



## AGENDA

WEDNESDAY, AUGUST 23, 2017

### REGULAR MEETING PLANNING COMMISSION CITY OF YUBA CITY

6:00 PM – REGULAR MEETING: COUNCIL CHAMBERS

<b>CHAIRPERSON</b>	• Daria Ali
<b>VICE CHAIRPERSON</b>	• Michele Blake
<b>COMMISSIONER</b>	• Jana Shannon
<b>COMMISSIONER</b>	• John Sanbrook
<b>COMMISSIONER</b>	• Dale Eyeler
<b>COMMISSIONER</b>	• Jackie Sillman (Sutter Co. Rep)
<b>COMMISSIONER</b>	• 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 - AMENDED  
REGULAR MEETING  
PLANNING COMMISSION  
CITY OF YUBA CITY  
August 23, 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](http://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 June 21, 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 17-03 and Environmental Assessment No. EA-17-03 filed by Orlando Sanchez.

Use Permit application seeking to establish a sports facility at 990 Klamath Lane, Ste. D. The site is developed with a commercial/office building and is zoned C-M (Heavy Commercial/Light Industrial District). The tenant space is approximately 2,400 square feet and will operate a Gracie Barra Brazilian Jiu Jitsu training center (dojo). The services will be available for youth and adult use. The site is identified as Assessor's Parcel Number 58-050-024.

- 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 General Plan Amendment No. GP 17-01, Rezone No. RZ 17-04, Tentative Parcel Map No. TM 17-01, and Environmental Assessment No. EA-17-03 filed by Mike Singh.

General Plan Amendment proposing to amend the City's General Plan from Regional Commercial to Business, Technology & Light Industry, Rezone the subject site from the C-3 (General Commercial District) district to M-1 (Light Industrial District), and Tentative Parcel Map (TM 17-01) creating 8 industrial lots ranging in size from 1 to 1.14 acres. The 9.52 acre project site is located at 3142 Colusa Frontage Road and is identified as Assessor's Parcel Number 63-020-140.

- Recommendation:
- A. Make a recommendation to the City Council to adopt Environmental Assessment EA 17-03 and Mitigation Monitoring Plan.
  - B. Make a recommendation to the City Council to approve GP 17-01, RZ 17-04, TM 17-01 subject to compliance with the Conditions of Approval.

7. Consideration of General Plan Amendment No. 17-03, Specific Plan Amendment No. SPA 17-01, Rezone No. RZ 17-02, Tentative Parcel Map No. TM 17-02, and Environmental Assessment No. EA 17-07 filed by Ryan Dusa.

A request to a amend the City's General Plan from Neighborhood Commercial to Low Density Residential; Specific Plan Amendment to the Buttes Vista Neighborhood Plan from Commercial to Single Family; Rezone to reclassify the site from the Neighborhood Convenience Commercial/Specific Plan (C-1/SP) to One-Family Residence/Specific Plan (R-

1/SP/X); and a Tentative Parcel Map to creating four single-family parcels. The 1.21 acre project site is located on the east side of Stabler Lane between Butte Vista Lane and Parc East Drive and is identified as Assessor's Parcel Number 59-030-018.

- Recommendation:
- A. Make a recommendation to City Council to adopt Environmental Assessment EA 17-07 and Mitigation Monitoring Plan.
  - B. Make a recommendation to City Council to approve GP 17-03, SPA No. 17-01, RZ 17-02, TM 17-02 subject to compliance with the Conditions of Approval.

## **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.