

# DEVELOPMENT SERVICES UPDATE

DECEMBER 2022

## DEVELOPMENT SERVICES STAFF

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**Jeff Guthrie**, Building Inspector

**Eric Ball**, Code Enforcement Officer

**Bruce Taylor**, Code Enforcement Officer

**Lincoln Eden**, Code Enforcement Officer

**Boone Bragdon**, Code Enforcement Officer

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## Contact us!

[developmentservices@yubacity.net](mailto:developmentservices@yubacity.net)

Planning: (530) 822-4700

Building: (530) 822-4629

Code Enforcement: (530) 822-4703



## WHAT WE DO:

- **Planning**
- **Building**
- **Code Enforcement**
- **Housing**

## PLANNING DIVISION UPDATES

The Planning Division is working on several key projects including the following:

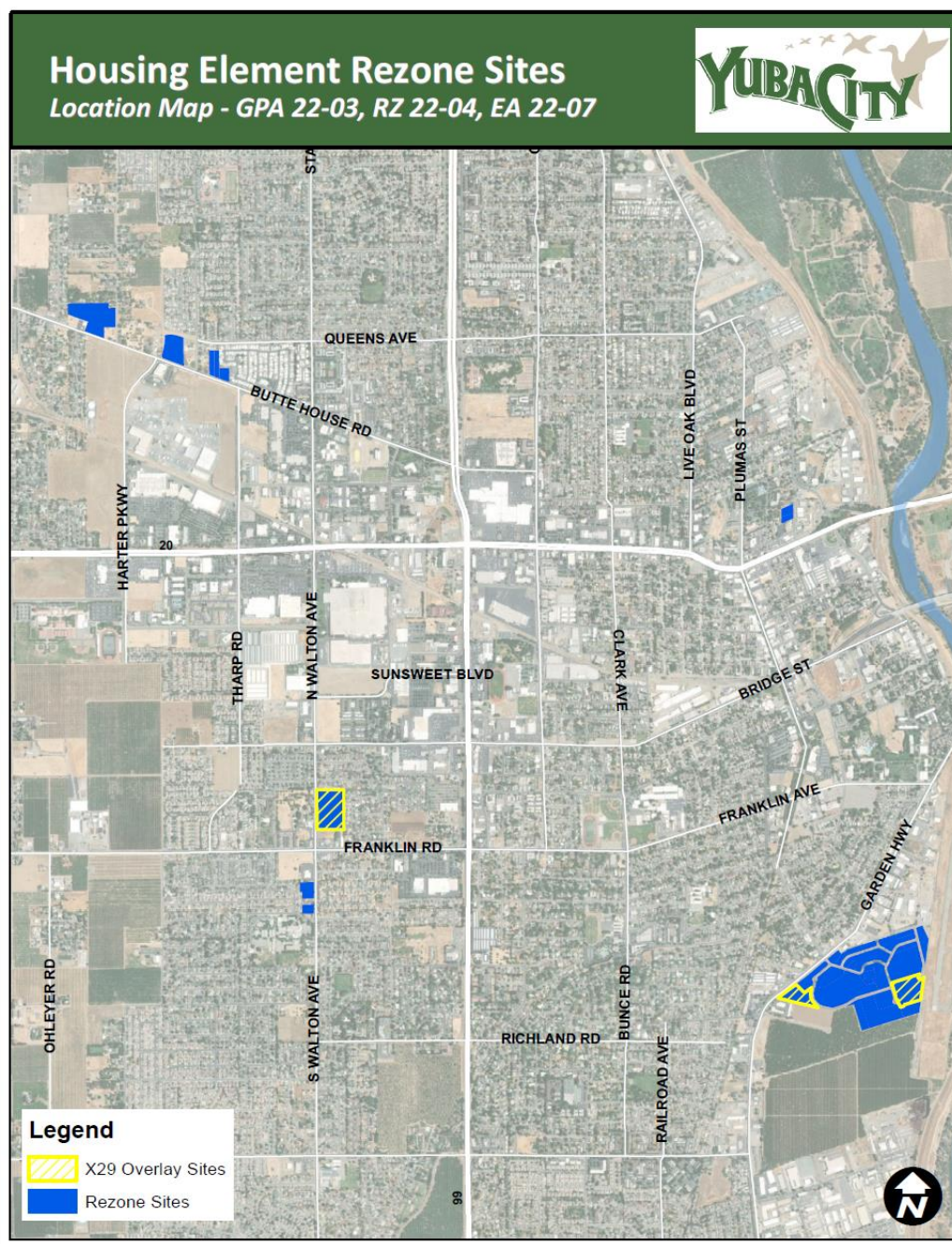
- You Can with Yuba City! (*more info coming soon*)
- General Plan Update
- Zoning Code Audit / Update
- Accessory Dwelling Unit (ADU) Handbook
- Open Counter Software Integration

This newsletter outlines several new businesses and developments throughout the City. If you have any questions about new development, businesses, or if you're looking into starting a business in Yuba City, please contact Yuba City's Development Liaison, Ashley Potočnik at [apotocnik@yubacity.net](mailto:apotocnik@yubacity.net) or (530) 822-5195.

