**City of Yuba City**

**Notice of public Hearing and Intent to Adopt a Mitigated Negative Declaration**

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 special public hearing to consider a resolution recommends to the City Council approval of General Plan Amendment 22-01, Rezoning 22-02, and Tentative Parcel Map 22-01: Ratliff Duplex Development.

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

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| *Date:*  *Time:*  *Location:* | Wednesday May 31, 2023  6:00 p.m., or shortly thereafter  City Hall Council Chambers, 1201 Civic Center Blvd., Yuba City |

***Project Description:*** A proposal to construct three two-story duplexes, on three lots, resulting in six new residences. The project involves a General Plan Amendment to re-designate the land use from Low Density Residential to Medium/High Density Residential and a Rezone to change the Zoning from Two-Family Residence District (R-2) to Multiple-Family Residence, Combining District X30 (R-3 X30). The X30 Combining Zone District is requested in order to vary several development standards including reducing minimum lot sizes, increasing percent lot coverage, and reduced rear yard sizes in the in order to accommodate smaller parcels, and limit the use of each of the three small lots to a duplex. In addition, the project proposes to subdivide the existing two parcels into three parcels.

***Project Location:***The approximately 0.31-acre property is located at the southwest corner of Cooper Avenue and Frederick Street. Assessor’s Parcel Numbers (APN) 52-283-012 and 013.

***Environmental Review:*** The Environmental Assessment (EA 22-04) for the Ratliff Duplex Development is available online at [www.yubacity.net/environmental](http://www.yubacity.net/environmental) for a 20-day review period beginning May 11, 2023 through May 31, 2023. Written comments for the project with respect to the EA or related items may be submitted to the Planning Division before the public hearing or at the public hearing, 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 [developmentservices@yubacity.net](mailto:developmentservices@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. Please visit [yubacity.net ADA & Accessibility Resources page](https://www.yubacity.net/cms/One.aspx?portalId=239258&pageId=1955634). 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.