



*County of Yuba*  
*Community Development*

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915 8<sup>th</sup> Street, Suite 123, Marysville, CA 95901

**P l a n n i n g   D i v i s i o n**

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**AGENDA**  
**YUBA COUNTY PLANNING COMMISSION**  
**MEETING**

**Wednesday, February 15, 2006**  
**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 December 21, 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. **Planned Unit Development PUD 2005-0004, Tentative Subdivision Tract Map TSTM 2005-0039 (Reynen & Bardis):** The project consists of a request for a residential subdivision with lots ranging in size from 2,156 to 6,184 square feet on a 7.7 acre project site identified as Assessor Parcel Number 019-230-100, or otherwise identified as lot 88 of Edgewater Unit 11. The subdivision is within the R-20 sub-zone within the East Linda Specific Plan, which allows for a maximum density of 20 dwelling units per acre. The Planned Unit Development will allow for alternative single-family lot configurations with reduced setbacks. The project is located within the East Linda Specific Plan directly northeast of Erle Road and Edgewater Circle. The project does not require any additional entitlements, as it is consistent with the Yuba County General Plan, the Yuba County Zoning Code, and the East Linda Specific Plan. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)  
**PROJECT CONTINUED UNTIL MARCH 15, 2006.**
2. **Tentative Parcel Map TPM 2004-0053 (Birdwell):** This is an appeal of a SDC approval of a request to subdivide a +/-262- acre project site into three lots. Parcel 1 would encompass the westerly 171-acres of the project site and Parcel 2 would encompass the easterly 71.5-acres. Parcel 3 would be a 19.5-acre flag lot located between Parcels 1 and 2. The project is zoned Agricultural/Rural Residential (5-acre minimum) and is located at the northeast corner of Fruitland Road and Iowa city Road, on Assessor Parcel Numbers 003-110-036 and 003-110-043. 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](#)
3. **Specific Plan Amendment SPA 2005-0007, Change of Zone CZ 2005-0006, Tentative Subdivision Tract Map TSTM2005-0033 (Lanza):** A request to subdivide a 61.40-acre vacant project site into 184 single-family residential lots. In order to build at the proposed density, the applicant is proposing a Specific Plan Amendment and Rezone from the R-2 zone district to the R-3 zone district. This will allow an overall density of 3 dwelling units per acre within the East Linda Specific Plan. The project is immediately east (across Griffith Avenue) from the approved Woodside Montrose subdivision. The total project site is identified as Assessor Parcel Number APN 019-300-001, 020, and 021 and is located in the East Linda Specific Plan, southeast of the intersection of Griffith Avenue and Linda Avenue. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)
4. **Planned Unit Development PUD 2005-0002, Tentative Subdivision Tract Map TSTM 2005-0038 (Bellecci):** A request to subdivide a 15.56-acre vacant project site into 100 single-family residential lots. In order to build at the proposed density with reduced lot sizes from that allowed in the R-1 Single Family Residential zone district, the applicant is proposing a Planned Unit Development. The PUD zone allows for

minimum lot sizes to be reduced from 6,000 square feet to 4,200 square feet. The zone also allows for reduced setbacks from that normally permitted within the R-1 zone. The subdivision is proposed as a private gated community with a Home Owners Association for the maintenance of internal streets. The total project site is identified as Assessor Parcel Number APN 020-030-048 and is located in Linda, northeast of the intersection of North Beale Road and Avondale Avenue. (1) [Staff Report](#) (2) [Public Hearing](#) (3) [Adopt Resolution](#)

D. OTHER BUSINESS:

E. CORRESPONDENCE:

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS:

G. PLANNING COMMISSIONER'S COMMENTS:

H. ADJOURNMENT:

Next meeting Wednesday, March 15, 2006 at 6 p.m. in the Supervisor's Chambers, 915 8th Street, Marysville.