

CITY OF YUBA CITY  
STAFF REPORT

**Date:** October 16, 2007  
**To:** Honorable Mayor & Members of the City Council  
**From:** Community Development Department  
**Presentation By:** Katie Ertmer, Associate Planner

---

**Summary**

**Subject:** Rezone RZ 07-03 at the southwest corner of Harter Parkway and Highway 20 to change the zoning from C-2 X-19, Community Commercial, Special Standards Combining District on the north portion of the property and C-O X-19, Office Commercial, Special Standards Combining District on the south portion of the property to C-3 X-24, General Commercial, Special Standards Combining District. Owner/Applicant: John L. Sullivan Family Limited Partnership.

**Recommendation:** Adopt Ordinance No. 013-07 for approval of Rezoning RZ 07-03 for amendments to the Official Zoning Map to amend the zoning from the C-2 X-19, Community Commercial, Special Standards Combining District on the north portion of the property and C-O X-19, Office Commercial, Special Standards Combining District on the south portion of the property to C-3 X-24, General Commercial District; Special Standards Combining District, and waive the second reading.

---

**Background:**

The City Council introduced the ordinance for approval of Rezoning RZ 07-03 and waived the first reading at its meeting on October 2, 2007. Staff recommends that the City Council waive the second reading and adopt the ordinance.

**Exhibit:**

A. Ordinance No. 013-07

**ORDINANCE NO. 013-07**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY REZONING OF 8 ACRES WITHIN THE C-2 X-19, COMMUNITY COMMERCIAL, SPECIAL STANDARDS COMBINING DISTRICT AND THE C-O X-19, OFFICE COMMERCIAL, SPECIAL STANDARDS COMBINING DISTRICT TO THE C-3 X-24, GENERAL COMMERCIAL, SPECIAL STANDARDS COMBINING DISTRICT; FILE RZ 07-03; LOCATED AT THE SOUTHWEST CORNER OF HARTER PARKWAY AND HIGHWAY 20, BEING ASSESSOR'S PARCEL NUMBERS 63-010-101, 63-010-102; AND 63-010-103 APPLICANT/OWNER BEING JOHN L. SULLIVAN FAMILY LIMITED PARTNERSHIP**

**THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. The Planning Commission of the City of Yuba City having heretofore conducted a public hearing on August 22, 2007, on the matter of rezoning of the property located at the southwest corner of Harter Parkway and Highway 20, and at the conclusion of said hearing adopted the Mitigated Negative Declaration prepared for the project determining that there are no significant adverse environmental impacts resulting from the project and recommended City Council approval of the rezoning of said property to the C-3 X-24, General Commercial, Special Standards Combining District subject to those conditions of approval set forth in Exhibit B.

The City Council of the City of Yuba City having considered said recommendations of the City Planning Commission on the matter of the rezoning of said property and conducted a public hearing on the matter on \_\_\_\_\_, 2007, and after review and consideration of the Mitigated Negative Declaration found that the Mitigated Negative Declaration prepared for the project is in conformance with State and local environmental guidelines and adopted said Mitigated Negative Declaration.

**IT IS HEREBY ORDERED, RESOLVED AND DECREED**, that the property located at the southwest corner of Harter Parkway and Highway 20, as outlined in Exhibit A attached hereto and made a part hereof by this reference, be and the same is rezoned C-3 X-24, General Commercial, Special Standards Combining District subject to those conditions of approval set forth in Exhibit B, attached hereto and made a part hereof by this reference.

This ordinance shall be effective thirty (30) days after it is adopted, and, after it is adopted, shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the \_\_\_\_ day of \_\_\_\_\_, 2007, and passed and adopted at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2007.

