
TO ADDRESS THE COMMISSION
PLEASE STEP TO THE ROSTRUM &
STATE YOUR NAME & ADDRESS

YUBA CITY PLANNING COMMISSION
AGENDA

Regular Meeting
April 27, 2005 - 7 p.m.
City Hall Council Chambers
1201 Civic Center Boulevard

Roll Call.

Pledge of Allegiance.

Approval of the minutes of the meeting held March 23, 2005.

Appearance of Interested Citizens*

Correspondence:

1. Continued Public Hearing: Tentative Map #04-09 to divide 31.7 acres at 935 Tharp Rd./900 Walton Ave. into a 18.71 acre parcel containing the Sam's Club Store and a 12.99 acre parcel containing the Wal-Mart Store; C-3 Zone; A.P. No. 58-040-044; applicant, Wal-Mart Stores.
2. Public Hearing: Subdivision Map #SM 05-02 of Teal Hollow to divide 30 acres into 123 single-family residential lots; W side of Royo Ranchero Dr., N of Colusa Ave.; R-1 Zone; A.P. No. 62-020-077; applicant, Centex Homes/property owners, Paris & Afsaneh Royo.
3. Public Hearing: Rezoning #RZ 05-05, property located at 1352 & 1356 Colusa Avenue from the C-M Zone to the C-3 Zone (or such other designation deemed appropriate); A.P. No. 58-041-008; property owner/applicants, Meagher & Tomlinson.
4. Public Hearing: Tentative Map #TM 05-03 to divide a 17,483 sq. ft. parcel located at 1889 Jamie Drive into a 6,044 sq. ft. parcel and an 11,478 sq. ft. parcel; R-1 Zone; A.P. No. 54-540-019; applicant/property owner, Tom Crossan.
5. Public Hearing: Tentative Map #TM 05-05 to divide a .57 acre parcel at 1291 Plumas Street into a .29 acre parcel and a .28 acre parcel; R-3 Zone; A.P. No. 51-540-120; applicant Baker-Williams Engineering Group; property owner, GLM Custom Homes, Inc.

(over)

6. Commission Consideration: Rezoning #RZ 05-03, Expansion of pre-annexation zoning area at Butte House Road and Township Road.
7. Commission Consideration: Zoning Code Amendment #ZC 05-03 for revisions to the Yuba City Municipal Code regarding signage.
8. Commission Consideration: Residential Design Award
9. Report on Actions of the City Council.
10. Adjournment.

Persons dissatisfied with any decision of the Planning Commission may appeal such action to the City Council. Appeals, accompanied by a fee of \$725 (\$349 if the project concerns a single-family residence), must be filed with the City Clerk, 1201 Civic Center Boulevard, Yuba City, CA 95993 within 10 days of such action. If no appeal is filed within this time limit, the Commission action becomes final. The exception to this is rezonings--please check with the Planning Department, 1201 Civic Center Boulevard, Yuba City for the procedure. Mailed notices of the Council hearings will be accomplished in the same manner as the Planning Commission hearings unless additional notice is deemed necessary.

If you require auxiliary aids or services (e.g., signing services) to make a presentation to the Planning Commission, the City will be glad to assist you. Please contact the City offices (530/822-4601) at least 72 hours in advance so such aids or services can be arranged. City Hall TDD: 530/822-4732.

*Members of the public may address the Planning Commission on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Members of the Commission will respond as best as they can to public comments but cannot take action or enter into a discussion on items not contained on the agenda. Public comment on public hearing agenda items will be permitted during the hearing.

April 22, 2005

TO: YUBA CITY PLANNING COMMISSION
FROM: DENIS COOK, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: AGENDA REPORT – MEETING OF APRIL 27, 2005

- 1. CONTINUED PUBLIC HEARING: TENTATIVE PARCEL MAP (TM 04-09) TO DIVIDE A 31.7 ACRE PARCEL INTO TWO PARCELS OF 18.71 ACRES AND 12.99 ACRES LOCATED AT 900 SOUTH WALTON AVENUE AND 935 THARP ROAD – PROPERTY OWNER/APPLICANT: WAL-MART STORES, INC.**

Project History:

On June 9, 2004, per the request of the applicant, the Commission continued this project to the July 28, 2004 public hearing so as to provide the applicant with time enough to discuss and work out specific details pertaining to condition of approval #4, which was placed on the map by the Public Work Department and required the construction of a third eastbound lane on State Route 20 between Walton Avenue and Tharp Road.

