



City Council Meeting | Nov. 20, 2018

(Item 3) Sullivan Expansion

- General Plan Amendment, Rezone, Development Plan, & Environmental Assessment
- Would facilitate a 2-acre expansion by the John L. Sullivan auto dealer to the west
- Project was considered by the Planning Commission on Sept. 26, 2018



(Item 3) Sullivan Expansion

- General Plan Amendment: Office to Regional Commercial
- Rezone: Office (C-O) to General Commercial (C-3)
- Development Plan: to develop the site



Site Description

- The 2 acre site is part of a larger 23 acre site that was part of the previously approved The Calvary Christian Center
- The proposed expansion would reduce the yet to be constructed sports field

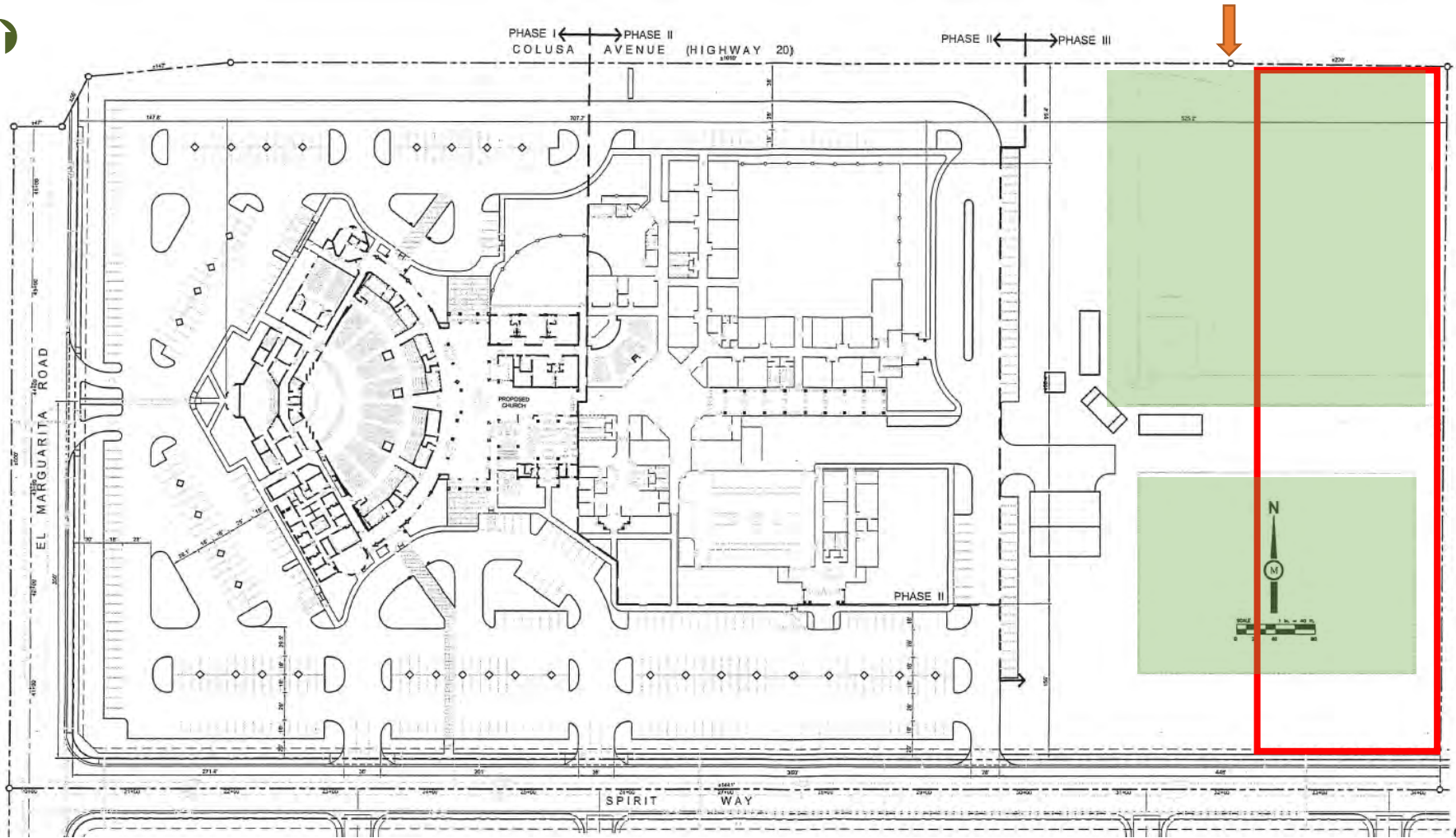


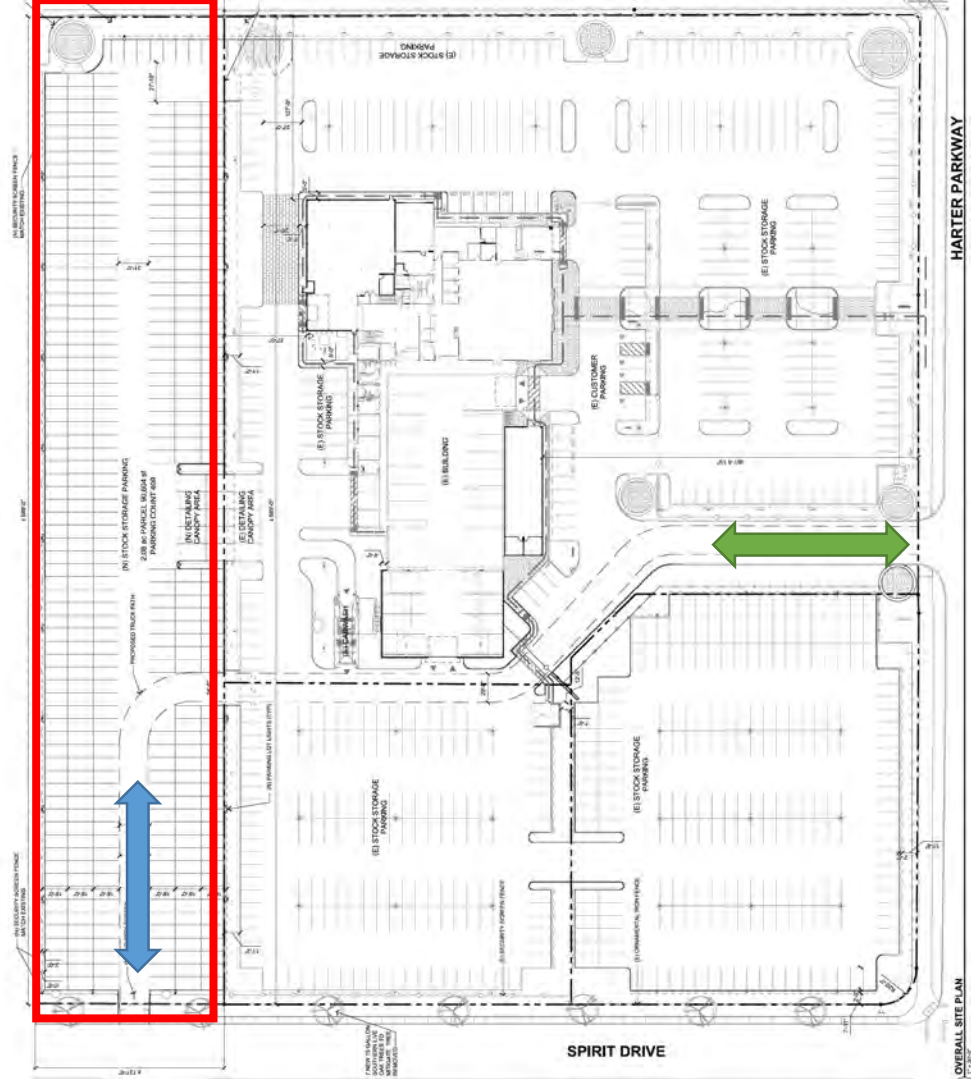
Map



Map







OVERALL SITE PLAN



Concerns expressed by neighbors

- In response to the City's public notice, staff received concerns regarding:
 - Noise, particularly in the morning and the public announcement system
 - Excessive lighting
- Previous concerns:
 - Parking of delivery trucks on Harter Parkway
 - Driving on the ADA ramps



Oak tree

- There was a large heritage oak tree at the site
 - Diameter of 48 inches at breast height
 - Applicant commissioned an arborist report that noted that the tree was not in good condition and that it posed a danger
 - The tree was removed



Oak tree

- City has a General Plan policy to preserve these trees
 - Diameter of 48 inches at breast height
 - Drip line of 40 feet
 - Applicant commissioned an arborist report that noted that the tree was not in good condition and that it posed a danger
 - The tree was removed in late 2017





