



County of Yuba

Community Development & Services Agency

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Planning Department

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AGENDA

YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC)

September 1, 2022

9:00a.m.

Members of the Development Review Committee and members of the public will participate in person in the County Board Chambers, with a hybrid Zoom component: <https://us06web.zoom.us/j/87607863607>

CALL TO ORDER: Roll Call and Determination of Quorum

APPROVAL OF MINUTES: August 4, 2022

PROCEDURE FOR PUBLIC HEARING: After the staff report, testimony may be given during the Public Hearing on each matter. **ANY PERSON WISHING TO TESTIFY SHOULD 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.

CONSENT ITEMS: All matters listed under the Consent Agenda are considered to be routine and can be enacted in one motion. Consent agenda items may be appealed in the same manner as Public Hearings and Action Items.

- None

PUBLIC HEARINGS AND ACTION ITEMS: If you challenge in court the action or decision of the Yuba County Development Review Committee 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 Development Review Committee at, or prior to, such public hearing.

1. Tentative Parcel Map TPM 2022-0008 (River Oaks): The applicant is requesting approval of a Tentative Parcel Map to subdivide a 9.04 acre parcel into three residential parcels, for a property located at the northeast corner of Algodon Road and River Oaks Boulevard in the community of Plumas Lake (APN: 016-040- 105). The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as Plumas Lake Specific Plan (PLSP), with an underlying zone of High Density Residential “HDR”.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Community Development and Services Agency at (530) 749-5430 or (530) 749-5434 (fax) and ask for the DRC Hearing Secretary. Requests must be made two full business days before the start of the meeting.

2. Tentative Parcel Map TPM 2022-0001 (Fedorchuk): The applicant is requesting approval of a Tentative Parcel Map to subdivide a 0.64 acre parcel located at 1640 Ninth Avenue (APN: 013-212-002) into four (4) residential parcels. Parcel 1 will be 0.18 acres. Parcel 2 will be 0.15 acres. Parcel 3 will be 0.11 acres. Parcel 4 will be 0.20 acres. The 2030 General Plan designates the subject site land use as Valley Neighborhood and the zoning as Single Family Residential “RS”. The project site is located at 1640 Ninth Avenue in the community of Olivehurst, identified as Assessor’s Parcel Number 013-212-002.

3. Administrative Use Permit AP 2021-0018 (Pham): The applicant is requesting approval of an Administrative Use Permit to legally permit an affordable single-room occupancy housing facility that has been constructed within a converted church building. The proposed SRO is to be contained within a converted church building located at 5638 North Gledhill Avenue (APN: 020-293-007) in the community of Olivehurst.

DEPARTMENT ITEMS: None

ADJOURNMENT: Next scheduled meeting is Thursday, October 6, 2022, at 9:00 a.m. in the County Board Chambers.

PUBLIC PARTICIPATION INSTRUCTIONS:

If you choose not to attend the Development Review Committee meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Wednesday prior to the Development Review Committee meeting. Please submit your comment to the Development Review Committee Secretary at iscott@co.yuba.ca.us. Your comment will be placed into the record at the Development Review Committee meeting.

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