



County of Yuba
Community Development

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Planning Division

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AGENDA
YUBA COUNTY PLANNING COMMISSION
MEETING

Wednesday, December 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 July 20, 2005 and October 19, 2005 and November 22, 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. **ORDINANCE AMENDMENT OA 2005-0003 (Yuba County)** is an amendment to two sections of the zoning ordinance to delete fees associated with processing childcare applications. It would delete the last sentence of section 12.120.600 which reads "(s)aid application shall be accompanied by a fee in the amount of \$50.00" and the last sentence of section 12.120.800 which reads "(s)uch an appeal shall be accompanied by a fee in the amount of \$25.00." The adoption of fee updates currently under consideration by the Board of Supervisors would require the repeal of these existing fees. 1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

2. **CHANGE OF ZONE CZ2005-0003 and TENTATIVE PARCEL MAP TPM2005-0010 - (Laurie and David Churchill)**: A request to change the zone at 1908 7th Avenue, Olivehurst (APN: 013-140-009) from General Commercial (C) to Single Family Residential (R-1). The General Plan designation is Single Family Residential. The zone change will support a proposal (TPM 2005-0010) to subdivide the parcel of .50± acre parcel into 2 lots (Parcel 1 - .25± acre, Parcel 2 - .25± acre). This zone change is necessary to allow single family residential use on the two proposed parcels. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

3. **TENTATIVE SUBDIVISION TRACT MAP TSTM 2004-0040 (Sycamore Valley)** The project consists of a Tentative Subdivision Map for a residential subdivision on an approximately 53-acre parcel. The proposed residential subdivision consists of 20 lots for single-family residences. The residential lot sizes would range from a minimum of 2.50 acres to a maximum of 2.71 acres. These sizes would be consistent with the ARR (Agricultural/Rural Residential) zoning that currently exists on the parcels. The project site is located at 2678 North Beale Road in Linda, on Assessor Parcel Number 019-260-067. The project does not require any addition entitlements, as it is consistent with the Yuba County General Plan and the Zoning Code. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

4. **TENTATIVE SUBDIVISION TRACT MAP TSTM 2005-0031 (Hansen Ranch Estates)** The project consists of a Tentative Subdivision Map for a 66-lot residential subdivision on approximately 12.99 acres. In addition, the map proposes a remainder parcel that would contain only street improvements. The residential lot sizes would range from a minimum of 6,180 square feet to a maximum of 12,610 square feet. These sizes would be consistent with the R-1 (Single Family Residential) zoning that currently exists on the parcels. The R-1 zoning district sets minimum lot sizes of 6,000 square feet for interior lots and 7,500 square feet for corner lots. The project site is located at 3855 Arboga Road in Olivehurst, on Assessor Parcel Numbers 014-260-073, 014-260-082, and 014-260-083. The project does not require any addition entitlements, as it is consistent with the Yuba County

with the Yuba County General Plan and the Zoning Code. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

D. OTHER BUSINESS:

1. Consider adoption of a resolution recommending to the Board of Supervisors to increase the compensation to the Planning Commissioners to \$50.00 per meeting. (1) [Staff Report](#) (2) [Adopt Resolution](#)

E. CORRESPONDENCE:

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

G. PLANNING COMMISSIONER'S COMMENTS:

H. ADJOURNMENT:

Next meeting Wednesday, January 18, 2005 in the Supervisor's Chambers, 915 8th Street, Marysville.