colusa Highway. The site is developed with a private school, including a 3.72 acre athletic field. Approximately 4.87 acres zoned C-O (Office Commercial) and 8.23 acres are zoned R-1 (One-Family Residence District). The applicant is requesting a five unit reduction in the number of single-family home and connected curb, gutter, and sidewalk (no parkway). The site is identified as Assessor's Parcel Number 62-020-073.

Recommendation: A. Make a determination that pursuant to California Environmental Quality Act (CEQA) Section 15073.5 (c) the previous mitigated negative declaration is sufficient for the proposed changes.

- B. Approve the Subdivision Map subject to compliance with the Conditions of Approval.

Development Service Director Reports

Report of Actions of the Planning Commission

Adjournment

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.