



CITY OF YUBA CITY
PLANNING COMMISSION
STAFF REPORT

Meeting Date: February 8, 2017

To: Chairperson and Members of the Planning Commission

From: Development Services Department

Presentation By: Ed Palmeri, Senior Planner

Public Hearing: Rezone (RZ) RZ-17-01 Simon Gill. A request to consider a rezone from C-M to C-3 of 2.1 acres located on the south side of Woodward Street, approximately 450 feet west of State Route 99 and make a determination that the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA).

Project Location: The project is located on the south side of Woodward Street, just west of State Route 99 (APN: 58-041-0011).

Project Proposal:

Proposal to rezone 2.1 acres located on the south side of Woodward Street from the Heavy Commercial/Light Industrial (C-M) zone district to General Commercial (C-3) zone district. The purpose of the rezone is to bring the property zoning into further compliance with the City's General Plan land use designation of Regional Commercial. There are no development plans proposed for the site at this time.

Property Description:

The 2.1 acre project site is located approximately 450 feet west of State Route (SR) 99 and is accessed from Woodward Street (refer to Attachment 1). The property is flat with no unique topographic features, rock outcroppings, large heritage-type trees, or buildings. The site is unimproved and is vacant with exception of several vehicles and a temporary stock pile of tires from an adjacent business. A significant portion of the property is bare ground with an overgrowth of weeds and grasses. The site has been disturbed by vehicle traffic using unimproved access to adjacent properties.

Woodward Street is a 40 foot wide asphaltic paved roadway that does not provide curb, gutter, or sidewalk, sans 140 feet of curb and gutter for a small portion. A deceleration and left turn pocket lane provides access to Woodward Street for northbound State Route (SR) 99 traffic. Southbound SR 99 traffic has direct access to Woodward Street with no turn pocket or deceleration lane.

Surrounding properties include developed and undeveloped parcels with a mix of residential and commercial uses. Properties immediately to the north are developed with a mix of commercial and retail uses including VCA Yuba Sutter Animal Hospital, tire sales and repair shop, and a retail flooring store. Adjacent property to the west was previously used as a landscape materials yard for gravel, sand, bark, and rock. The site is no longer in use. Uses on the eastern property boundary front onto West

Onstott Road and include a landscape materials yard, storage building, and two single family homes. An abandoned railroad line is immediately south of the site with a vacant parcel and hotel further to the south.

General Plan and Zoning:

	<i>General Plan Land Use Classification</i>	<i>Zoning</i>	<i>Existing Land Use</i>
<i>Project Site</i>	Regional Commercial	C-M (current) C-3 (proposed)	Vacant
<i>North</i>	Same as above	C-M/C-3	Veterinary clinic, tire sales, pool supplies
<i>East</i>	Same as above	C-M	Landscape materials, storage warehouse and 2 single family homes
<i>West</i>	Same-as-above	C-M	Meek's Lumber & Hardware
<i>South</i>	Same-as-above	C-M	Abandoned rail line, hotel

Land Use Classification

Regional Commercial: This land use classification provides for campus/complex development accommodating flexible uses of space including light industrial, office, high-tech, and small-scale distribution. The land use classification is consistent with the following General Plan Guiding and Implementing Policies relating to commercial and employment areas that are part of the Regional Commercial designation (*in italics*):

1. *3.8-I-4 Ensure that neighborhood retail centers and commercial service buildings are compatible with the surrounding neighborhood and with adjacent travel corridors.*
2. *3.9-G-7 Achieve compatibility between employment center development and surrounding neighborhoods through buffering requirements and performance standards intended to minimize harmful effects of excessive noise, light, glare, and adverse environmental impact.*
3. *Establish setback, landscaping, and screening requirements for employment center development.*

Existing Zone District

Current zoning for the site is Heavy Commercial/Light Industrial District (C-M). The purpose of the C-M district is to provide a transition between commercial and industrial areas. The district provides for commercial and industrial uses not found in typical retail or industrial areas. It is consistent with the General Plan Regional Commercial Land Use classification.