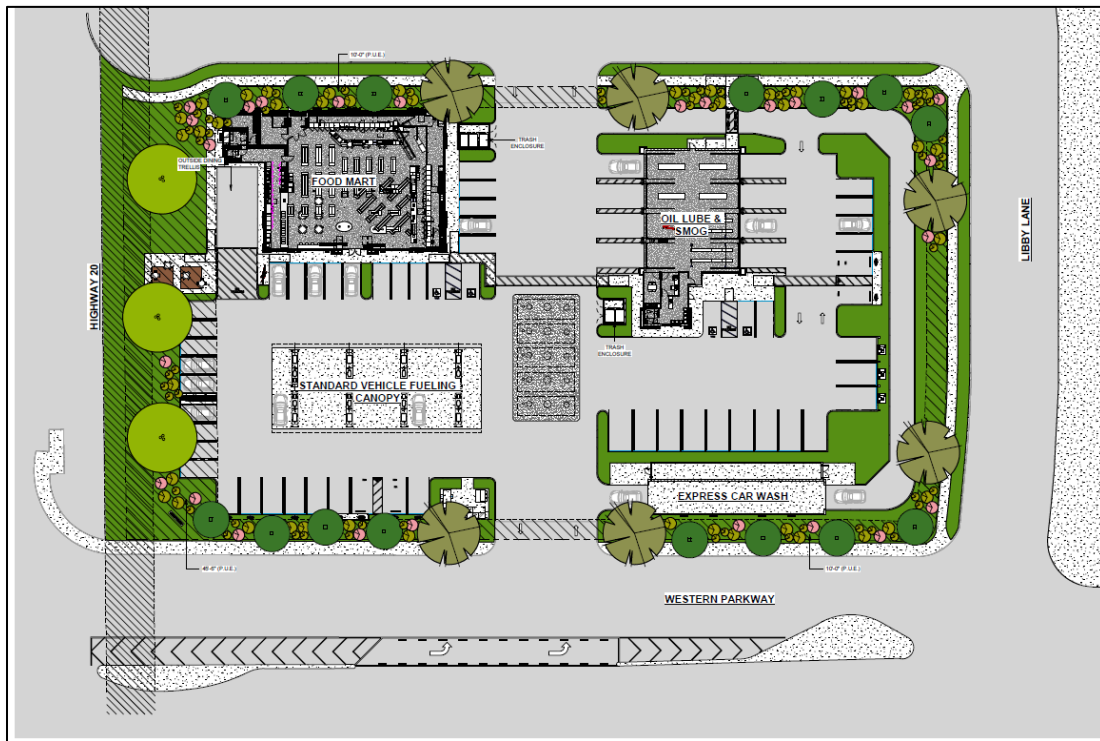
The Planning Division is processing several new planning entitlement applications for future consideration by the Planning Commission and/or City Council. For specific project related questions, please contact Jaspreet Kaur at [jkaur@yubacity.net](mailto:jkaur@yubacity.net).

## **GENERAL PLAN AMENDMENT / REZONE**

- ❖ General Plan Amendment 22-03: Housing Element Rezone – The Department of Housing and Community Development (HCD) certified the City of Yuba City 2021-2029 Housing Element on May 5, 2022. Per the 2021-2029 Housing Element, the City will be rezoning a minimum of 10.4 acres to Multifamily Residential (R-3). Staff is currently working with property owners of the sites shown below.

