SUTTER COUNTY PLANNING COMMISSION
AGENDA

REGULAR MEETING
FEBRUARY 18, 2004 - 7:00 P.M.
SUPERVISORS' CHAMBERS - HALL OF RECORDS BUILDING
466 SECOND STREET, YUBA CITY

COMMISSIONERS:

BRUCE CAPAUL, CHAIRPERSON - DISTRICT 1
MAYNARD DUNN - DISTRICT 2
JIM BARRINGER - DISTRICT 3
RON SOUTHARD - DISTRICT 4
JANA SHANNON - DISTRICT 5
J. R. GRIFFIN - CITY OF LIVE OAK
(VACANT) - CITY OF YUBA CITY

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.

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

Approval of minutes of the meeting of January 21, 2004.

Continued Public Hearing

5. Use Permit #03-15 & Project #04-003* use permit and variance to allow the parking of a truck-tractor in the front yard setback area of an R-1 (One-Family Residence) District; located at 1544 Hooper Road, Yuba City; A. P. #17-291-009; applicant - Gail Tonner/property owners - John & Gail Tonner

Public Hearings

6. Use Permit #03-18 * to allow an existing secondary mobile home to remain for temporary occupancy by an agricultural caretaker; AG (General Agricultural)
7. **Project #04-004** *Zoning Code amendment consisting of minor changes to text within Zoning Code Sections 1500-310 and 1500-312 and to Subdivision Ordinance Section 1400-850, Appeal provisions.*

8. **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.

9. **Miscellaneous Business from the Commission/Staff**
   
   A) Joint Board of Supervisors and Planning Commission Study Session.
   
   B) Possible cancellation of the first meeting in March (March 3, 2004).
   
   C) Other business and reports.

10. **Report on the Actions of the Board of Supervisors**

11. **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.