

**CITY OF YUBA CITY  
STAFF REPORT**

**Date:** November 20, 2007  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works  
**Presentation By:** George Musallam, Public Works Director

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**Summary**

**Subject:** Jerry's Auto Stereo (Jerry and Cindy Paine) 701 Plumas Street Request for Driveway Access from Plumas Street into subject Property

**Recommendation:**

- a. Authorize modification to the design of the approved plans and specifications to re-introduce the driveway at 701 Plumas St. into the streetscape plan.
- b. Require that the property owner(s) incur the cost for the design modifications, estimated at \$8,000 - \$10,000.
- c. Authorize staff to utilize cost savings (approx. \$12,000) from another driveway that has been eliminated at 601 Plumas to construct driveway at 701 Plumas.

**Fiscal Impact:** If authorized, construction cost will be re-directed from a potential deductive change order from 601 Plumas to the driveway at 701 Plumas.

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**Background:**

The property at 701 Plumas Street was recently purchased by Jerry and Cindy Paine and has undergone extensive renovation to house Jerry's Auto Stereo which has been relocated from Bridge Street.

The master plan for this property includes renovation of the historical "Mossberg" house for use as a reception and events facility. In the course of planning the renovation, the new Owners became aware that the existing driveway was being eliminated as part of the new Plumas Streetscape improvement project.

The Owners presented their position and request to re-introduce the driveway to a panel of merchants on the Downtown Business Association (DBA) parking committee. The consensus was that, although two (2) parking spaces will be lost on Plumas Street, the owners are constructing a parking area in the rear of the building (off Rockholt) and; therefore, the DBA would support this action and allow the driveway to be retained.

**Analysis:**

The recommendation from the DBA supports allowing driveway access from Plumas Street onto the subject property. In order to accommodate this request the area will require re-design estimated at \$8,000 to \$10,000 plus the cost of construction.

If authorized, staff will direct the architect to redesign the driveway area and issue a Field Directive for the contractor to install the new driveway.

Staff recommends that the Owners incur the cost of the re-design and that the city will absorb the costs for construction.

**Fiscal Impact:**

If authorized, construction cost will be re-directed from a potential deductive change order from 601 Plumas to the driveway at 701 Plumas.

**Alternatives:**

Deny the request for retaining the driveway and proceed with the current Streetscape improvements plans.


**Recommendation:**

- 1) Authorize modification to the design of the approved plans and specifications to re-introduce the driveway at 701 Plumas St. into the streetscape plan.
- 2) Require that the property owner(s) incur the cost for the design modifications, estimated at \$8,000 - \$10,000.
- 3) Authorize staff to utilize cost savings (approx. \$12,000) from another driveway that has been eliminated at 601 Plumas to construct driveway at 701 Plumas.

Prepared By:

Submitted By:

  
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Department Head

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Other: (name, title)

  
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