On July 28, 2004, per the request of the applicant, the Commission continued the project indefinitely to a date uncertain.

On March 30, 2005, staff received a letter from the applicant requesting that the project be placed on the next available Planning Commission agenda. Included in the packet is a copy of the applicant's letter.

Then on April 21, 2005, staff received a request from the applicant that the project be continued to the Planning Commission's meeting of May 25, 2005. A copy of that letter is also included in the agenda packet.

Recommended Action:

Grant the applicant's request of April 21, 2005, and continue the public hearing to the Commission's meeting of May 25, 2005.

2. PUBLIC HEARING: TENTATIVE SUBDIVISION MAP 05-02 OF TEAL HOLLOW – NORTH OF STATE ROUTE 20, WEST OF ROYO RANCHERO DRIVE – SUBDIVIDER, CENTEX HOMES - PROPERTY OWNER, PARIS & AFSANEH ROYO

Project Description:

The applicant is petitioning to subdivide a 30.49 acre parcel into 123 single-family residential lots resulting in a project density of 3.94 dwelling units per acre. The subdivision will be developed over three phases with Unit No. 1 consisting of 42 lots, Unit No. 2 consisting of 23 lots, and Unit No. 3 consisting of 58 lots. A half portion of the Western Parkway will be constructed in Phase No. 1 along the westerly boundary extending between State Route 20 and the Sutter Bike Path. Existing stub streets, Paris Way, Marcos Way, Tulio Street and Monroe Drive all will be connected as part of this subdivision. Both Libby Lane and Monroe Drive will be constructed as connector streets between Royo Ranchero Drive and the Western Parkway. A Yuba-Sutter Transit stop will be constructed along the east side of the Western Parkway, just north of Monroe Drive.

Property Description:

The subject property is generally located in the northwesterly direction of State Route 20 and Royo Ranchero Drive. The property is separated along the State Route 20 frontage by the North Colusa Frontage Road, 2 single family homes and a 3.5-acre vacant parcel. The property is 30.49 acres in size, is identified by Assessor's Parcel Number 62-020-077, and is vacant with exception to 2 existing agricultural wells and a row of overhead utility lines running along the project's west property line. There are four existing streets stubbed along the north and east property lines leading from the existing residential area; those being Paris Way, Marcos Way, Tulio Street and Monroe Drive.

General Plan & Zoning:

The proposed subdivision has a General Plan designation of Low Density Residential (LDR) with a zoning classification of One-Family Residence (R-1) District. The Low Density Residential General Plan designation applies to residential developments of 2-8 dwelling units per acre. The One-Family Residence (R-1) District permits single-family homes with a minimum lot size of 5,000 square-feet for interior lots and 6,000 square-feet for corner lots. The proposed subdivision has a total project density of 3.94 dwelling units per acre, with lots ranging in size from the smallest typical lot being 6,900 square-feet to the largest being 7,500 square-feet.

Surrounding Land Use:

Surrounding the project site to the north and northwest are existing single-family homes, which consist primarily of one-story construction; beyond is Jefferson Avenue and the

Sutter Bike Path. South of the project site are two single family homes; a vacant 3.5-acre parcel designated on the General Plan Land-Use Diagram as Office/Office Park; as well as North Colusa Frontage Road and State Route 20. West of the project site is Walnut Park Estates, a 277 lot single-family subdivision currently under construction by KB Homes and a 2-acre vacant parcel designated on the General Plan Land-Use Diagram as Neighborhood Commercial. East of the project site are existing single-family homes and several other vacant parcels (see Study Sketch).

Previous Commission Action and/or Policies:

The Commission recently approved the Walnut Park Estates (SM 03-19) subdivision on June 23, 2004, allowing the subdivision of 64.27 gross acres of land into 277 single-family residential lots, a 2-acre parcel for future neighborhood commercial, and designating construction responsibilities for a portion of the Western Parkway along their frontage.

Environmental:

A mitigated negative declaration has been prepared on this project and is attached for the Commission's review. Potential impacts to air quality and cultural resources were identified in the initial study however through project mitigation those impacts have been reduced to a less than significant level.

Staff Comments:

Staff supports the applicant's petition to subdivide the 30.49 acre vacant parcel into 123 lots for single-family residential housing. The project is consistent with the Low Density Residential designation as outlined by the General Plan and conforms to zoning as outlined by the One-Family Residence (R-1) District. The proposal for low-density single-family housing is also compatible with surrounding land uses, which consist primarily of existing low density single-family housing along the project's north, east and south property boundaries.

