



City of Yuba City  
Planning Division Staff Reports  
Planning Commission Meeting

June 9, 2010

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DATE: June 3, 2010  
TO: Yuba City Planning Commission  
FROM: Community Development Department  
SUBJECT: Staff Reports for Meeting of June 9, 2010

Commission Consideration:

**1. GENERAL PLAN CONSISTENCY OF THE 2010-2015 CAPITAL IMPROVEMENT PROGRAM**

**Project Description:**

Planning Commission's annual consideration and review for consistency with the General Plan of the draft Capital Improvement Program (CIP) for the years 2010 through 2015.

**Background:**

The CIP is the City's comprehensive multi-year plan for the development and improvement of the City's capital facilities. The plan outlines the capital projects that may take place over the next five years. The CIP is updated annually; it is most accurate for the upcoming year and is staff's best estimate for the remaining four years. The Planning Commission reviews the CIP prior to its adoption by the City Council each fiscal year.

The Planning Commission reviews the CIP to determine whether the plan is consistent with the Yuba City General Plan. Section 65401 of the California Government Code requires each agency that proposes public improvement projects to annually submit a list of projects to the community's planning agency for review as to conformity with the adopted General Plan. Further, Section 65402 prohibits the purchase of properties or the commencement of work on public projects until the Planning Commission has reviewed the projects for consistency with the General Plan.

**Staff Comments:**

For fiscal year 2010-2011, proposed General Fund capital projects are scaled back due to lack of sufficient funding. This next budget year reflects a continuation of the effort to provide funding for high priority projects. Total expected capital expenditures for 2010-2011 are \$48,465,000.

Of this amount, \$27,020,000 are carry-over funds and \$21,445,000 are current appropriations. The majority of this funding comes from a variety of sources, including sewer and water funds (\$6,164,000), development impact fees (\$8,577,000), the Streets and Roads Fund (\$2,321,000) and the General Fund (\$1,184,000). Other notable sources include the Clean Water State Revolving Loan Fund, and grants from the American Recovery and Reinvestment Act, State Proposition 50, FEMA and the California Office of Emergency Services.

The CIP is divided into the following categories: General Projects, Facility Projects, Parks and Recreation Projects, Current Public Safety Projects, Current Streets Projects, Water Utility Projects, and Wastewater Utility Projects. The first page of each category contains a summary of the proposed projects contained in that particular category. The majority of projects are improvements to existing infrastructure that do not directly pertain to the General Plan, including improvements to the wastewater treatment plant, street overlays, and improvements to parks and other city facilities for safety reasons or to bring them into compliance with the American Disabilities Act.

Some large projects proposed for next year's budget that are addressed by the General Plan include the projects listed below.

Gateway Enhancements – Funds to improve the City’s key gateways, including elimination of conditions of physical and economic blight. (page 16)

Feather River Mills Site Development – Funds for the development of the RDA’s property located in the Town Center. (page 17)

Central City Specific Plan Implementation – Funds for ongoing improvements and studies within the Central City Specific Plan area. (page 18)

Feather River Parkway – Funds for safe public access, recreation, and habitat restoration in 68 acres of the Feather River Parkway. Costs will be reimbursed through Proposition 50 grant funds. (page 32)

Traffic Signals – Funds for construction of traffic signals at various City intersections, including Garden Highway and Franklin Road, Queens Avenue and Gray Avenue, Second Street and B Street, Walton Avenue and Lassen Boulevard, and Lassen Boulevard and Tharp Road. (page 44)

Queens Avenue/State Route 99 Interchange Modification – Funds to prepare the necessary studies for Caltrans permitting for future construction of the modifications. The General Plan designates Queens Avenue as a Minor Arterial. (page 45)

Garden Highway Improvements – Funds to widen and reconstruct Garden Highway from Second Street to Lincoln Road with construction to be phased from through 2014. The first phase, between Second Street and Franklin Road, is complete. The General Plan designates Garden Highway as a Major Arterial. (page 47)

Fifth Street Bridge Replacement – Funds to prepare technical studies related to the replacement of the Fifth Street Bridge. This is a joint project between Yuba City, Marysville, Sutter County, and Yuba County. The local share is 11.5%. (page 53)

Lincoln Road Widening – Funds to widen Lincoln Road from Garden Highway to SR 99. (page 56)

After reviewing the proposed document and comparing it with the adopted General Plan, it is staff’s opinion that the proposed CIP is consistent with the General Plan.