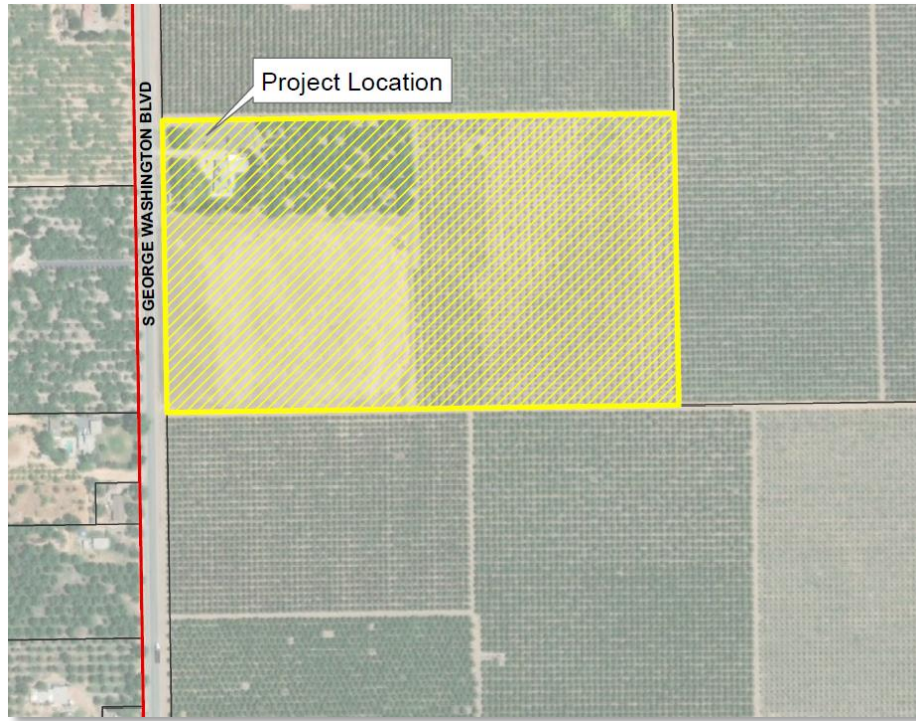


- ❖ General Plan Amendment 22-07: H & S Energy Power Market – Located north of State Route 20 and west of Western Parkway. The proposal is to amend the General Plan from Neighborhood Commercial to Community Commercial, to Rezone the parcel from Neighborhood Convenience Commercial (C-1) to Community Commercial (C-2), and a Use Permit to allow the development of a fuel station (Power Market) and quick lube on the subject parcel. The development will also include a car wash.



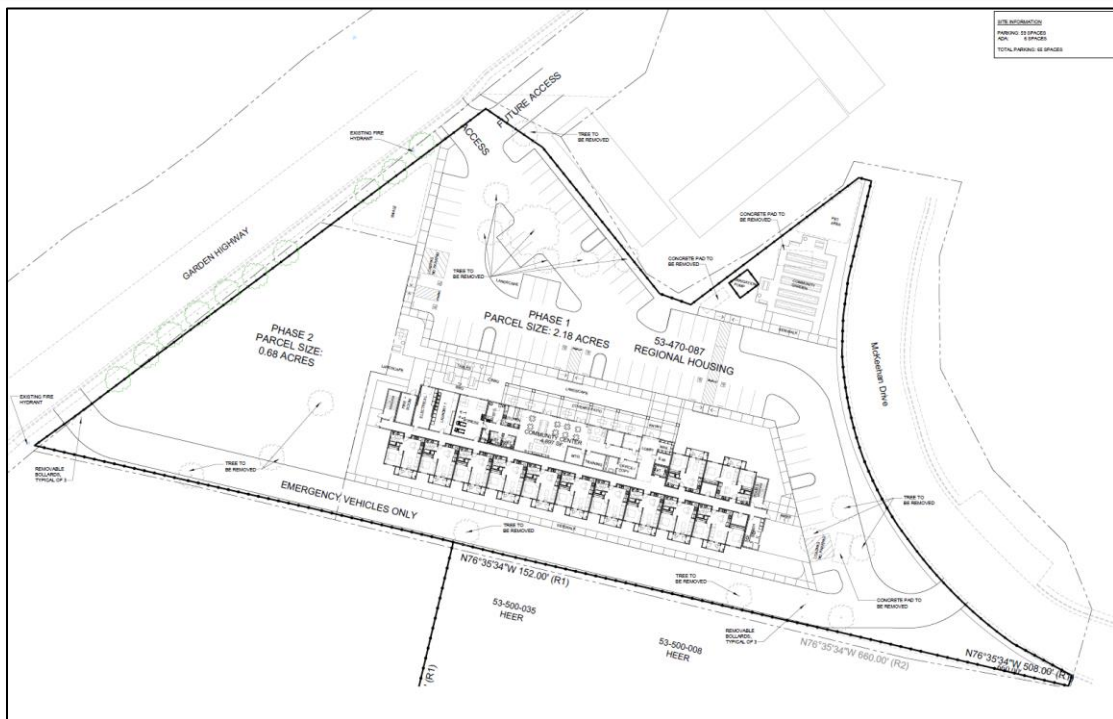
## **USE PERMITS**

- ❖ [Use Permit 22-03: Sikh Temple](#) – Located at 1298 S. George Washington Blvd, this proposal is to convert the existing residential home to a Sikh Temple and expand the existing shop to a food prep / dining area.



## DEVELOPMENT PLANS

- ❖ Development Plan 22-06: Garden Grove Apartments – Located in the southern portion of the Richland Neighborhood along Garden Highway, this proposal is for the construction of 50 affordable senior rental housing units in a three story building.



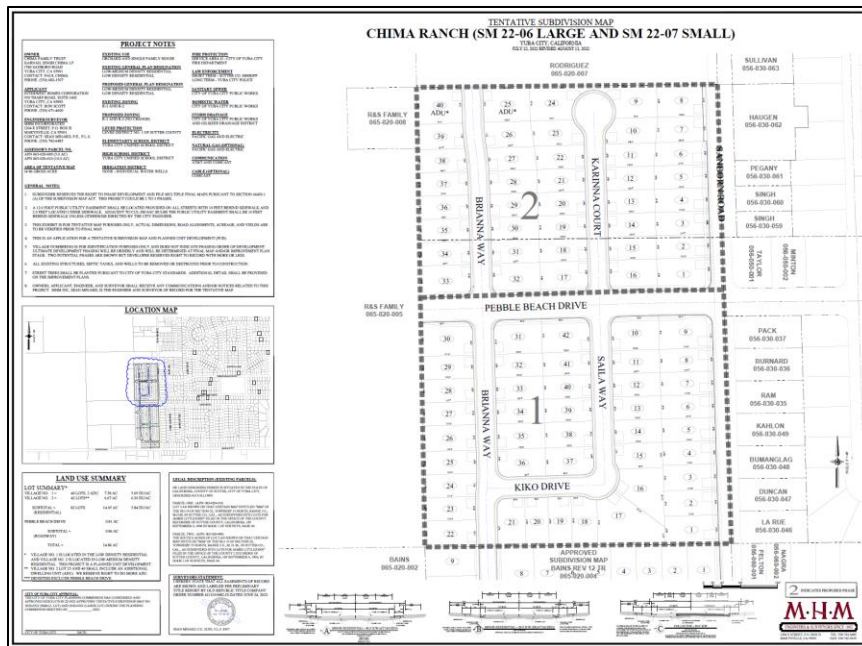
# PLANNING COMMISSION MEETINGS

Planning Commission meetings are scheduled every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month.

