

## 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 to consider a resolution that recommends to the City Council approval of General Plan Amendment (GPA) 23-02 and Rezone (RZ) 23-02, Bains on Bridge Street.

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

<i>Date:</i>	Wednesday, July 26, 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 includes GPA 23-02 which proposes to re-designate a 0.68-acre (approx. 30,000 square feet) parcel from the Office and Office Park (O) land use designation, which primarily allows for office development, to the Medium-High Density Residential (HDR) designation which allows a residential density range of 12 to 36 residences per acre. Additionally, the project includes RZ 23-02 which proposes to rezones the same 0.68 acres from the Office Commercial (C-O) Zone District to the Multiple-Family Residential (R-3) Zone District. There is no actual development proposed as part of this application.

**Project Location:** The 0.68-acre parcel is located on the north side of Bridge Street approximately 300 feet west of Walton Avenue. Assessor's Parcel Number (APN) 058-080-005

**Environmental Review:** Environmental Assessment 23-04 prepared for the project is available online at [www.yubacity.net/environmental](http://www.yubacity.net/environmental) for a 20-day review period beginning July 6, 2023 through July 26, 2023. Written comments for the project with respect to the Environmental Assessment or related items may be submitted to the Planning Division before the public hearing or at the public hearing through the virtual meeting, until the close of the public hearing.

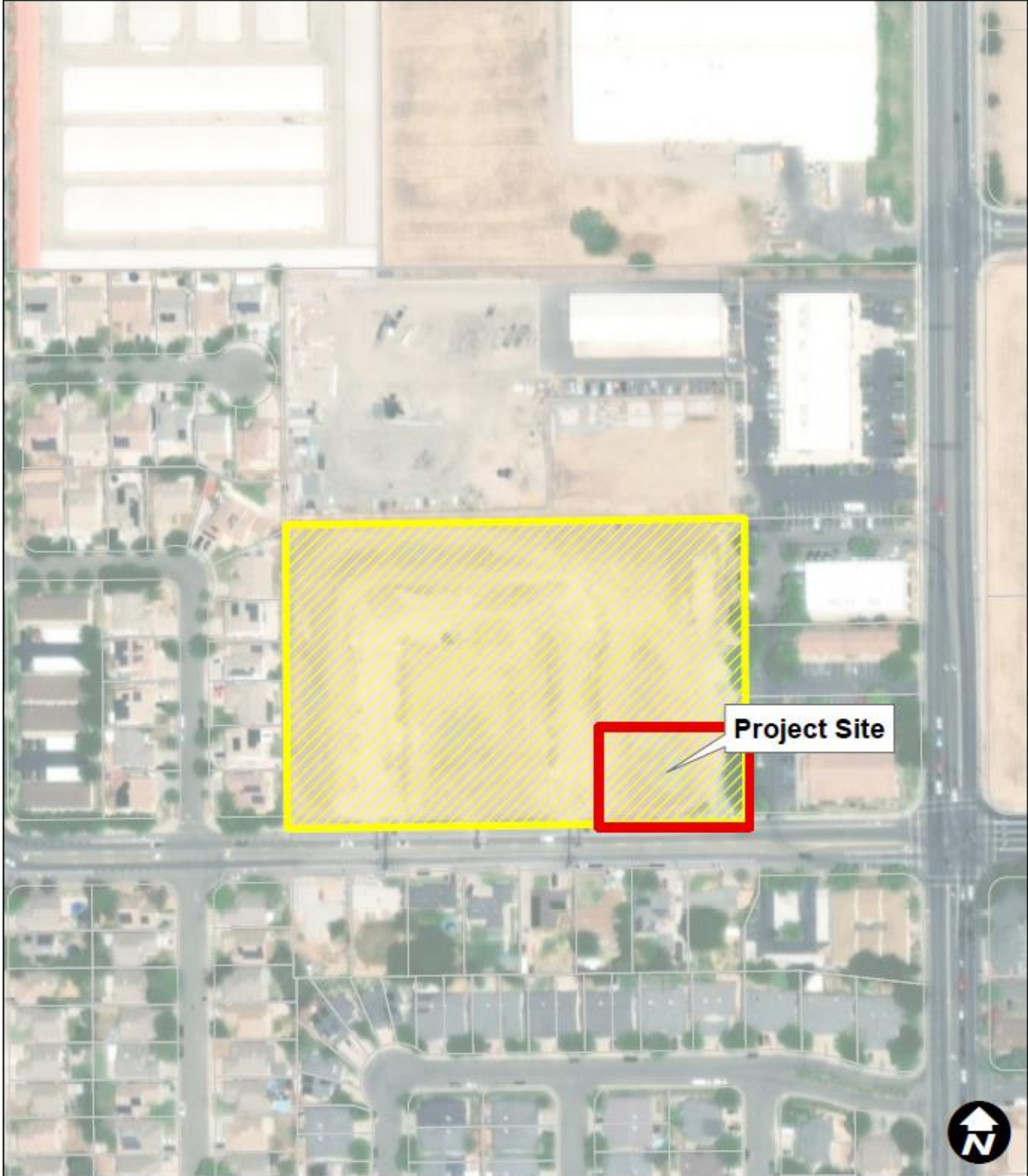
All interested parties are invited to attend the public hearing and express their opinions. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

For additional information, please contact the Planning Division at [developmentsservices@yubacity.net](mailto:developmentsservices@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. 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](mailto:cityclerk@yubacity.net) or [citymanager@yubacity.net](mailto:citymanager@yubacity.net) or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.

# Bains on Bridge

GPA 23-02, RZ 23-02 | Location Map



Project Site

