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**CITY OF WHEATLAND AGENDA  
FOR THE REGULAR  
PLANNING COMMISSION MEETING  
WITH WHEATLAND CITY COUNCIL  
APRIL 20, 2021 6:00 P.M.**

**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, which 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/98375186262?pwd=cjRVLzVpS1A0VVZEc2lvOUtTL2hRQT09>

**Join the conference call:**

**1-408-638-0968**

**Meeting ID: 983 7518 6262**

**Password: 472542**

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

**1.0 OPENING MATTERS**

**1.1 Call to Order and Roll Call**

**1.2 Pledge of Allegiance to the Flag**

**\*\*2.0 PUBLIC COMMENT**

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At this time, the public is permitted to address the Planning Commission on non-agendized items. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Planning Commission may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future Planning Commission agenda. The exceptions under which the Planning Commission MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

**\*\*The City wants you to know that you can also submit your comments by email to the Wheatland City Clerk, Lisa Thomason, [lthomason@wheatlandca.gov](mailto:lthomason@wheatlandca.gov). To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 4:30 p.m.; or if you are unable to email, please call the City Clerk's Office at (530) 633-2761 by 4:30 p.m.**

If you wish to have your comments read to the Planning Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on.

**Comments that you want read to the Planning Commission will be subject to the three minute time limitation (approximately 350 words). Written comments that are only to be provided to Planning Commissioners and not read at the meeting will be distributed to the Planning Commissioners prior to the meeting.**

**3.0 CONSENT AGENDA**

**3.1 Approval of minutes from the regular meeting on April 6, 2021.**

**4.0 PUBLIC HEARINGS (Continued from April 6 2021)**

**4.1 Consider recommending City Council approval of the proposed Density Bonus Ordinance (T. Raney – Community Development Director)**

**• Staff recommendation:**

Staff requests that the Planning Commission adopt Resolution No. 2021-01 recommending City Council adopt the proposed Ordinance No. 480 adding Chapter 18.77 to and amending Section 18.51.040 of the Wheatland Municipal Code relating to Density Bonuses (see Attachment 1).

**4.2 Consider recommending City Council approval of the proposed Accessory Dwelling Unit Ordinance (T. Raney- Community Development Director)**

**Staff recommendation:**

Staff requests that the Planning Commission adopt Resolution No. 2021-02 recommending City Council adopt the proposed Ordinance No. 481 adding new Chapter

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18.78 to, amending Sections 18.06.010, 18.60.010, 18.60.020, and 18.63.040, and repealing Section 18.60.100 and Subdivision (c) of Section 18.60.350 of the Wheatland Municipal Code relating to accessory dwelling units (see Attachment 1).

**5.0 ADJOURN**

**\*\*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](mailto:jtb@bkslawfirm.com)**