



City of Yuba City
Planning Division Agenda Report
Planning Commission Meeting

August 13, 2008

DATE: August 7, 2008
TO: Yuba City Planning Commission
FROM: Community Development Department
SUBJECT: Agenda Report – Meeting of August 13, 2008

PUBLIC HEARINGS:

1. **TENTATIVE MAP TM 08-02 TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS LOCATED AT THE NORTHWEST CORNER OF SUTTER STREET AND TEEGARDEN AVENUE; ADDRESS: 726 SUTTER STREET; ASSESSOR'S PARCEL NUMBER: 52-440-030; PROPERTY OWNER: D&K REV.TR., JULY 9, 1979; APPLICANT: DAVID LEE**

Project Description:

The applicant proposes to subdivide a 0.95-acre parcel into two parcels of 0.67 acres, 0.27 acres, at the northwest corner of Sutter Street and Teegarden Avenue.

Property Description:

The 0.95-acre parcel is currently occupied by three structures: the Sunflower Natural Foods building, a storage shed, and a single-family house. (See Attachment 1, "Aerial Photo".)

General Plan Designation:

Business, Technology, Light Industry

Specific Plan Designation:

Light Industrial

Zoning Classification:

C-M, SP (Heavy Commercial/Light Industrial, Specific Plan Combining) District

Surrounding Land Use:

A heating and air conditioning business is located to the north, Sutter Street and a variety of commercial/light industrial uses are located to the east, Teegarden Avenue and single-family homes are located to the south, and a commercial parking lot is located to the west.

Previous Actions and/or Policies:

None.

Environmental:

Categorically Exempt per Section 15315 pertaining to minor land divisions.

Staff Comments:

Section 8-2.609 of the Yuba City Municipal Code and the Subdivision Map Act require that findings be made in order to approve a tentative map. The required findings are listed below in bold italics and are followed by an evaluation of the tentative map in relation to each finding.

- 1. The proposed tentative map is consistent with the General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.***

Staff Analysis: The proposed tentative map conforms to the General Plan, the Central City Specific Plan, and the Yuba City Zoning Regulations in all respects. Specifically, the proposed parcels all exceed the 5,000 square foot minimum lot size and all setbacks that are required in the C-M District.

- 2. The site is physically suited for the type and proposed density of development.***

Staff Analysis: The proposed tentative map does not involve additional development on the project site. The site currently accommodates the existing development in accordance with all applicable standards; approval of the tentative map would not result in a nonconforming situation.

- 3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and the type of improvements are not likely to cause serious public health problems.***

Staff Analysis: As previously noted, the proposed tentative map does not involve additional development on the project site. Division of the property into two parcels will not result in environmental damage or public health problems. Condition number three requires the installation of backflow preventers on all water lines. This condition corrects an existing deficiency.

- 4. The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.***

Staff Analysis: The proposed tentative map is designed in such a way as to preserve the existing access points for all existing buildings on the site. As such, the subdivision will not conflict with easements or public access.

Recommended Action:

The Planning Division recommends that the Planning Commission take the following actions:

A. Adopt the following findings:

1. TM 08-02, in accordance with Section 15315 of the California Environmental Quality Act, is exempt from further environmental review since it consists of the division of property in an urbanized area and is in conformance with local General Plan and Zoning requirements.
2. The proposed TM 08-02 is consistent with the Yuba City General Plan, and the design or improvement of the proposed TM 08-02 is consistent with the Yuba City General Plan, the Central City Specific Plan, and the Yuba City Zoning Regulations.
3. The site of the proposed TM 08-02 is physically suited for the type and proposed density of development.
4. The design of TM 08-02 and the proposed improvements are not likely to cause substantial environmental damage and the types of improvements are not likely to cause serious public health problems.
5. The design of TM 08-02 and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

B. Approve Tentative Map TM 08-02 subject to the following 4 conditions of approval:

General

1. Tentative Map TM 08-02 is approved as shown in Exhibit A and as conditioned herein.

Prior to Final Map Recordation

Engineering Division

2. All service laterals (water, sewer, irrigation, fire suppression), are to be shown on the tentative map.
3. All commercial, domestic, landscape, and fire service lines shall have reduced pressure backflow preventers.

4. Any new reduced pressure backflow preventers shall be tested and a backflow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.