Proposed Zone District

The applicant is proposing to reclassify the site from the C-M District to General Commercial District (C-3) (refer to Attachment 2). The latter district is intended to provide for the entire range of commercial uses and is consistent with the Regional Commercial General Plan Designation. The district focus is on automotive sales, repair, storage and non-industrial uses. The district also allows all permitted uses found in the Community Commercial District (C-2) zone district. Permitted uses in the C-2 zoning district include automotive, office, clinic, hotel/motel, restaurant, retail sales, and veterinarian offices.

The property development standards as outlined in the Municipal Code, including but not limited to

yards, setbacks, exterior lighting, fences, walls and hedges, landscaping, parking, and refuse collection, will be addressed at the time of development.

Previous Actions and/or Policies:

The site has not been a part of any Planning Commission or City Council action within the past two years.

Availability of City Services:

City services, including water, sewer and storm-water drainage are available to this site. There are no street lights on Woodward Street.

Environmental Determination:

The project consists of rezoning 2.1 acres to be more consistent with the General Plan; no development plans have been submitted with the requested rezone. The Yuba City General Plan Environmental Impact Report did not identify any unique environmental issues such as habitat for the site. Pursuant to California Environmental Act (CEQA) Article 19, Categorical Exemption Section 15332 (In-Fill Development Project) a project may be categorically exempt when the project is consistent with the General Plan land use designation and applicable rezone regulations; occurs within City limits on less than five acres and surrounded by urban uses; there is no habitat value for endangered, rare or threatened species; would not result in significant impacts from noise, traffic, and air or water quality; and the site is adequately served by required utilities and public services. The proposed project meets the aforementioned criteria.

Staff Comments:

Although no development plans are submitted with this request, uses permitted in the General Commercial District (C-3) coupled with the property development standards will ensure that future development is compatible with surrounding uses. In addition, public improvements such as curb, gutter, sidewalk, and street lights will be addressed through the permitting process.

The existing Heavy Commercial/Light Industrial District (C-M) allows a number of intense uses which may not be compatible with existing residential and hotel uses in the immediate area. The rezone will provide opportunities for uses that will benefit from the sites proximity to State Routes 99 and 20. Moreover, the site is easily accessible to out-of-town travelers and shoppers.

Findings:

Amendments to the Zoning Code are outlined in Section 8-5.7202 of the City's Municipal Code, whereas California Planning and Zoning Laws, Section 65855 requires that a finding of consistency with the City of Yuba City General Plan be made in order to approve a change of zone. Provided below is an evaluation of the finding (*in Italics*) required to approve a rezone.

1. *An amendment to this Zoning Code (or Zoning Map) may be made only if the finding is made that the proposed amendment is consistent with the General Plan.*

Staff Analysis: The proposed rezone is consistent with the General Plan. Specifically, the proposed rezone is consistent with General Plan Regional Commercial goals and policies as previously discussed above under *Land Use Classification* and provide the opportunity to develop the site with uses compatible with the surrounding area.

Recommended Action:

The appropriateness of the proposed project has been examined with respect to its consistency with the General Plan and its compatibility with surrounding uses. These factors have been evaluated as described above. Staff has determined that the proposed rezone is consistent with General Plan policies and the Municipal Code. Therefore, staff recommends that Planning Commission take the following actions:

- A. Adopt the following findings for Rezone 17-01:
 1. **Environmental:** RZ-17-01 is exempt from further environmental review given that the project meets the criteria established in Section 15332 of the California Environmental Quality Act.
 2. **Rezone:** RZ-17-01 is consistent with the Yuba City General Plan and the Yuba City Zoning Regulations.
- B. Recommend to the City Council that a determination be made that the project is categorically exempt pursuant to criteria established by California Environmental Quality Act Guidelines Section 15332 In-fill Development
- C. Recommend to City Council adoption of an ordinance making necessary findings to approve Rezone 17-01.

Commission Action:

The Commission's action will be considered by the City Council given that the project is a Rezone request that requires City Council approval.