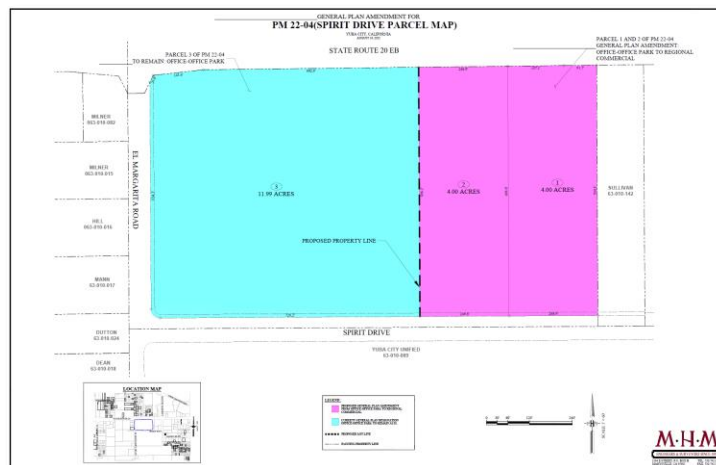
The Planning Commission meeting for **December 14, 2022** will be held at 6:00 pm in the Council Chambers.

## Items for consideration:

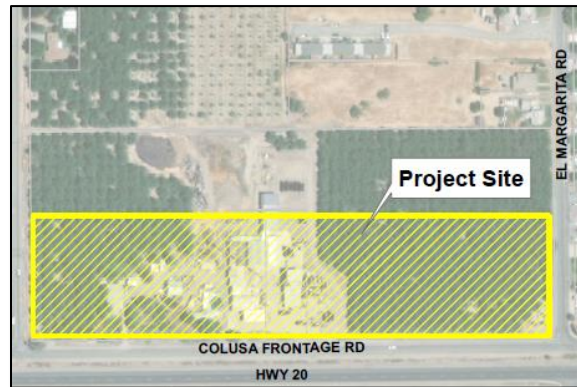
- 1. Tentative Subdivision Map 22-07: Chima Ranch Subdivision** –The property is located on the west side of Sanborn Road near the intersection of Pebble Beach Drive. The proposal is to subdivide 14.86-acres into 82 single family lots with two ADUs. The project is proposed to be a Planned Unit Development to meet the minimum density of 6 dwelling units per acre. This project will include a Development Agreement.



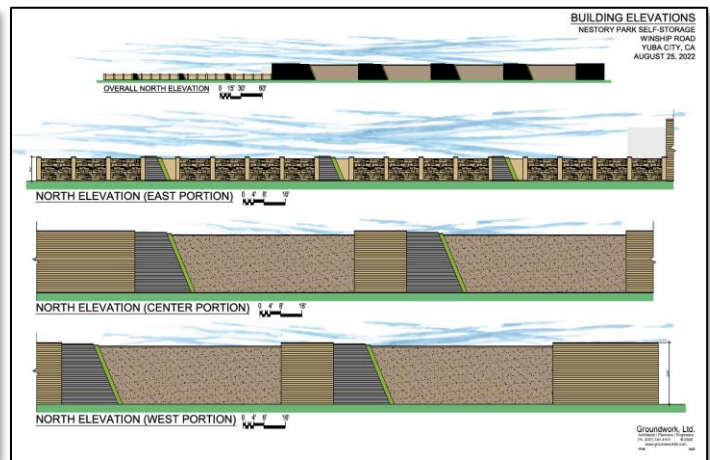
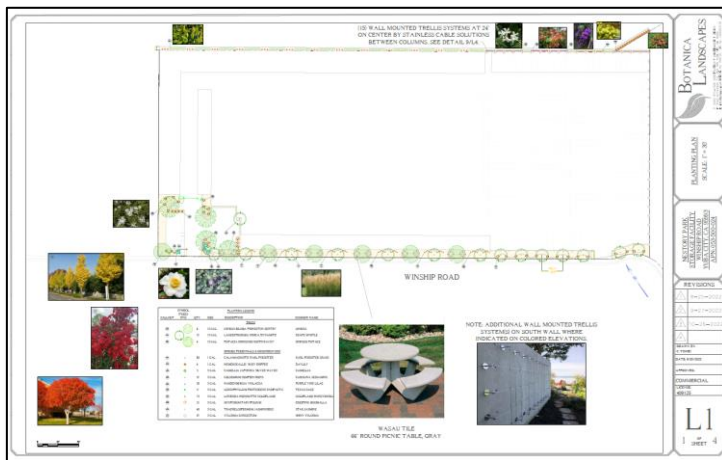
- 2. General Plan Amendment 22-06: Spirit Drive Parcel Map** – Located south of State Route 20 and north of Spirit Drive across from River Valley High School. The proposal is to rezone a portion of the existing parcel from Commercial Office (C-O) to Regional Commercial (C-3). The applicant has also submitted a Tentative Parcel Map application to divide the 19.99-acre parcel into three parcels.