**Recommended Action:**

Find that the proposed Capital Improvement Program is consistent with the Yuba City General Plan.

**Public Hearing:**

- 1. USE PERMIT UP 10-03 FOR OPERATION OF A RECYCLING FACILITY LOCATED AT 730 JONES ST; ASSESSOR’S PARCEL NUMBER: 52-270-005; APPLICANT: EMPIRE STEEL; OWNER: DANNA AND DANNA.**

**Project Description:**

The applicant is requesting a Use Permit to operate a recycling collection facility at 730 Jones Street which is zoned M-2, Industrial District. The proposed project will be located in a portion of an existing warehouse that occupies the property. The applicant proposes modifications to the interior of the building and only minor modifications to the site to bring it into compliance with the City’s parking requirements. Section 8-5.2101 requires proponents of recycling facilities in the M-2 District to obtain a Use Permit from the Planning Commission prior to operation.

**Property Description:**

The project site is located on the south side of Jones Street with Cooper Avenue to the west and Bridge Street to the south. While Jones Street is a public right-of-way, it does not have any street improvements and functions more as a driveway approach for the surrounding warehouse buildings. The applicant is proposing to keep all recycling operations within the warehouse building and not use any of the vacant property that fronts onto Bridge Street. Although Jones Street is developed on both sides with multiple warehouse buildings, the subject property where the proposed recycling facility is located is on its own parcel of land. This parcel is currently occupied by one 12,686 sq ft warehouse building and associated parking improvements. (See Attachment 1, Aerial Photo). Public ingress and egress as well as truck access will be provided via Jones Street.

**General Plan Designation:**

Manufacturing, Processing, and Warehousing

**Zoning Classification:**

M-2 Industrial District

**Surrounding Land Use:**

Vacant industrial land is located to the south with existing industrial warehouse uses to the east and north. Residential uses are located across Cooper Avenue, west of the project site.

**Previous Commission Actions and/or Policies:**

None

**Environmental:**

The applicant proposes only minor modifications to the interior of the structure and the site. Staff has determined the project to be Categorically Exempt per Section 15301(a) pertaining to minor alterations to existing structures.

**Staff Comments:**

Provided below is an evaluation of the findings required to approve the Use Permit. The required findings are in bold, italicized font.

- 1. The proposal is consistent with the General Plan.***

Staff analysis: The property is zoned M-2, Industrial District, which is consistent with the existing General Plan designation of Manufacturing, Processing, and Warehousing. The M-2 District allows recycling facilities subject to the issuance of a Use Permit by the Planning Commission.

- 2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.***

Staff analysis: The site for the proposed use is adequate to accommodate the recycling facility. The applicant has proposed some modifications to the site to bring it into conformance with the Zoning Regulations, the Building Code and the Americans with Disabilities Act. For example, the applicant will pave all areas that will be utilized by vehicles.

Based on the layout provided by the applicant, half of the proposed building will be used as a warehouse and the other half of the building will be accessible to customers. All other operations for the recycling facility will occur within the warehouse building. The table below demonstrates that the parking demand for the project is 16 spaces. The applicant is proposing to improve 19 parking spaces, which includes 15 spaces on the north side of the building and 4 interior spaces at the drive-thru drop off area. Future interior modifications that change the ratio

of warehouse space to recycling space may trigger the need for additional parking. Condition number 4 ensures that staff will have the opportunity to review any interior modifications before implemented so that the parking requirements in the Zoning Regulations are still met.

<b>Building Number/Use</b>	<b>Building Size</b>	<b>Parking/sf</b>	<b>Required Parking</b>
1: Warehouse	6,444 sf	1 space/2000 sf	3 spaces
2: Recycling	6,444 sf	1 space/500 sf	13 spaces
<b>Total:</b>			<b>16 spaces</b>

Customers will enter the facility from Cooper Avenue then proceed to Jones Street heading north to the building entrance. Vehicles enter the drive through, unload and sort their recyclable materials then exit thru the south door proceeding west on Jones Street to Cooper Avenue. The facility has ample storage for purchased and loose materials such as trash, plastic bags, etc. that will be contained inside the facility. A van trailer will be located on the north end of the building where all collected materials will be processed daily and then shipped out weekly.

