

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:

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|------------------|--|
| <i>Date:</i> | Wednesday, March 22, 2023 |
| <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 comply with the adopted 2021-2029 Housing Element (Program H-C-7). The project proposes a General Plan Amendment to re-designate 29 parcels from Medium/Low Density Residential (MLDR) to Medium/High Density Residential (MHDR), two parcels from Office and Office Park to MHDR, one parcel from Public and Semi Public to MHDR, and three parcels from Low Density Residential to MHDR. Additionally, for consistency, the project proposes to rezone four parcels from R-2 (Two Family Residence) to R-3 (Multi-Family Residence), three parcels from C-O (Commercial Office) to R-3, and three parcels from R-1 to R-3. Three of the candidate sites will include an overlay zone requiring development at a minimum density of 20 dwelling units per acre and accommodate a minimum of 16 units. No development or construction is proposed in conjunction with this effort.

Project Location: The 35 parcels equal 75.89 acres in total and are identified as Assessor's Parcel Numbers: 59-020-017, 59-020-015, 61-120-004, 59-530-034, 59-020-018, 59-020-016, 51-393-003, 51-393-002, 57-150-078, 57-150-004, 57-150-050, 58-120-001, 57-220-065, 53-470-088, 53-470-079, 53-470-083, 53-470-087, 53-470-076, 53-470-085, 53-470-078, 53-470-077, 53-470-081, 53-470-086, 53-470-095, 53-470-082, 53-470-092, 53-470-080, 53-470-090, 53-470-096, 53-470-089, 53-470-093, 53-470-084, 53-470-094, 53-470-098, and 53-470-097.

Environmental Review: The Environmental Assessment (EA 22-07) 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 February 21, 2023 through March 22, 2023.

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.

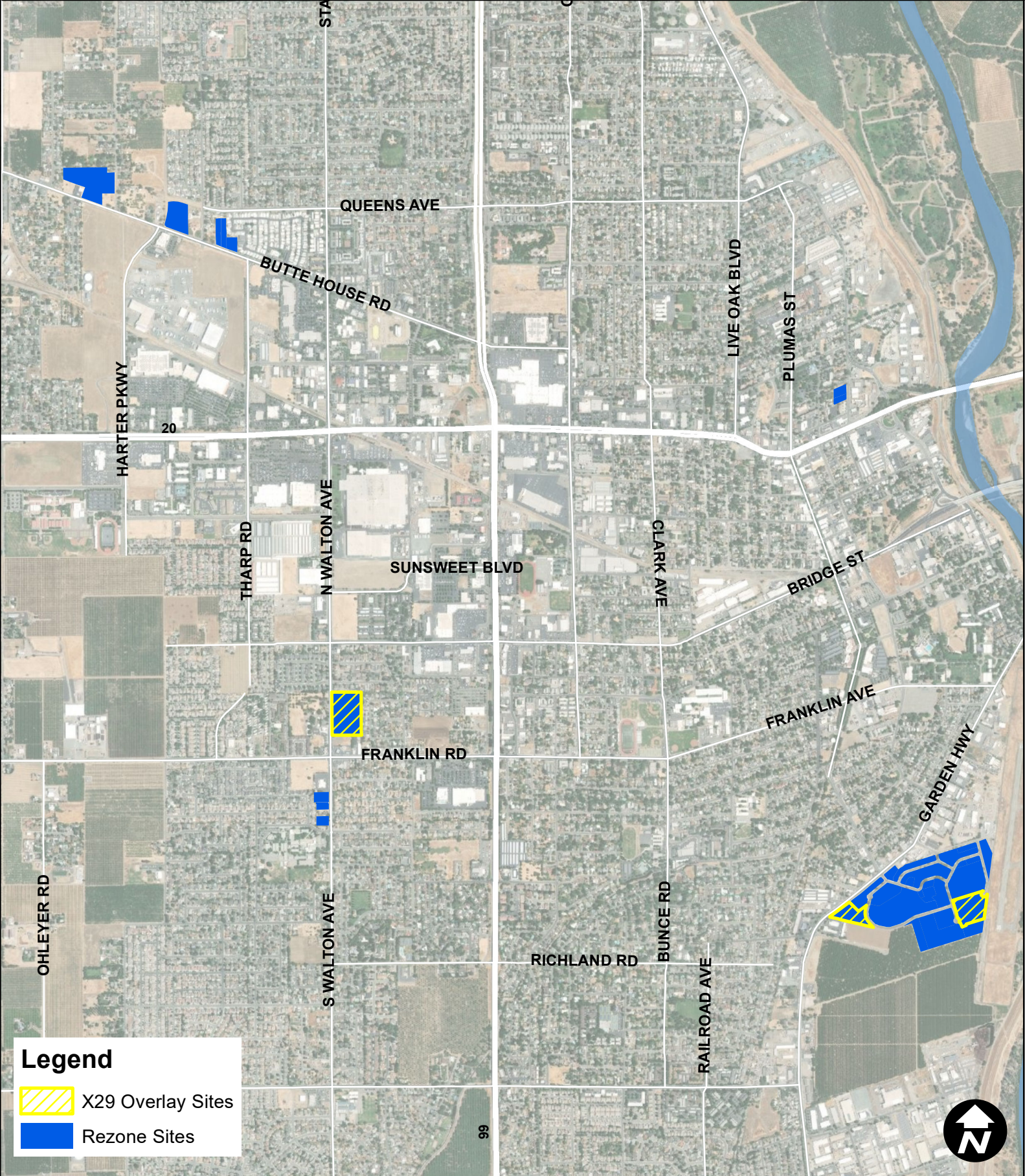
For additional information, please contact the Planning Division at developmentservices@yubacity.net.

