



County of Yuba
Community Development

915 8th Street, Suite 123, Marysville, CA 95901

P l a n n i n g D i v i s i o n

Phone: (530) 749-5470

Fax: (530) 749-5434

Web: <http://www.co.yuba.ca.us>

AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING

Wednesday, September 21st, 2005

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 from the June 15, 2005 and July 20, 2005.
- 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 HEARINGS AND ACTION ITEMS:

1. [TENTATIVE SUBDIVISION TRACT MAP TSTM 2004-0044 \(Gilbert Retail/Omega Management\)](#): A request for a 424-lot subdivision on a 124-acre project site identified as Assessor Parcel Number 014-300-0031. The subdivision includes 5.01 acres of park site and 10.37 acres to be used as open space and storm water detention basin. The project is located within the Plumas Lake Specific Plan east of Feather River Boulevard and north of Broadway Road. The project does not require any addition entitlements, as it is consistent with the Yuba County General Plan, Zoning Code, and the Plumas Lake Specific Plan. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#) **CONTINUED FROM AUGUST 17, 2005**
2. [CONDITIONAL USE PERMIT CUP 2005-0004 \(Cingular Wireless\)](#) A request for a conditional use permit to locate a wireless communication facility (120 foot tall monopole w/equipment cabinets). The parcel is located on the west side of Hwy 70 @ Magnolia (10120 State Highway 70). The parcel is approximately 98 acres in size, located in the AE-40 "Exclusive Agricultural: 40-acre minimum" zone (District 10). The site is currently being used for both residential and agricultural activities. (APN: 005-010-031)
3. [TENTATIVE SUBDIVISION TRACT MAP TSTM 2005-0005](#) (Pheasant Pointe II): The project consists of a request for a 54-lot single-family residential subdivision. The subdivision will also have two additional parcels fronting along Alicia Avenue. The project site is approximately 13.55 acres in size and identified as Assessor Parcel Number 020-133-012. The project site is located northeast of Alicia Avenue, in between Cedar Lane and Feather River Boulevard, in Linda. The project does not require any addition entitlements, as it is consistent with the Yuba County General Plan and Zoning Code.
4. [VARIANCE VAR2005-0002 \(Hudspeth\)](#): A request for a variance from the required 20-foot rear yard setback to allow a commercial structure to be placed along the rear property line of a parcel designated as Community Commercial by the Yuba County General Plan, within the Commercial (C) Zoning District of Yuba County. Applicant also seeks a variance to reduce the number of parking spaces from the 30 required to 26. The subject property is located at 1957 McGowan Parkway in Olivehurst, on County Assessor's Parcel Number 014-132-015.

D. CORRESPONDENCE:

1. Letter from Concerned Citizens for Responsible Growth.

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, October 19th, 2005 in the Supervisor's Chambers, 915 8th Street, Marysville.