When laying out new residential developments, compatibility issues can sometime arise between existing residences and those being proposed. As mentioned above, there are new single-family homes proposed adjacent to an existing residential subdivision along the project's north and east boundaries. The two single-family uses are considered to be compatible with exception to their building height. Due to the flat terrain typically found in Yuba City, existing neighbors with single story residences are often concerned about new two story residences being constructed adjacent to them. In previous cases where this has been a concern, the Planning Commission has placed a condition on the map requiring new residences along these common boundaries be limited to single story construction. As can be seen on the study sketch included in your packet, the existing development along the common boundary lines do consist primarily of single story construction, with exception to the two homes south of proposed Libby Lane. To protect

the privacy of these existing residences, a condition has been added to the map requiring new homes being constructed adjacent to existing one-story homes be limited to one-story construction. This condition would affect lots 22 through 29 of Unit No. 1 and lots 30, 31, 32, 38 and 39 of Unit No. 3 as shown on the proposed tentative map.

Initially this project caused a great deal of concern regarding increased traffic impacts to the George Washington/State Route 20 intersection. However, to reduce the affects of traffic on the existing streets in the surrounding area as well as on this particular intersection, the developer through negotiations with City Staff and the California Department of Transportation, has agreed to divide the project into 3 phases designed primarily to force traffic away from Royo Ranchero Drive and this particular intersection. The traffic generated by the subdivision will instead be forced westerly towards the Township Road/State Route 20 intersection via Monroe Drive until such time as the new intersection at Western Parkway and State Route 20 can be completed and fully operational. Phase No. 1 of the subdivision will allow for development of 42 lots and will also include the construction of the remaining portions of Western Parkway from State Route 20 north to the Sutter Bike Path. The traffic created by these 42 lots will still be able to access Royo Ranchero Drive via Tulio Street and Jefferson Avenue, as well as along Western Parkway and Jefferson Avenue. Staff feels the amount of traffic that will actually choose to take this route will be minimal. Access to Royo Ranchero Drive will also be restricted by Fire Department approved barriers at Monroe Drive, Marcos Way and Paris Way; and development of Phases 2 and 3 will be restricted until such time as the Western Parkway/State Route 20 intersection is completed and fully operational. In addition, the developer will pay their fair share responsibility of the cost for improving the George Washington/State Route 20 intersection. Conditions to this effect have been included in the conditions of approval.

As previously mentioned above and in the project description, this subdivision will have frontage along the Western Parkway, a General Plan designated four-lane parkway that will eventually connect Bogue Road in the south with Pease Road in the north. A ½-street section of the Western Parkway will include a 7-foot wide landscaped median with street trees and shrubs, followed by a 27-foot width of roadway for two lanes of traffic, a 2.5-foot wide barrier curb and gutter, a 7.5-foot wide landscaped parkway with street trees, lawn and shrubs, a 10-foot wide pedestrian/bicycle path, a 10-foot wide landscape planter area with street trees, lawn and shrubs, followed by a decorative masonry block wall. The developer will be responsible for the construction of this section extending from State Route 20 to the south boundary of the Sutter Bike Path. The under-grounding of the existing overhead utility lines will also occur at this time. In addition, a decorative 6-foot tall masonry block wall will be constructed along the south property line of the subject property to protect the privacy of 2 existing single-family lots identified on the tentative map by Assessor's Parcel Nos. 62-280-003 and 62-280-044. This wall must be completed immediately following initial grading of the site and prior to construction of any homes in Phases 2 and 3. Street trees will be required to be planted within the parkway strips along all interior streets of the subdivision consistent will all other recent development in the City.

Even though the subject property is located within the City Limits and would not generally be subject to the new 12 policies governing preannexation zoning applications, the developer has freely agreed to participate in the policies by conditioning the map, specific to Phases 2 and 3 as opposed to entering into a development agreement. These conditions require the developer to enter into a Mello Roos District that would satisfy the Yuba City Unified School District's infrastructure needs as well as agreeing to enter into the affordable housing program that would be established at the time of recordation of Phases 2 and 3. These two phases will also be subject to the new impact fees for police, fire, roads, parks and public facilities, as well as for the projected increased water and sewer connection fees. If a Community Facilities District (CFD) has been created prior to recordation of Phases 2 and 3, the developer shall enter the CFD. Conditions to these effects have been listed below in the conditions of approval.