The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. Please visit [yubacity.net ADA & Accessibility Resources page](http://yubacity.net/ADA%20&%20Accessibility%20Resources). 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 help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or (TTY: 530-822-4732), so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.

Housing Element Rezone Sites

Location Map - GPA 22-03, RZ 22-04, EA 22-07



Legend

- X29 Overlay Sites
- Rezone Sites



Housing Element General Plan Amendment Rezone Sites

GPA 22-03, RZ 22-04, EA 22-07

| Site | APN | Address | Acreage | Current Zoning | Proposed Zoning | Current General Plan Land Use Designation | Proposed General Plan Land Use Designation |
|----------------------------------|------------|---------------------|--------------|----------------|-----------------|---|--|
| 1 | 59-020-017 | 1835 BUTTE HOUSE RD | 0.9 | R-2 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 2 | 59-020-015 | 1851 BUTTE HOUSE RD | 0.39 | R-2 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 3 | 61-120-004 | 0 BUTTE HOUSE RD | 7.88 | R-2 x20 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 4 | 59-530-034 | 0 BUTTE HOUSE RD | 3.98 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 5 | 59-020-018 | 1821 BUTTE HOUSE RD | 1 | R-2 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 6 | 59-020-016 | 1851 BUTTE HOUSE RD | 0.45 | R-2 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 7 | 51-393-003 | 0 MARKET ST | 0.48 | C-O | R-3 | Office and Office Park (O&OP) | Medium-High Density Residential (MHDR) |
| 8 | 51-393-002 | 0 MARKET ST | 0.74 | C-O | R-3 | Office and Office Park (O&OP) | Medium-High Density Residential (MHDR) |
| 9 | 57-150-078 | 247 S WALTON AVE | 0.77 | R-1 | R-3 | Low Density Residential (LDR) | Medium-High Density Residential (MHDR) |
| 10 | 57-150-004 | 217 S WALTON AVE | 0.47 | R-1 | R-3 | Low Density Residential (LDR) | Medium-High Density Residential (MHDR) |
| 11 | 57-150-050 | 211 S WALTON AVE | 1 | C-O | R-3 | Public and Semi-Public (P&SP) | Medium-High Density Residential (MHDR) |
| 12 | 58-120-001 | 428 N WALTON AVE | 7.38 | R-2 | R-3 X29 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 13 | 57-220-065 | 0 WALTON AVE | 0.11 | R-1 | R-3 | Low Density Residential (LDR) | Medium-High Density Residential (MHDR) |
| 14 | 53-470-088 | 0 MILES AVE | 1.41 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 15 | 53-470-079 | 344 SAMUEL DR | 2.05 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 16 | 53-470-083 | 0 JAMES LN | 2.43 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 17 | 53-470-087 | 0 MC KEEHAN | 2.86 | R-3 | R-3 X29 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 18 | 53-470-076 | 448 GARDEN HWY | 0.67 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 19 | 53-470-085 | 0 MILES AVE | 0.2 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 20 | 53-470-078 | 363 MILES AVE | 3.25 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 21 | 53-470-077 | 363 ATWOOD DR | 1.55 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 22 | 53-470-081 | 0 SAMUEL DR | 1.05 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 23 | 53-470-086 | 420 MILES AVE | 8.21 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 24 | 53-470-095 | 0 MILES AVE | 0.41 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 25 | 53-470-082 | 456 GARDEN HWY | 1.91 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 26 | 53-470-092 | 380 MC KEEHAN DR | 1.88 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 27 | 53-470-080 | 334 SAMUEL DR | 0.63 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 28 | 53-470-090 | 352 BERNARD DR | 6.14 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 29 | 53-470-096 | 479 BERNARD DR | 0.3 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 30 | 53-470-089 | 0 BERNARD DR | 1.95 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 31 | 53-470-093 | 0 MC KEEHAN DR | 1.64 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 32 | 53-470-084 | 415 MILES AVE | 0.37 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 33 | 53-470-094 | 479 BERNARD DR | 5.19 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 34 | 53-470-098 | 470 BERNARD DR | 4.71 | R-3 | R-3 X29 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| 35 | 53-470-097 | 470 BERNARD DR | 1.53 | R-3 | R-3 | Medium-Low Density Residential (MLDR) | Medium-High Density Residential (MHDR) |
| TOTAL ACREAGE | | | 75.89 | | | | |
| TOTAL X29 OVERLAY ACREAGE | | | 14.95 | | | | |

*X29 District Overlay Zone requires a minimum density of 20 dwelling units per acre.

The City of Yuba City Housing Element currently allows a density range of 12 – 36 dwelling units per acre (DUA) for the Medium/High Density Residential Zone. The Housing Element certified by the State requires that 10.4 acres of land is to be rezoned with a minimum density of 20 DUA. This proposal will include an X-Overlay zone for parcels one and two to account for that requirement.