3. **General Plan Amendment 22-02: YC Hooper Ventures Multi-Family** – Located north of Colusa Frontage Road and between El Margarita Road and Hooper Road. The proposal is to amend the General Plan and Zoning from Commercial Office to Multi-Family (medium/high density) for multi-family housing development.



4. **Development Plan 22-04: Nestory Park Self-Storage** – Located at 465/475 Winship Road, this proposal is for the construction of a self-storage yard with seven buildings for storage, a main office, 127 shipping containers, and a parking area designated for recreational vehicles. The project is proposed to be a Planned Development to reduce setbacks.



5. **Development Plan 22-05: Ampla Health Expansion** – Located at 1000 Sutter Street, this proposal is for the approximately 41,000 square foot expansion of the Ampla Health Medical / Administrative Building.



The **December 28, 2022** Planning Commission meeting is scheduled to be canceled.

Past Planning Commission meetings:

**October 26, 2022:** *Meeting canceled due to the lack of a quorum.*

**September 28, 2022:**

- ❖ General Plan Amendment 22-05 – Gorski Medical Rezone. No action was taken by Planning Commission and applicant has filed an appeal to be heard by City Council early 2023.
- ❖ Tentative Subdivision Map 20-06 – Dunn Ranch map extension approved.
- ❖ Tentative Parcel Map 22-02 – Yuba Sutter Mall parcel approved.
- ❖ Use Permit 14-07 – Twin Rivers Charter School expansion approved.

**August 24, 2022:**

- ❖ Housing Element Rezones, General Plan Amendment 22-03, Rezone 22-04, X28 Overlay District – item pulled from the agenda for further analysis.
- ❖ Amended Development Plan 17-01, Woodward Street Hotel (Springhill Suites) – Approved.

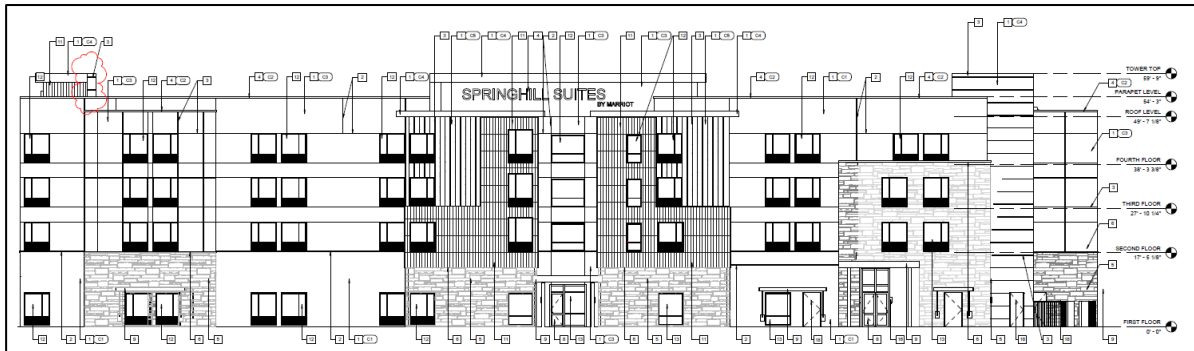
# BUILDING UPDATES

The Building Division issued **48 new single-family residential permits** in 2022!

## PENDING BUILDING PERMITS

### COMMERCIAL

- ❖ **1480 Sunsweet Blvd** – Kohl's - adding Sephora tenant improvements
- ❖ **3142 Colusa Hwy** – Storage Facility - 96,233 sf facility
- ❖ **876 Onstott Rd** – New Adventure Church - tenant improvements
- ❖ **2269 Bogue Rd** – Sikh Temple - new covered patio - *pending revised plans*
- ❖ **1000 Sutter St** – Ampla Health - remodel and a 40,581 sf addition
- ❖ **Woodward St** – Springhill Suites - new 91 room hotel



- ❖ **712 W. Onstott Rd** – Wayback Burgers - *pending revised plans*
- ❖ **2510 Live Oak Blvd** – Twin Rivers Charter School - 5,736 sf addition

### RESIDENTIAL

- ❖ **611 Plumas St** – remodel existing 4 units to 3 units
- ❖ **348 & 350 B St** – two new 6 unit apartment buildings - *pending revised plans*