The subdivision has been thoroughly mitigated with respect to air quality, cultural resources, neighborhood compatibility and traffic. The applicant has been very cooperative in the process and has gone above and beyond to satisfy City requirements. The subdivision is consistent with the General Plan and zoning. We therefore believe that with the included mitigation measures and attached conditions of approval, this 123-lot single-family residential subdivision can be developed among the existing residences with little or no impacts on the surrounding area or on the City as a whole.

Recommended Actions:

- A) Adopt the following recommended findings:
1. Following review and consideration of the attached mitigated negative declaration along with the recommended mitigating measures and any comments received, find that there is no substantial evidence the project will have a significant impact on the environment, and
 2. Approval of the tentative subdivision map is consistent with the Yuba City General Plan Guiding Policy 3.4-G-1 in that a well-defined compact urban form with a defined urban growth boundary and urban development intensities on land designated for urban uses is being maintained through the development of this single-family project, and
 3. Approval of the tentative subdivision map with a project density of 3.94 dwelling units per acre is consistent with the Low Density Residential designation of the Yuba City General Plan, and
 4. The 30.49-acre parcel is adequate in size and shape to accommodate the 123 single-family residential lots, public access, landscaping and other features required by the zoning regulations, and

5. The approval of the subdivision map is consistent with and meets the minimum standards for the R-1 District.
- B) Adopt the mitigated negative declaration.
- C) Approve the tentative subdivision map subject to the following conditions of approval:
1. No more than 30 single-family units may be painted over a 30-day period.
 2. All grading on the project shall be suspended when sustained winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures.
 3. Construction sites shall be watered as directed by the Department of Public Works or Air Quality Management District and as necessary to prevent fugitive dust violations.
 4. An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent visible emission violations and offsite dust impacts.
 5. Onsite dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizer employed to reduce wind blown dust emissions. Incorporate the use of approved non-toxic soil stabilizer according to manufacturers' specifications to all inactive construction areas.
 6. All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.
 7. Apply approved chemical soil stabilizers according to manufacturers' specifications, to all inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas.
 8. To prevent track-out, wheel washers shall be installed where project vehicles and/or equipment exit onto paved street from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out.
 9. Paved streets shall be swept frequently (water sweeper with reclaimed

water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.

10. Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans, and to reduce vehicle dust emissions. An effective measure is to enforce vehicle traffic speeds at or below 15 mph.
11. Reduce traffic speed on all unpaved surfaces to 15 mph or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage.
12. Reestablish ground cover on the construction site as soon as possible and prior to final occupancy through seeding and watering.
13. Open burning is a source of fugitive gas and particulate emissions, which shall be prohibited at the project site. No open burning of vegetative waste (natural plant growth wastes) or other legal or illegal burn materials (trash, demolition debris, et. al.) shall be conducted at the project site. Vegetative wastes should be chipped or delivered to waste facilities (permitted biomass facilities), mulched, composted, or used for firewood. It is unlawful to haul waste materials offsite for disposal by open burning.
14. To save fuel and reduce emissions, idling times shall be limited to 10 minutes.
15. In the event historical, archeological or paleontological resources are accidentally discovered during construction, all grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archeologist shall be consulted immediately to make an evaluation. Avoidance measures or appropriate mitigation shall be completed according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archeological Resource Management Reports which shall be used as guidelines. If any bone is discovered which appears to be human, California law mandates that the Sutter County Coroner and the Native American Heritage Commission be contacted.
16. Phase 1 of development shall include the construction of the east ½-street section of the Western Parkway from the south side of Libby Lane to the southerly edge of the Sutter Bike Path right-of-way. In addition, the 10-foot pedestrian/bike path which is included as part of the Western Parkway shall be extended northward and made to connect with the Sutter Bike Path.