Attachment:

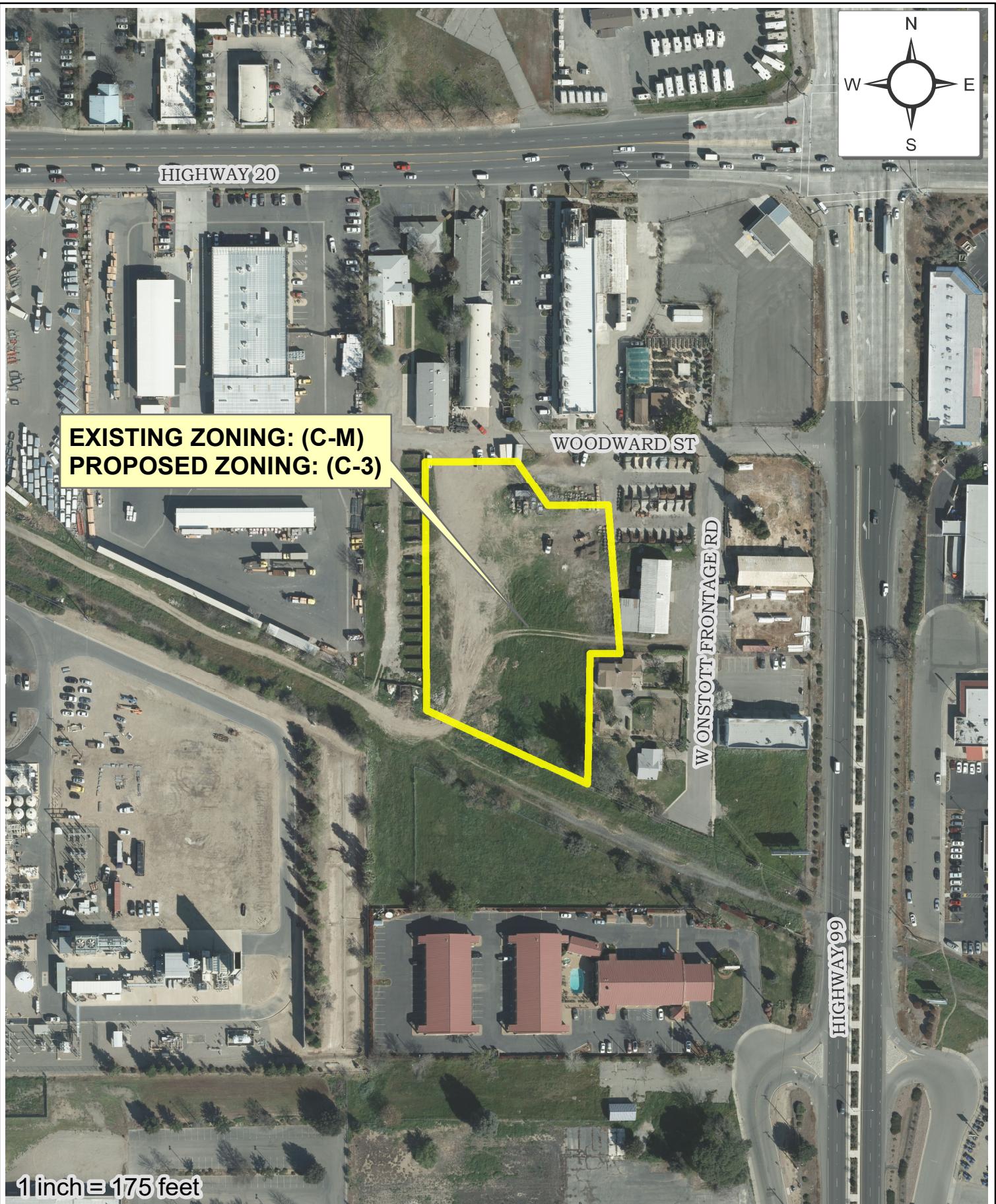
1. Aerial Photo/Location Map
2. Rezone map



1 inch = 250 feet

ATTACHMENT #1
APN # 58-041-011

Rezone 17-01



ATTACHMENT 2

APN # 58-041-011

REZONE 17-01
Heavy Commercial/Light Industrial District (C-M)
to General Commercial District (C-3)