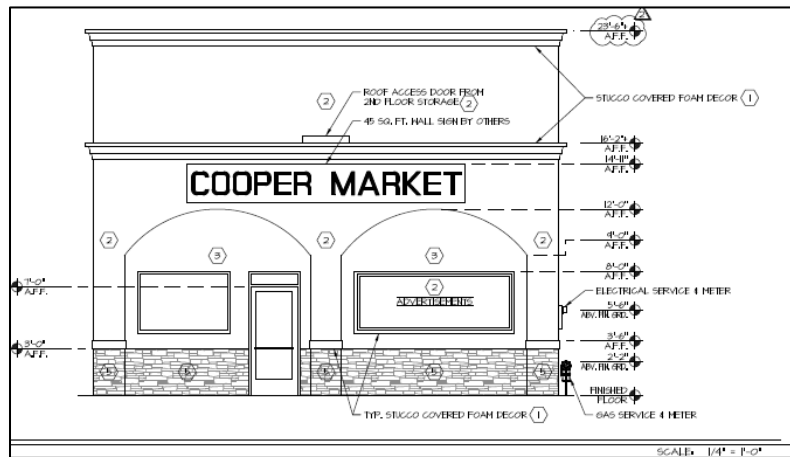


- ❖ **Harter Parkway** – Harter North / South – site improvements - *ready to issue*
- ❖ **Monroe Road** – Faith Court – site improvements - *ready to issue*

## **BUILDING PERMITS RECENTLY ISSUED**

### **COMMERCIAL**

- ❖ **759 Reeves Ave – Cooper Market – New neighborhood market**



- ❖ **1215 Colusa Ave – Boot Barn - tenant improvements**
- ❖ **1501 Butte House Rd – The Refuge – new kitchen hood**
- ❖ **900 N Walton Ave – Sam’s Club - interior/exterior tenant improvements**
- ❖ **739 Plumas St – Happy Viking - 1,983 sf expansion**
- ❖ **3142 Colusa Ave – Grading for storage facility**
- ❖ **Lassen Blvd – New softball training facility**
- ❖ **1375 Sunsweet Blvd – Hampton Inn & Suites - 50 room expansion and remodel of existing rooms**
- ❖ **611 Plumas St – Iguana’s Restaurant - tenant improvements**
- ❖ **601 Plumas St, Ste A – Dhillon’s Pizza - tenant improvement to convert Subway to Dhillon’s Pizza**
- ❖ **714 Onstott Rd – Cold Stone Creamery - tenant improvements**
- ❖ **551 N Palora Ave – My Boba Spot - tenant improvements**
- ❖ **1281 Putman Ave – New truck facility**
- ❖ **995 Tharp Rd – Dental Office - Tenant Improvement “Pacific Dental Services” - pending final**
- ❖ **256 Wilbur Ave – Charter School - new 2,400 sf steel building for welding and wood shop**
- ❖ **955 Carson Dr – New 2,617 sf building, shell only**
- ❖ **1050 Live Oak Blvd – 3,085 sf addition to eye care office**

### **RESIDENTIAL**

- ❖ **Henson Ranch – North Colusa Frontage Road – building site improvements - ready to issue**
- ❖ **Domain Estates III – West of Belvin Road, North of Janice Way – home master plans**



- ❖ **New Faze / Yuba Crossing** – 1371 Franklin Ave – model home permits. Site work currently under construction.



## **CERTIFICATE OF OCCUPANCY**

- ❖ **1215 Colusa Ave** – Turner's Outdoorsmen



- ❖ **769 Garden Hwy** – Shop building
- ❖ **1282 Stabler Ln** – Wing Zone - tenant improvements
- ❖ **540 Bogue Rd** – Flavors of India - tenant improvements
- ❖ **1294 Stabler Ln** – Starbucks - tenant improvements – temporary Certificate of Occupancy

## PROJECTS UNDER CONSTRUCTION

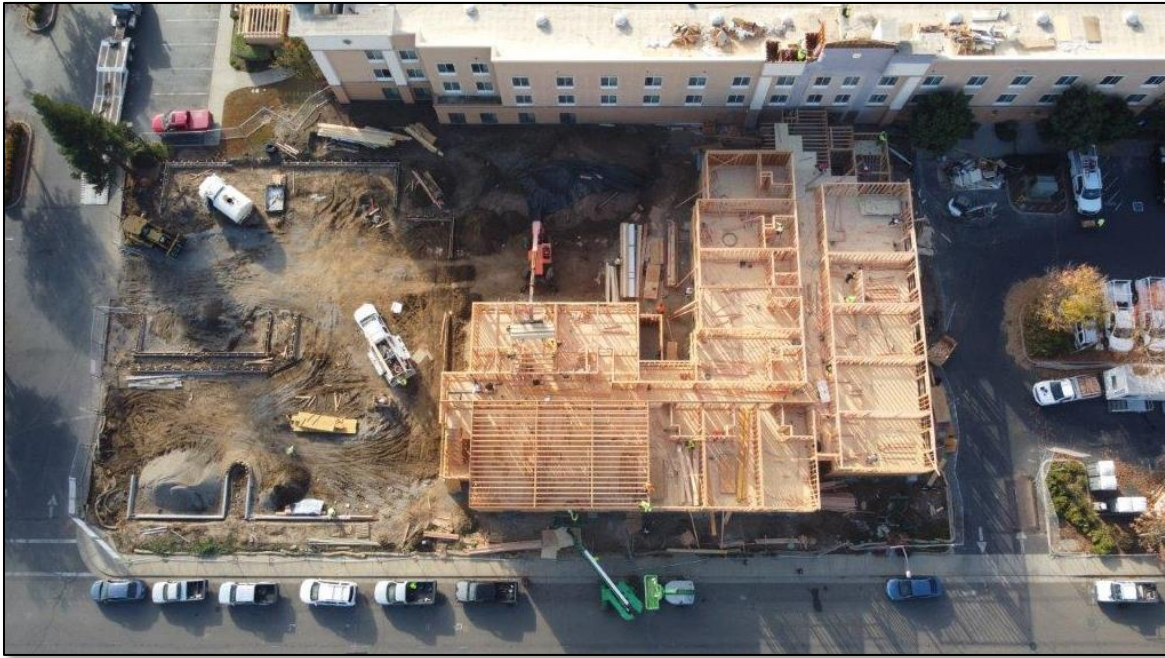
- ❖ **Holiday Inn Express – 531 Shasta Street - 93 guestroom hotel**



