



County of Yuba
Community Development

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

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AGENDA
YUBA COUNTY PLANNING COMMISSION
SPECIAL MEETING
Tuesday, November 22nd, 2005
11:00 a.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:
No minutes to approve.
- B. PROCEDURE FOR PUBLIC MEETING :
Public hearings were previously conducted regarding today's items. After the staff presentation the Chairman of the Planning Commission may or may not entertain additional testimony on each matter. **ANY PERSON WISHING TO TESTIFY MUST FIRST STATE THEIR NAME AND ADDRESS**
- 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. **Variance No. VAR 2005-0002 (Hudspeth):** Consider adoption of a resolution approving the 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. **(Action Item – Not A Public Hearing)**

2. **Tentative Subdivision Tract Map TSTM 2004-0049 (Bishop Ranch):** Consider adoption of a resolution approving Alternative "A" Tentative Subdivision Tract Map TSTM 2004-0049 which consists of a request for a residential subdivision with lots ranging in size from 6,344 to 16,635 square feet on an 80 acre project site identified as Assessor Parcel Number 014-310-002. Alternative "A" contains 257 lots. The subdivision is within the Medium Density Residential designation within the Plumas Lake Specific Plan, which allows for a maximum density of 4 dwelling units per acre. Alternative "A" includes a minimum combination of 17 acres of parkland and open space. The project is located within the Plumas Lake Specific Plan directly east of Clark Slough and in between Broadway Road and Anderson Avenue. The project does not require any addition entitlements, as it is consistent with the Yuba County General Plan, the Yuba County Zoning Code, and the Plumas Lake Specific Plan. **(Action Item- Not A Public Hearing.)**

D. CORRESPONDENCE:

E. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS :

F. PLANNING COMMISSIONERS COMMENTS:

G. ADJOURNMENT:

Next meeting Wednesday, December 21, 2005 at 6:00 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.