17. Improvement plans for Phase 1 of construction shall show the location of the proposed bus stop along the east half of the Western Parkway in accordance with Yuba-Sutter Transit and City of Yuba City standards.
18. As part of Phase 1, Monroe Drive shall be constructed east to the existing improvements west of Royo Ranchero Drive. A temporary pipe gate (double swing – 25 ft. sections) shall be provided with a Knox lock at the east property of Lot 45, as shown on the tentative map, until such time as the Western Parkway intersection has been constructed. The post shall be located one (1) foot behind curb.
19. As part Phase 1, Paris Way and Marcos Way shall be constructed east to the existing improvements west of Royo Ranchero Drive. A temporary barricade acceptable to the Fire Chief and the Public Works Director shall be provided to prevent ingress and egress from the project.
20. Recordation of Phases 2 or 3 shall not occur until such time as the remaining ½-street section of the Western Parkway south of Libby Lane is constructed and the signalized intersection at Western Parkway and State Route 20 is completed and fully operational.
21. This project shall be responsible to pay a not to exceed 25 percent share of the new signalized intersection at the Western Parkway and State Route 20.
22. The applicant shall be required to pay a pro-rated share of the costs for improvements to the George Washington/State Route 20 intersection. The Public Works Department has determined the project's fair share amount to be 19% of the \$1,000,000 estimated cost to improve, equating to a \$190,000 fair share amount. This amount shall be paid prior to recordation of Phase 2.
23. The drive-lane, curb, gutter, and curb return located along the south side of Libby Lane along the vacant 3.44-acre parcel identified by Assessor's Parcel No. 62-020-076 shall be constructed as part of Phase 2.
24. Prior to recordation of Phases 2 or 3, the developer shall enter into a Mello Roos District with the Yuba City Unified School District.
25. Prior to recordation of Phases 2 or 3, the developer shall agree to enter into the City's affordable housing program in effect at that time.
26. Phases 2 and 3 shall be subject to the new impact fees established for police, fire, roads, parks and public facilities, as well as for the projected increased water and sewer connection fees.

27. Prior to recordation of Phase 2 and 3, the developer shall enter the Community Facilities District established at that time.
28. As part of Phase 1, the existing overhead utilities which are located along the westerly boundary of the subject property shall be undergrounded from State Route 20 to the south boundary of the Sutter Bike Path right-of-way.
29. Residences proposed on lots 22 through 29 of Unit No. 1 and lots 30, 31, 32, 38 and 39 of Unit No. 3 as shown on the proposed tentative map, shall be limited to one-story construction.
30. The rear yards of lots created by this subdivision that are adjacent to existing residential development shall have the same finish grade elevation as those lots within tolerances as approved by the City Engineer.
31. Temporary silt fencing shall be erected during construction and permanent fencing shall be completed prior to occupancy so that transport of construction debris can be retained on-site.
32. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent residential or agricultural lands or impede the drainage from those properties. If retaining walls are required they shall be constructed of concrete or masonry block.
33. Prior to the filing of any final map the developer shall submit to the Sutter County Public Works Department a drainage plan for any drainage improvements that utilize County facilities for approval by the Sutter County Public Works Director.
34. The developer shall be required to pay any applicable Sutter County Water Agency drainage fees.
35. Prior to filing any final map the developer shall enter into an agreement with Sutter County providing the following: Participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system. In addition to the special assessment district or public entity referred to immediately above, the agreement shall contemplate the imposition by the district or public entity of any legally available fee, assessment or other financing mechanism to facilitate the construction and maintenance of a drainage system.

36. A public utility easement shall be provided along the street frontage of all streets extending 10 feet behind the back of the sidewalk.
37. The decorative masonry block wall to be located along the Western Parkway, Libby Lane and the south property line of Lot 123 shall be of a decorative form. Design details of the wall shall be included as part of the improvement plans submitted with the first phase of construction and must be approved by the Community Development Director prior to its construction.
38. The masonry block wall to be located along the project's south property line shall be completed immediately following initial grading of the site and prior to construction of any homes in Phases 2 and 3.
39. The property shall petition for formation of a Zone of Benefit of the Yuba City Landscaping and Lighting District for the purpose of maintaining street trees to be planted along all streets, masonry walls and streetlights. The subdivider shall be responsible for preparation of a street tree and irrigation plan that is acceptable to the Director of Parks and Recreation prior to entering into the Subdivision Agreement with the City.
40. All street lighting shall be dedicated to the City of Yuba City.
41. The street trees and street lighting are public improvements which shall meet the Parks Division Planting Standards and Public Works Standard Details and be included on the improvement plans and specifications for the subdivision when the improvement plans are submitted for the first phase of the tentative map.
42. The applicant shall be responsible for the landscaping and planting of street trees in the area east of Lot 123 adjacent to Libby Lane. Improvement plans for Phases 2 and 3 shall reflect landscaping and street tree placement.
43. Final improvement plans shall reflect street tree placement so that no interference with streets, streetlights, and driveways occur.
44. The street trees proposed by the subdivider shall be a minimum of 15 gallon in size with a one-inch dbh (diameter at breast height). The tree specie(s) shall be a shade type approved by the City Arborist and Community Development Director. Only one tree specie shall be planted on any street.
45. The Final Map shall show provisions for the placement of centralized mail delivery units in the Public Utility Easement (PUE). Developers shall

provide a concrete base for placement of the centralized mail delivery units. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Yuba City Department of Public Works, with due consideration for street light location, traffic safety, security, home entrance locations and consumer convenience.