***3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.***

Staff analysis: Staff determined that the proposed recycling facility will not generate more than 50 peak-hour trips. For this reason staff did not require a traffic impact study. The surrounding streets are designed to carry industrial-type traffic, such as the large trucks that will pick up crushed and baled recyclables once a week. Therefore, the streets serving the site are adequate to carry the quantity of traffic generated by the proposed use. Staff considers the proposed location to be suitable for a recycling facility.

***4. The site design and size and design of the buildings will complement neighboring facilities.***

Staff analysis: As previously noted, the design of the site meets the requirements of the Zoning Regulations relative to the provision of adequate parking. The applicant proposes no changes to the exterior of the building and there are no design guidelines that apply to industrial properties. Since the subject parcel does not front on any street, and since the applicant will not be using any property that fronts on Bridge Street, upgrades to the street frontage and landscaping are not required.

***5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.***

Staff analysis: The project site and the surrounding uses have been historically industrial in nature. The applicant’s goal is to provide a state of the art recycling facility and to work with the City to provide a clean and safe environment that will not be detrimental to the surrounding neighborhood. Condition number 5 requires the applicant to keep the surrounding properties and

rights-of-way free of trash and debris to ensure its compatibility with surrounding uses. Furthermore condition number 6 precludes patrons of the facility from congregating or loitering in the vicinity of the recycling facility when it is not open and condition number 11 prohibits any signage to be located on Bridge Street or Cooper Avenue.

As proposed and conditioned, the operation of the recycling facility will not be detrimental or injurious to property or improvements in the neighborhood.

**Recommended Action:**

Staff recommends that the Planning Commission take the following actions:

- A. Find that the project is exempt from CEQA per Section 15301(a), regarding existing facilities.
- B. Adopt the following findings:
  - 1. Use Permit UP 10-03 is consistent with the General Plan.
  - 2. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping, and other features required by this chapter.
  - 3. The streets serving the site are adequate to carry the quantity of traffic generated by the use of a recycling facility.
  - 4. The site design and size and design of the building will complement neighboring facilities.
  - 5. The establishment or operation of the use or building applied for will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
- C. Approve the requested use permit for establishment of a recycling facility subject to the following 18 conditions of approval:

**General**

- 1. Approval of Use Permit UP 10-03 shall be null and void without further action if utilization of Use Permit UP 10-03 has not been substantially commenced within 2 years of the date of its approval, or on June 9, 2012.

2. The Conditions of Approval shall be attached to, and be made an integral part of, the improvement plans.
3. Use Permit UP 10-03 is approved as shown in Exhibit A and as conditioned herein.
4. Modifications to the warehouse may require additional parking in accordance with the requirements of Article 61 of the Yuba City Zoning Code. The applicant shall be required to obtain approval from the Planning Division prior to any reconstructing of the interior space.
5. The applicant shall on a daily basis be responsible for cleaning the nearby right-of-way and adjoining parcels of any debris or materials associated with the recycling facility.
6. Patrons of the facility shall not be allowed to loiter in the public right-of-way or surrounding properties outside of the hours of operation.
7. All operations shall be contained in the warehouse, with the exception of one cargo container, which may be located on the east side of the building. Outdoor storage of materials is prohibited.
8. Stacking of plastic and other combustible materials shall not be higher than two (2) bales.
9. Pick up and deliveries shall occur only during hours of operation.
10. Hours of operation shall be limited to Monday thru Saturday 9am to 6pm.

### **Planning**

11. Approval of the Use Permit does not include approval of any signage. A separate sign permit shall be secured for all signage located on the building and on the site. Since the project site does not front on Bridge Street or Cooper Avenue, signage on Bridge Street and Cooper Avenue is prohibited.

### **Building**

12. The applicant shall obtain a building permit for construction and shall comply with all applicable Building, Fire and Life Safety codes.

### **Engineering**

13. Sidewalks along Bridge and Cooper shall be kept clean and remain accessible for American Disability Act compliance.
14. Storage of vehicles/containers will not be allowed in the public right-of-way including Jones Street.

15. The contractor shall obtain an Encroachment Permit from the City prior to performing any work within public rights-of-way.
16. All domestic, landscape, and fire service lines shall have reduced pressure backflow preventers.
17. If new backflow preventers are installed, they shall be tested, and a backflow preventer certification performed by an AWWA licensed tester shall be submitted to the Public Works Department.
18. All travel ways interior to the site shall be paved.