



County of Yuba
Community Development

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Planning Division

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AGENDA

YUBA COUNTY PLANNING COMMISSION MEETING

Wednesday, December 15, 2004

6:00 p.m. Supervisor's Chambers

915 8th Street

Marysville, California

- A.
1. PLEDGE OF ALLEGIANCE
 2. CALL TO ORDER:
Roll Call and Determination of Quorum
 3. PUBLIC COMMUNICATIONS:
Any person wishing to address the Commission may do so at this time except for matters scheduled as a public hearing.
 4. APPROVAL OF MINUTES:
Minutes of September 24, 2004, October 20, 2004 and November 17, 2004.
- B. PROCEDURE FOR PUBLIC HEARING:
After the staff report, testimony may be given during the Public Hearing on each matter. ANY PERSON WISHING TO TESTIFY MUST FIRST STATE THEIR NAME AND ADDRESS. All comments or testimony should be addressed to the Chair, and should be limited to no more than 5 minutes.

If you challenge in court the action or decision of the Yuba County Planning Commission regarding a zoning, planning, land use or environmental protection matter made at any public hearing described in this notice, you may be limited to raising only those issues you or someone raised at such public hearing, or in written correspondence delivered to the Yuba County Planning Commission at, or prior to, such public hearing.

C. **PUBLIC HEARING:**

1. **Conditional Use Permit cup 2004-0011 (Fellowship of Friends): Phase I:** The first phase, already constructed, consists of a 60 foot by 56 foot wood stage, orchestra pit, concrete side stage areas, tent structures for dressing rooms, and concrete seating with limestone cladding. The first phase of the facility is estimated to seat a maximum of 1,443 people based on 18” of linear seating plus performers and workers at the facility pursuant to the Uniform Building Code.

Phase II: The use permit also includes a request to allow the future construction of amphitheater seating for an additional 800 seats. Phase I and II capacity would be 2,243 members. Phase II would incorporate additional wastewater treatment for 800 people and an additional 160 parking spaces (one parking space for five guests).

(1) Staff Report (2) Public Hearing (3) Adopt Resolution

CONTINUED UNTIL JANUARY 19, 2005.

2. **Design Review Committee Application No. DRC 2004-0009 (Three Rivers)** A request for approval of typical landscape plans and architectural designs for six different models of single-family homes within the Plumas Lake Specific Plan. The subject property is located within the “Medium Density Residential” designation of the Plumas Lake Specific Plan at Rio Del Oro Unit No. 4 subdivision on County APN’s: 016-0400085 & 016-040-087. The site is located at the Northwest corner of the intersection of Thunder Ranch Way and Zanes Drive. (1) Staff Report (2) Public Hearing
3. **Design Review Committee Application No. DRC2004-0007 (Woodside Village Landscape Plans)**: A request by the HLA Group, Inc. for Design Review Committee approval of substitute plan species to be used in the landscape plans for Woodside Village Streetscapes. Woodside Village is a single family residential development located in the Plumas Lake Specific Plan area (west of Highway 70, north of Feather River Blvd/Highway 70 intersection.) (1) Staff Report (2) Public Hearing

D. **CORRESPONDENCE:**

E. **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:**

F. **PLANNING COMMISSIONERS COMMENTS:**

G. **ADJOURNMENT:**

Next meeting Wednesday, January 19, 2005 at 6:00 p.m. in the Supervisor’s Chambers, 915 8th Street, Marysville.