

CITY OF YUBA CITY

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION

Notice is hereby given that pursuant to Section 8-5.7202 of the Yuba City Municipal Code Planning and Zoning, the Yuba City Planning Commission will conduct a Public Hearing recommending the City Council adopt a Resolution to approve **General Plan Amendment 22-03 and Rezone 22-04 to implement Program H-C-7 in the 2021-2029 Housing Element.**

The project will be considered by the Yuba City Planning Commission on the following date and time:

<i>Date:</i>	Wednesday, August 24, 2022
<i>Time:</i>	6:00 p.m., or shortly thereafter
<i>Location:</i>	City Hall Council Chambers, 1201 Civic Center Blvd., Yuba City

Project Description: The project is a City-initiated effort to achieve compliance with the recently adopted 2021-2029 Housing Element (Program H-C-7). The project will re-designate seven sites from Low/Medium Density Residential and Office and Office Park to Medium/High Density Residential, will Rezone two of the seven parcels from R-2 (Two Family Residence) to R-3 (Multi-Family Residence), and four of the seven parcels from C-O (Commercial Office) to R-3. Three of the candidate sites will include an overlay zone that outlines the site must be able to support a minimum density of 20 dwelling units per acre and accommodate a minimum of 16 units. No physical development is proposed as part of this application as the project is strictly an amendment to the existing General Plan land use designation and Zoning. Future development of the subject sites will require further entitlement and building permit review.

Project Location: The seven parcels equal 22.83 acres in total. Assessor's Parcel Numbers: 61-120-004, 59-530-034, 59-020-018, 53-240-014, 51-363-001, 51-362-021, 51-393-003 and 51-393-002 (the last two are currently in the process of being merged).

Environmental Review: The Environmental Assessment for General Plan Amendment 22-03 and Rezone 22-04 is available online at www.yubacity.net/environmental for a 30-day review period beginning July 25, 2022 through August 24, 2022.

Written comments for the proposal may be submitted to the City's Planning Division before the public hearing or at the public hearing, until the close of the public hearing. All interested parties are invited to attend the public hearing and express their opinions. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

For additional information, please contact the Planning Division at developmentsservices@yubacity.net.

If you need assistance in order to attend the Planning Commission meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, the City is happy to assist you. Please contact City offices at (530) 822-4817 at least 72 hours in advance so such aids or services can be arranged. City Hall TTY: (530) 822-4732.