46. A master grading plan for the subdivision shall be submitted to the Public Works Department as part of the improvement plans with the first subdivision phase.
47. All existing well(s) and septic tank(s) shall be destroyed in accordance with the requirements of the Sutter County Health and Yuba City Building Departments, respectively.
48. The existing overhead utility lines located along the westerly edge of the subject property shall be under-grounded or removed as part of the first phase of construction.
49. The developer shall prepare and implement a water quality control plan for the construction and operational phases of the proposed project. This plan shall be reviewed and approved by the Public Works Department. Such a plan shall include Best Management Practices to control the input of pollutants to urban storm water runoff released to receiving waters off-site as deemed appropriate by the Public Works Director prior to entering into the Subdivision Agreement with the City.
50. Each lot shall be landscaped between the residence and the curb prior to occupancy. If it is deemed impractical to have the landscaping completed prior to occupancy, the builder/developer shall provide security for the value of the landscaping and commit to a water quality control plan to prevent the input of pollutants from the lot to the urban drainage system as approved by the Public Works Director.
51. The only hard surface (concrete or pavers) that can be placed in the street planter area other than the standard driveway serving the residence is 18" wide strips to accommodate the wheel path of vehicles. The subdivider shall notice individuals acquiring lots in this subdivision, by posting a notice provided by the City in the garage prior to final inspection.
52. All driveway locations shall be shown on the improvement plans. The pan width shall not exceed 24-feet in length for a 3-car garage, and 16-feet in length for a 2-car garage.

53. Building Permits may be issued and foundation work (including forming materials) can proceed on the site prior to a water system and all-weather surface road being available, but no combustible materials shall be brought on site until the all-weather surface road and water systems are completed and approved by the Public Works and Fire Departments.

3. **PUBLIC HEARING: REZONE NO. 05-05 TO CHANGE EXISTING ZONING ON A PARCEL LOCATED AT 1352 COLUSA AVENUE FROM THE HEAVY COMMERCIAL/LIGHT INDUSTRIAL (C-M) DISTRICT TO THE GENERAL COMMERCIAL (C-3) DISTRICT, OR TO A DISTRICT AS DEEMED APPROPRIATE – APPLICANT/PROPERTY OWNER, BILL MEAGHER & MIKE TOMLINSON.**
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Project Description:

The applicant is petitioning for a rezone of property from the Heavy Commercial/Light Industrial (C-M) District to the General Commercial (C-3) District in order to facilitate redevelopment of the site for future retail uses. The C-3 District is consistent with the Regional Commercial General Plan Designation.

Property Description:

The 1-acre parcel is located on the south side of State Route 20 (Colusa Avenue) approximately 350 feet west of the intersection at State Routes 20 and 99. The property has a street address of 1352 and 1356 Colusa Avenue. The site is currently occupied by 2 buildings, one being a retail barbeque center and the other an automobile restoration business that is set towards the back of the property with street access from Woodward Street. The site is paved with an asphalt driveway between the Labor Ready business on the westerly parcel and the building housing the automobile restoration business and the barbeque business has a paved parking lot along its Colusa frontage. The remaining portions of the site are undeveloped and unimproved. Woodward Street, which runs along the south property line of the site is unimproved.

General Plan Designation:

Regional Commercial (RC)

Zoning District:

Heavy Commercial/Light Industrial (C-M) District

Surrounding Land Use:

North of the property is State Route 20 (Colusa Avenue) and a Caltrans owned parcel, which is currently being leased to All-Seasons RV and a modular home sales center. South of the site is Woodward Street, a vacant parcel, and a landscape materials yard for Sperbeck's Nursery. West of the site is Labor Ready and the Yuba/Sutter Veterinary Clinic. East of the site is another Caltrans owned parcel with buildings leased to the Hose Shop and American Equipment Rentals (see Study Sketch).

Previous Commission Actions and/or Policies:

There have been no recent Commission actions and/or policies on the site or within the vicinity.

Environmental:

A negative declaration was prepared on the project and has been included for the Commission’s review. The initial study prepared on the proposal did not uncover any potentially significant impacts. However, any future projects proposed on the site will be subject to environmental review pursuant to the California Environmental Quality Act (CEQA).