Colusa Hwy

Colusa Hwy

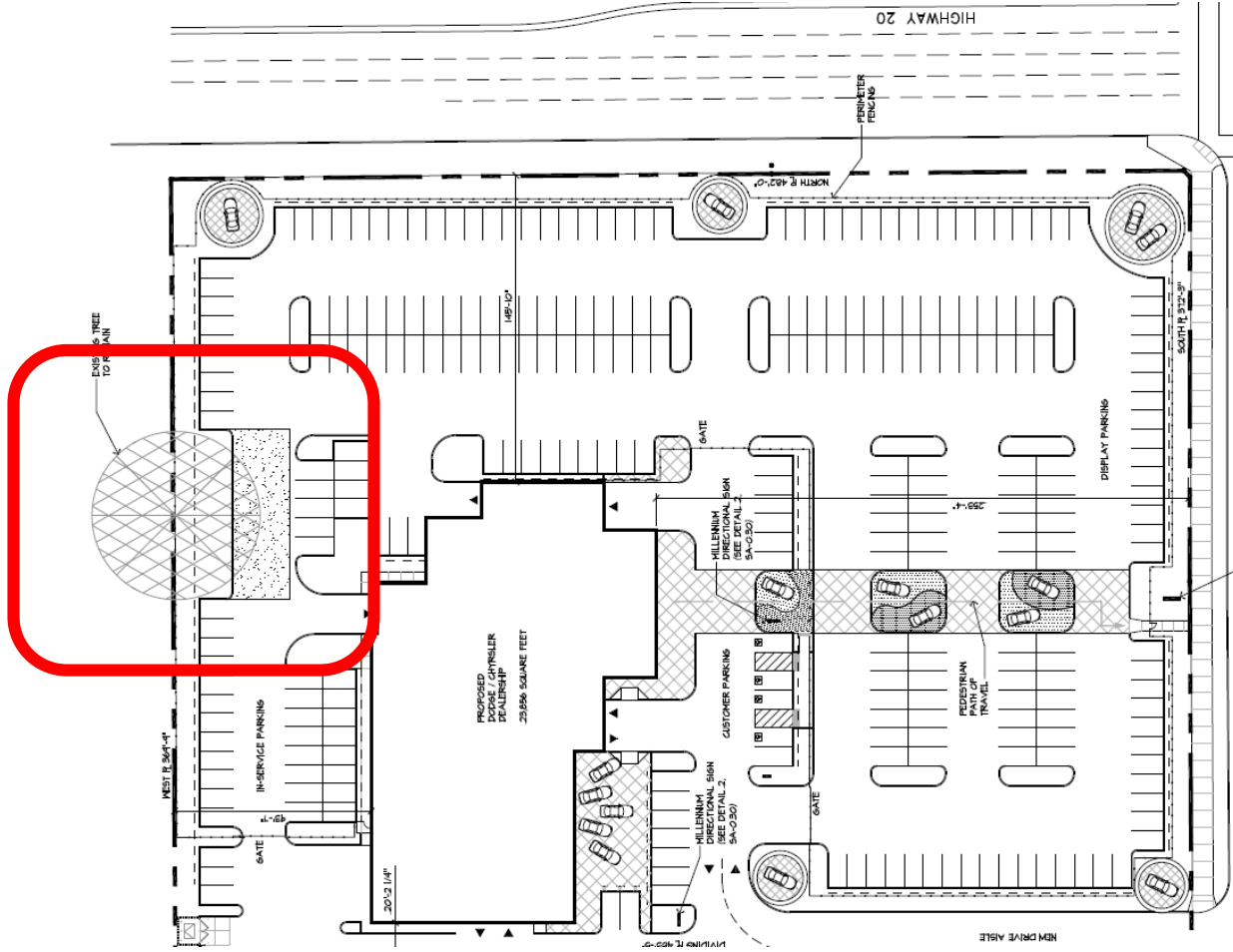
Harter Pkwy

Harter Pkwy

John L Sullivan Dodge
Chrysler Jeep RAM

Google





10' HIGH SERIES 5
 DISPLAY SIGN
 SEE DETAIL SA-032

TER PARKWAY



Mitigation

- Employed the Guide to Plant Appraisal by the Council of Tree and Landscape Appraisers
- Options
 - Pay a mitigation fee in the amount of \$17,276 to the City. City will plant trees at the new park or along the trail
 - Applicant may plant oak trees on-site
 - Combination of the two items above



Oak tree

- At its Sept. 26, 2018 meeting, the Planning Commission recommended against mitigation.



Mitigation

- California Environmental Quality Act
 - The solution must be roughly proportionality to the project
 - Mitigation may not be required where there is no impact or less than a significant impact
 - Mitigate to pre-project condition



Landscaping

- Along SR 20
- Along Spirit Way
 - New fencing along Spirit Way



CEQA

- An environmental assessment including an initial study and mitigated negative declaration was prepared and circulation to state and Tribal consultation
- Mitigation is incorporated into the conditions of approval



Recommendation

- Recommend that the City Council:
 - Adopt the environmental assessment including an initial study and Mitigated Negative Declaration and Mitigation Monitoring Plan
 - Adopt a resolution amending two acres of the General Plan land use designation from the Office and Office Park to Regional Commercial designation.



Recommendation

- Recommend that the City Council:
 - Introduce an Ordinance rezoning the site from the Office Commercial (C-O) to General Commercial (C-3) zone district, and waive the first reading.
 - Adopt a resolution approving Development Plan 18-01 to expand the dealership.



Map





Colusa Hwy

Colusa Hwy

Harter Pkwy

Harter Pkwy

John L Sullivan Dodge
Chrysler Jeep RAM

Google

