NOTICE OF PUBLIC HEARING

CORONAVIRUS DISEASE (COVID-19) ADVISORY

Pursuant to Governor Newsom's Executive Order N-29-20, the meeting will be held via video- and teleconference.

Members of the public are invited to participate via Zoom, and present written and/or oral comments on the approval associated with the proposed development agreement amendment. If you challenge the approval of the proposed project in court, you may be limited to raising only those issues you or someone else raised during the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing (Government Code Section 65009).

The Zoom meeting will be used to share slides and other information during the meeting. Use the link below to join the Zoom meeting. If you have a microphone that you can use with your computer, it should be possible to both listen to, and participate in, the meeting through Zoom. If you do not have a microphone, or a headset with a microphone that plugs into your computer via USB port, you will still be able to view the meeting materials on Zoom, but you will need to call into the toll-free telephone conference line to listen and comment during the meeting. Please do not simultaneously use a microphone through Zoom and the telephone conference line. That combination results in audio problems for all participants.

Meeting Information:

To join the meeting from your computer, tablet or smartphone.

https://zoom.us/j/150683584?pwd=OmszcmtoRlJlRXZxd1NCM1hIb1BpZz09

Join the conference call:

1-408-638-0968 Meeting ID: 150 683 584 Password: 087077

Planning Commissioners and participants are encouraged to join the meeting 10 minutes early to resolve any technical issues before the session begins.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Wheatland will hold a meeting on <u>Tuesday, April 7, 2020</u> via Zoom to consider the below requests. The Planning Commission meeting is scheduled to begin at 6:00 p.m.

Discussion and consideration of the following items:

- Resolution recommending City Council approval of the City of Wheatland 4-Year Housing Element Update Initial Study/Mitigated Negative Declaration and the City of Wheatland 4-Year Housing Element Update.
- Resolution recommending City Council approval of the following General Plan Amendments and Zoning Amendments in order for HCD to certify the 4-Year Housing Element Update:
 - Amend the General Plan to allow a maximum dwelling units per acre (du/ac) increase from 16 du/ac to a maximum of 30 du/ac in the High-Density Residential Land Use Designation (Housing Element Program 2).
 - O Amend the General Plan Map for three properties totaling 21.75 acres to High-Density Residential (Housing Element Program 12).
 - Amend the Zoning Code to allow a maximum du/ac increase from 18 du/ac to a maximum of 30 du/ac in the (Multi-family) R-3 Zoning District (Housing Element Program 3).

- Rezone three properties totaling 21.75 acres to the R-3 Zoning District (Housing Element Program 11);
- Create an Emergency Shelter Overlay District, which would permit emergency shelters without a conditional use permit or other discretionary action in accordance with SB 745 (Housing Element Program 4).

Information on the proposed discussion item is available for review at www.wheatland.ca.gov

**This Agenda is being posted at City Hall and electronically on the City's website, in compliance with Executive Order N-29-20 and the "stay-in-home" Orders currently in effect for Yuba County and the State of California.

**Any individual with a disability who needs assistance or accommodation to participate in this video- and teleconference meeting should call the City Attorney, Jennifer Buckman, at 916-804-0173 or email her at jtb@bkslawfirm.com.

Any person interested in any agenda item may contact the City Clerk prior to the meeting date for further information. If you have any questions regarding the items, please contact Tim Raney at (916) 372-6100 or at timraney@raneymanagement.com.

Date: March 31, 2020

For publication by March 31, 2020

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