Staff Comments:

Staff supports the rezone of this 1-acre parcel from the Heavy Commercial/Light Industrial (C-M) District to the General Commercial (C-3) District. On the General Plan the subject parcel is designated as Regional Commercial due to its centralized location within the city and the region. Because of the existing land-uses on this parcel and within the area, the zoning has remained C-M in order to recognize their existence. The C-3 zoning district however is more appropriate in order to convert to higher and better uses. Because of the parcels centralized location, staff has always maintained an interest in this area being zoned C-3, yet has left it to the market economy to determine an appropriate time to change. The land along State Route 20 for the most part is zoned C-3 (see Exhibit A – Existing Zoning), with compatible zoning along both the parcel’s north and east property lines. The parcel has been historically used for commercial purposes and the applicant intends to develop it in kind in the near future.

Recommended Action:

- A. Adopt the following findings:
 - 1. Following review and consideration of the negative declaration and any comments received, find that the rezone to the General Commercial (C-3) District will not have a significant impact on the environment, and
 - 2. The General Commercial (C-3) District is consistent with the Regional Commercial (RC) designation of the Yuba City General Plan, and
 - 3. The rezone to the General Commercial (C-3) District is consistent with adjacent zoning, in that the adjacent parcel to the east is also zoned General Commercial (C-3).
- B. Adopt the negative declaration.

- C. Recommend to the City Council adoption of an ordinance for approval of Rezone #05-05 for amendments to the Official Zoning Map to the General Commercial (C-3) District as indicated on the attached exhibit.

4. **PUBLIC HEARING: TENTATIVE PARCEL MAP 05-03; 1889
JAMIE DRIVE – SUBDIVIDER / PROPERTY OWNER, TOM
CROSSAN**

Project Description:

A request to subdivide a single parcel with a total site area of .4 acres into two single-family residential lots, Parcel 1 to be .14 acres and Parcel 2 to be .26 acres. Project improvement standards include curb, gutter, and sidewalk improvements along Blevin Road and Jamie Drive via the use of a deferred improvement agreement.

Property Description:

The subject property is identified as Assessor's Parcel No. 59-540-019. The .4 acre parcel is located on the corner of Blevin Road and Jamie Drive, on the north side of Jamie. The subject property is presently developed with a single family residence as well as a garage and carport. There is also a paved covered slab along the western property line, used for additional off street parking. The property is located in an area with suburban residential development. Both Blevin and Jamie are unimproved along either frontage, lacking curb, gutter, and sidewalk.

General Plan Designation:

The subject property has a General Plan designation of Low Density Residential (LDR). This General Plan designation provides for a development density of no less than 2 dwelling units per acre and no more than 8 dwelling units per acre.

Zoning Classification:

One-Family Residence (R-1) District.

Surrounding Land Use:

Land use to the north, south, east and west are developed single family residences. (see Study Sketch)

Previous Commission Action and/or Policies:

No actions to report.

Environmental:

The proposed tentative parcel map has been determined to be exempt from the California Environmental Quality Act (CEQA) per §15315 Minor Land Divisions.

The division of properties into four or fewer parcels in urbanized areas is allowed to proceed without an initial study if the proposed use is in conformance with the General Plan designation and zoning, no variances or exceptions are required, and all services and access to the proposed parcel are available.

The situation withstanding, the services are readily accessible by the current occupant and will be accessible by the occupant of any new structure. It is therefore determined that no significant effect on the environment will result from the minor land division being proposed in this application.

Staff Comments:

Staff supports the applicant's request to subdivide. The newly created parcel meets all standards set for a single family residential lot. As part of conditions of approval, the applicant will be entering into a deferred improvement agreement and will be responsible for basic improvements along the Blevin Road and Jamie Drive frontages.

The efficient utilization of residential space to accommodate the ever growing need for single family housing in this community is critical. This project is able to offer such utilization. According to Guiding Policy 3.5-G-3, "Allow and encourage low-medium density small-lot single-family development in new and existing neighborhoods that enable compact development and efficient infill."

Yet, it is necessary to consider the scale and character of such neighborhoods, and that certain infill projects do not disrupt or divide such neighborhoods. Implementing Policy 3.4-I-7 states, "Promote infill development that maintains the scale and character of established neighborhoods." The subject property and surrounding properties sit on relatively large lots, significantly larger than the lot size proposed for parcel one. The construction of a single family dwelling on the newly created parcel, relatively smaller than those within the established neighborhood, may be considered a contributing factor to the disruption of an otherwise base characteristic to that existing neighborhood. If neighboring residents offer concerns about neighborhood compatibility the Commission should give consideration to the question of compatibility.

