

SUTTER COUNTY PLANNING COMMISSION AGENDA

DECEMBER 15, 2004

STUDY SESSION - 6:30 P.M.
REGULAR MEETING - 7:00 P.M.

SUPERVISORS' CHAMBERS - HALL OF RECORDS BUILDING
466 SECOND STREET, YUBA CITY

COMMISSIONERS:

BRUCE CAPAUL, CHAIRPERSON - DISTRICT 1	JANA SHANNON - DISTRICT 5
MAYNARD DUNN - DISTRICT 2	J. R. GRIFFIN - CITY OF LIVE OAK
PREET KHAN - DISTRICT 3	JOHN DUKES - CITY OF YUBA CITY
RON SOUTHARD - DISTRICT 4	

NOTICE: When the Chairperson opens public comment on agenda items, individuals wishing to speak to the Commission should step to the microphone and identify themselves by name and address prior to offering comments.

6:30 P.M. Study Session

1. Call to order and announcement of purpose of study session. Political Reform Act of 1974.
2. Public comment

7:00 P. M. Regular Meeting

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes

Approval of minutes of the meeting of November 17, 2004.

5. Comments from the Public

Any member of the audience wishing to address the Commission regarding topics not on the agenda may do so at this time; however, no action may be taken on items not appearing on the agenda unless provided for in State law

Public Hearings

6. Project #04-026 - appeal of the Community Services Director's determination on a proposed amendment to Use Permit #99-07 requiring that a new use permit be filed AG (General Agricultural) District; located at 5425 Pleasant Grove Road, Pleasant Grove; A. P. #35-040-033; applicant/property owner - Brian Foran
7. Project #04-043 - request for a use permit to allow a temporary mobile home as a family caretaker unit on a 2.60-acre parcel; AG (General Agricultural) District; located at 1270 Messick Road, Yuba City; A. P. #23-241-010; applicant/property owner - James McCarty
8. Project #04-044 - request for a use permit to allow a temporary mobile home as a family caretaker unit on a 0.93-acre parcel; AG (General Agricultural) District; located at 3580 Butte House Road, Yuba City; A. P. #17-020-023; applicants/property owners - Francis & Florence Beissel
9. Project #04-035 - request for a tentative parcel map to divide a 42.38-acre parcel into a 3.1-acre homesite parcel and a 39.2-acre agricultural parcel and a use permit to allow an existing mobile home to remain as a temporary secondary residence for occupancy by a person in need of living assistance; AG (General Agricultural) District; located at 4164 Gallagher Road, Rio Oso; A. P. #28-230-060; applicants - Chris & Jenny Gregory/property owners - Daryl & Shirley Gregory
10. Project #04-031 - request for a use permit for the repair, service and storage of agricultural equipment as a service to other agricultural operators; AG (General Agricultural) District; located at 2673 Nuestro Road, Yuba City; A. P. #10-230-010; applicant/property owner - Sukhjinder S. Bains
11. Project #04-029 - request for a Zoning Code amendment to establish a Historic Preservation Combining District in the Zoning Code to assist in the preservation of historic structures in the unincorporated County; located in the unincorporated area of Sutter County; initiated by the Sutter County Board of Supervisors
12. **Miscellaneous Business from the Commission/Staff**
 - A. Possible cancellation of the first meeting in January (January 5, 2005)
 - B. Other business and reports.
13. **Report on the Actions of the Board of Supervisors**
14. **Adjournment**

GENERAL INFORMATION FOR THE PUBLIC

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the Board of Supervisors, 1160 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within the time limit, the Commission action becomes final on Use Permits, Variances, Tentative Maps, Planned Development Amendments and denials of General Plan Amendments. More information about the appeal process may be obtained from the Community Services Department.

Denials of zoning changes have a slightly different appeal period and they also become final if not appealed within the appropriate time limits. (Contact the Community Services Department for the specific details of the appeal period on zoning change denials.)

Approval of zoning changes and of General Plan Amendments will automatically be heard by the Board of Supervisors; these hearings will be advertised and noticed in the same manner as the Commission hearings unless additional notice is deemed necessary.

The Community Services Department is located at 1130 Civic Center Boulevard, Yuba City, and may be reached at (530) 822-7400, fax (530) 822-7109.

The Board of Supervisors Chambers is accessible to the physically disabled.

Requests for assistive listening devices or other accommodations, such as interpretive services, should be made through the Planning Division of the Community Services Department at (530) 822-7400. Requests should be made at least 72 hours prior to the meeting. Later requests will be accommodated to the extent feasible

Non-Discrimination Statement

Sutter County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.