AYES:

NOES:

ABSENT:

---

MAYOR

ATTEST:

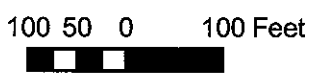
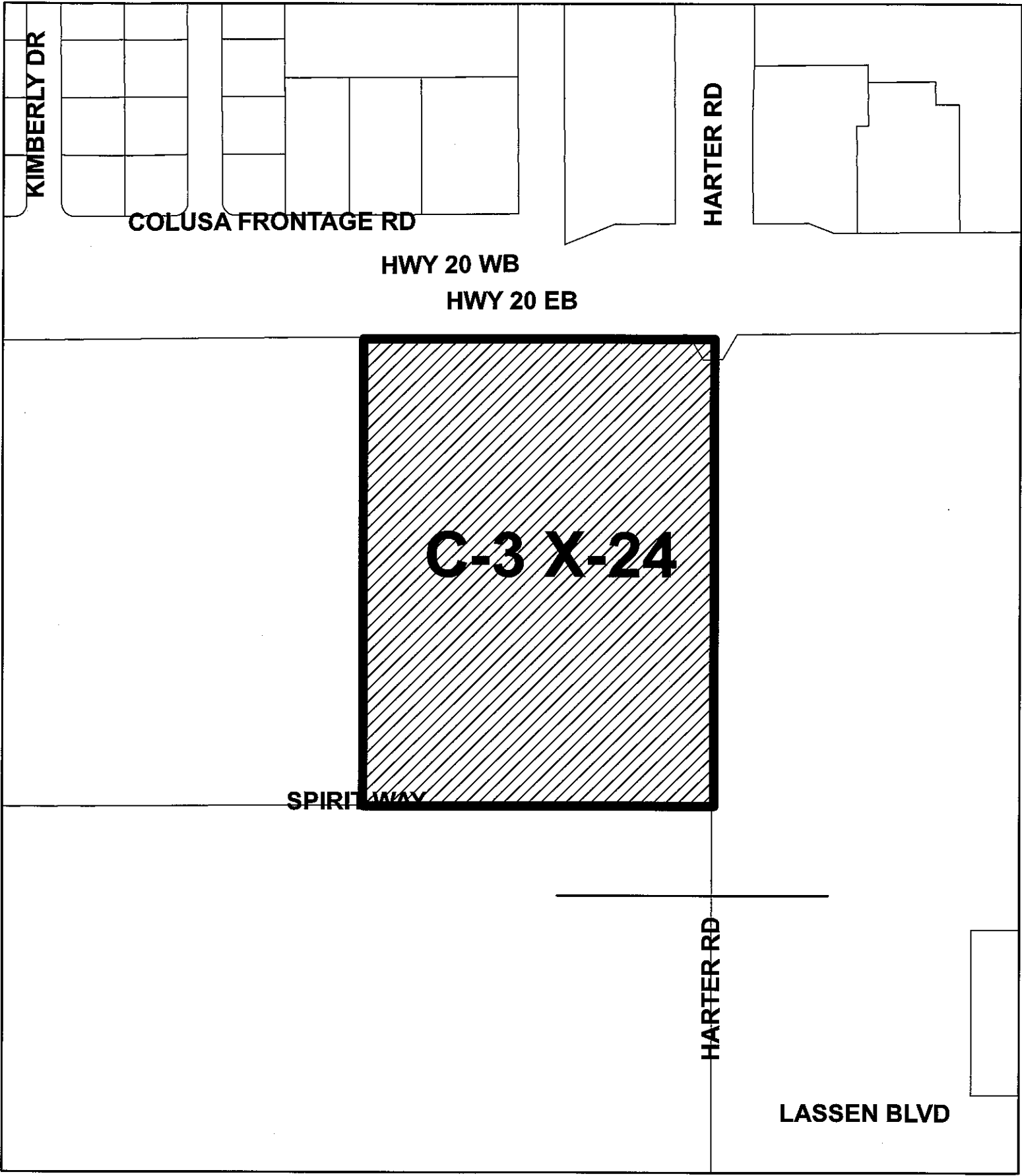
---

CITY CLERK

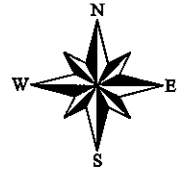
APPROVED AS TO FORM:

---

CITY ATTORNEY



 C-3 X-24, General Commercial,  
Special Standards Combining District



**Exhibit A**

**RZ 07-03**

## **EXHIBIT B**

1. The use of the project site shall be limited to the sales and service of new and used automobiles and related activities.

## **EXHIBIT B**

1. The use of the northerly 7.5 acres of the project site shall be limited to the sales and service of new and used automobiles and related activities.
2. The sale of alcohol and tobacco shall not be permitted on the southerly 2.6 acres of the site.