Recommended Actions:

- A) Adopt the following recommended findings:
 - 1. The approval of the tentative map and subdivision of said parcel is consistent with the Guiding and Implementing Policies, as well as the Low Density Residential designation of the Yuba City General Plan.
 - 2. The tentative map is consistent with and meets the minimum standards for the R-1 District.

- B) Approve the tentative parcel map subject to the following conditions of approval:
1. Prior to the recordation of the parcel map, a public utility easement shall be provided along both the Blevin Road and Jamie Drive street frontages extending ten feet behind back of future sidewalk.
 2. Any residence built on the newly created lot will be limited to one-story construction.
 3. The existing and future residence shall be connected to city water and sewer services prior to recordation of the map.
 4. Any existing structure, including the materials which comprise its foundation, intruding into the required side yard setback shall be removed or modified to adhere to current zoning requirements.

5. **PUBLIC HEARING: TENTATIVE MAP 05-05; SOUTHEAST CORNER OF PLUMAS STREET AND LYNN WAY – SUBDIVIDER, BAKER-WILLIAMS ENGINEERING GROUP/ PROPERTY OWNER, GLM CUSTOM HOMES**

Project Description:

Division of a single parcel with a total site area of .57 acres into two separate parcels for future development with fourplexes, Parcel 1 consisting of .28 acres and Parcel 2 consisting of .29 acres.

Property Description:

The subject .57 acre parcel is located on the southeast corner of Plumas Street and Lynn Way, is presently vacant and is undeveloped though improvements are in place.

General Plan Designation:

The subject property has a General Plan designation of Medium Density Residential. This General Plan designation provides for a density ranging from 6 to 14 dwelling units per acre.

Zoning Classification:

Multiple-Family Residence (R-3) District.

Surrounding Land Use:

The property is bounded on the north, south, and west by multiple family units. East of the property is a Self-Storage facility (see Study Sketch).

Previous Commission Action and/or Policies:

In September of 2002, the Planning Commission approved a Tentative Map (TM 02-04) to divide a 4.07 acre parcel into a 3.5 acre parcel with frontages on Market Street and Lynn Way zoned M-1 (Light Industrial) and designated Business, Technology, and Light Industry and remainder. The remainder was a .57 acre parcel zoned R-3 and designated Medium/Low Density Residential with frontages along Plumas Street and Lynn Way. It is the property in question today.

Environmental:

The proposed tentative parcel map has been determined to be exempt from the California Environmental Quality Act (CEQA) per §15315 Minor Land Divisions. The division of properties into four or fewer parcels in urbanized areas is allowed to

proceed without an initial study if the proposed use is in conformance with the General Plan designation and zoning, no variances or exceptions are required, and all services and access to the proposed parcel are available. It is therefore determined that no significant effect on the environment will result from the minor land division being proposed in this application.

Staff Comments:

Staff supports the applicant's request to subdivide. The parcel has excellent development potential and will contribute to the ever increasing need for affordable housing and high density development. Improvements including curb, gutter, and sidewalk are in place and will aid in the development process.

Recommended Actions:

- A) Adopt the following recommended findings:
 - 1. The approval of the tentative map and subdivision of said parcel is consistent with the Guiding and Implementing Policies, as well as the Medium Density Residential designation of the Yuba City General Plan.
 - 2. The approval of the subdivision map is consistent with and meets the minimum standards for the Multiple Family Residence (R-3) District.

- B) Approve the tentative subdivision map subject to the following conditions of approval.
 - 1. Each parcel shall be required to provide and maintain independent water and sewer services.
 - 2. Prior to the recordation of the parcel map, public utility easements shall be provided along both Plumas Street and Lynn Way frontages extending ten feet behind the back of sidewalk.
 - 3. Cross easements shall be provided between the newly created parcels to accommodate parking and vehicle access requirements.

**6. COMMISSION CONSIDERATION: RZ 05-03; EXPANSION OF
THE PREANNEXATION ZONING AREA AT BUTTE HOUSE
AND TOWNSHIP ROAD**

Staff will make a verbal presentation at the meeting. Included with your agenda packet is a map of the subject area.

7. **COMMISSION CONSIDERATION: ZONING CODE
AMENDMENT # 05-03 FOR REVISIONS TO THE YUBA CITY
MUNICIPAL CODE REGARDING SIGNAGE**

Recommended Action: Continue the public hearing to the meeting of May 11, 2005.