- ❖ **Boot Barn – Yuba Sutter Marketplace (next to Turner's Outdoorsman)**



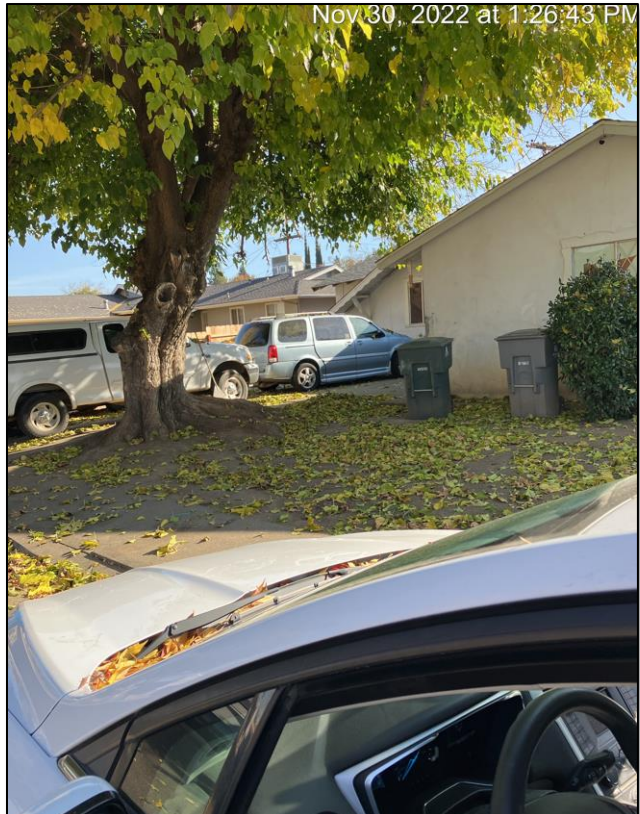
❖ **Hampton Inn Expansion – 1375 Sunsweet Blvd – 50 guestroom addition**



## CODE ENFORCEMENT

Our Code Enforcement Team continues to respond to citizen complaints and works with citizens to bring real properties into compliance with City Municipal Codes. Many projects have moved forward and all of our citizens receive the benefits of a cleaner and better-quality community. Some of the current projects still moving forward include:

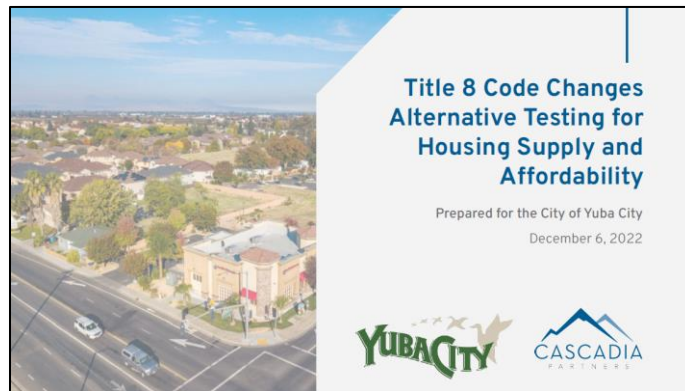
- ❖ Working with the Homeless Liaison Police Officers and Sacramento Regional Conservation Corps to clean-up after a homeless encampment is no longer inhabited.
- ❖ Removal of illegally placed signs.
- ❖ Contacting mobile and street vendors reference required permits/licenses.
- ❖ Working forward on updating Ordinances and processes to address Code Enforcement concerns.



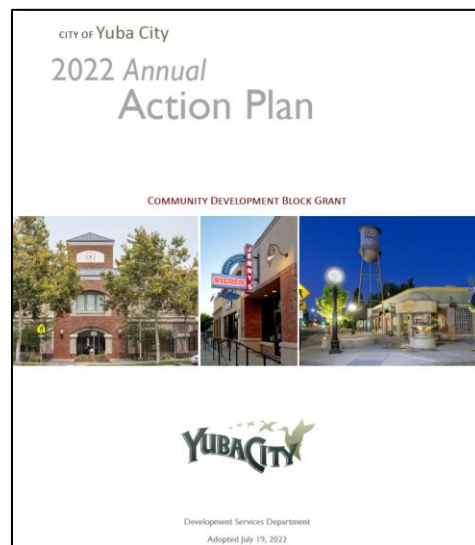
## HOUSING

The Department is working through several projects that prioritize housing and community development as outlined below. In addition, on the following page you will find a data table that outlines residential projects, unit counts, project status, etc. For additional information regarding housing programs or projects, please contact Development Services at (530) 822-4629 or via email at [developmentservices@yubacity.net](mailto:developmentservices@yubacity.net).

- ❖ **Zoning Code Audit / Update:** City staff is coordinating with Cascadia Partners, LLC to conduct a Zoning Code Audit to analyze alternative code updates to facilitate housing development in Yuba City. The Code Audit focuses on all residential and commercial zones.



- ❖ **Accessory Dwelling Unit (ADU) Handbook:** City Staff is coordinating with Opticos Design to prepare an Accessory Dwelling Unit and SB 9 handbook that outlines requirements for development. This document will be available to the public.
- ❖ **Community Development Block Grant:** The Department received 19 applications for the 2022-2023 Community Development Block Grant (CDBG) program allocation. Following staff evaluation of the applications and eligibility verification, the 2022-2023 CDBG Annual Action Plan was adopted by City Council and submitted to the Department of Housing and Urban Development (HUD) for approval. Staff has received the CDBG agreement and is working on finalizing subrecipient agreements.



## Residential Projects

<i><b>Name</b></i>	<i><b>Developer or Applicant</b></i>	<i><b>Unit Type</b></i>	<i><b>Status</b></i>	<i><b>Location</b></i>	<i><b>Unit Count</b></i>
<b>Domain 3</b>	Crowne Development Inc.	SFD	Building permits issued	West of Belvin Road and south of Bradley Estates Drive	<b>13</b>
<b>Harter North</b>	DR Horton	SFD	Site improvements	West of Harter Parkway and south of Butte House Drive	<b>73</b>
<b>Harter South</b>	DR Horton	SFD	Site improvements	West of Harter Parkway and north of State Route 20	<b>77</b>
<b>Henson Ranch</b>	Westmark Partners, L.P.	SFD	Site improvements	Between El Margarita Road and Hooper Road north of Colusa Frontage Road	<b>96</b>
<b>Hooper Ranch</b>	Riverland Homes	SFD	Homes Completed	West of Hooper Road (Shepherd Drive and Unity Court)	<b>22</b>
<b>Dunn Ranch</b>	Interwest	SFD	Building permits issued	East of Royo Ranchero Drive	<b>68</b>
<b>Faith Court</b>	Hilbers Homes	SFD	Site improvements	Directly east adjacent to Dunn Ranch	<b>17</b>
<b>Yuba Crossing</b>	New Faze	SFD	Model permits issued	Franklin Road north of Winco	<b>53</b>
<b>Bains / Dhadli</b>	Parm Bains	SFD	Entitlement approved	North of Bridge Street and west of Walton Avenue	<b>6</b>
<b>Bains / Dhadli</b>	Parm Bains	SFA	Entitlement approved	North of Bridge Street and west of Walton Avenue	<b>20</b>
<b>East Sanborn</b>	Interwest	SFD	Homes Completed	East of Sanborn Road and South of La Rabyn Way	<b>12</b>
<b>West Sanborn</b>	Applicant: Karm Bains	SFD	Entitlement approved	Northwest of the Bogue Road and Sanborn Road intersection	<b>95</b>
<b>Kells East</b>	Applicant: Bains Properties L.P.	SFD	Entitlement approved	Southwest corner of Bogue Road and State Route 99 (Bogue Stewart Master Plan)	<b>147</b>
<b>Newkom Ranch</b>	Applicant: Bains Properties L.P.	SFD	Entitlement approved	Southeast corner of Bogue Road and State Route 99 (Bogue Stewart Master Plan)	<b>423</b>
<b>Onstott Subdivision</b>	Applicant: Gold Star Investments, LLC	SFD	Entitlement pending	West of west Onstott Frontage Road	<b>112</b>
<b>Sohal Ranch</b>	Applicant: Sohal Family	SFD	Entitlement pending	Southeast corner of South George Washington and Lincoln Road	<b>171</b>
<b>Chima Ranch</b>	Interwest	SFD	Entitlement pending	West side of Sanborn Road near the intersection of Pebble Beach Drive	<b>82</b>
<b>Thiara Estates</b>	Applicant: Sarbjit Thiara	SFD	Entitlement pending	West of Tuly Parkway (Sutter County)	<b>34</b>
<b>Garden Grove Senior Apartments</b>	Regional Housing Authority - Affordable Project	MFD	Entitlement pending	East of garden Highway, North of Winship Road in the Richland Housing Neighborhood	<b>50</b>
<b>Richland Village Apartments</b>	Regional Housing Authority - Affordable Project	MFD	Entitlement approved	Garden Highway and Bernard Drive in the Richland Housing Neighborhood	<b>176</b>
<b>Total Units</b>					<b>1,747</b>
<b>Total Income Driven Units</b>					<b>226</b>