

CITY OF YUBA CITY  
STAFF REPORT

**Date:** October 1, 2019

**To:** Honorable Mayor & Members of the City Council

**From:** Development Services Department

**Presentation By:** Brian Millar, Interim Development Services Director

**Summary:**

**Subject:** General Plan Amendment, Rezoning and a Tentative Subdivision Map to create six single-family residential lots, 10 duplex lots, a 1.27 acre multiple-family lot, and a 0.6-acre office lot, located at the northwest corner of Bridge Street and Walton Avenue

**Recommendation:** Adopt an Ordinance rezoning the site located at the northwest corner of Bridge Street and Walton Avenue from the Office Commercial (C-O) and Heavy Commercial/Light Industrial (C-M) Zone Districts to Single-Family Residential (R-1), Two-Family Residential (R-2) and Multiple-Family Residential (R-3) Zone Districts, along with the remaining Office Commercial (C-O) Zone District and waive the second reading

**Fiscal Impact:** None to the City. The costs for processing the land use entitlements is funded by the payment of the required entitlement fee, a flat rate fee that covers staff costs. Moreover, the development of the project will be subject to the payment of development impact fees as well as building permit fees that will cover future costs incurred by the City.

**Purpose:**

To increase the housing supply in Yuba City by facilitating the development of approximately 5.73 acres primarily into six single-family residential lots, 10 duplex lots (20 residences), a 1.27 acre multiple-family lot (approximately 20 apartments) and a 0.6-acre office lot located at the northwest corner of Bridge Street and Walton Avenue.

**Background:**

The applicant has filed for several land use entitlements pertaining to approximately 5.73 acres. More specifically, the request includes:

1. **General Plan Amendment 18-03:** To amend the land use designations from Office and Office Park (Office) and Business, Technology and Light Industrial (BTLI) General Plan designations to the Low Density Residential (LDR), Medium Density Residential (MDR) and High Density Residential (HDR) designations along with the remaining portion of the Office designated area.
2. **Rezone 18-02:** To rezone said property from the Office Commercial (C-O) and Heavy Commercial/Light Industrial (C-M) Zone Districts to Single-Family Residential (R-1), Two-

Family Residential (R-2) and Multiple-Family Residential (R-3) Zone Districts, along with the remaining Office Commercial (C-O) Zone District.

3. ***Tentative Subdivision Map 19-03:*** To subdivide the property into single-family and multiple-family lots, as well as an office lot. (This item was contingently approved by the Planning Commission subject to the City Council's approval of the General Plan Amendment and Rezone of the property.)

#### **Planning Commission Action on June 26, 2019:**

On June 26, 2019, the Planning Commission considered the proposed project. At the hearing, the Commission heard testimony from City staff and the applicant. The Commission posed numerous questions regarding various concerns about the project. By a vote of 6 to 0, with one Commission member absent, the Commission recommended that the City Council approve the General Plan Amendment and Rezoning, including adoption of a Mitigated Negative Declaration, and then contingently approved the tentative subdivision map, subject to City Council's approval of the General Plan Amendment and Rezoning.

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

In recent years there have been no other Planning Commission or City Council actions on this property.

#### **General Plan Designation:**

*Existing:* BTLI and Office.

*Proposed:* LDR, MDR and HDR. A portion of the property will remain in the Office Land Use Designation.

#### **Zoning Classification:**

*Existing:* C-O and C-M Zone Districts

*Proposed:* R-2 Zone District, and the R-3 Zone District, and a portion of the property will remain in the C-O Zone District.

#### **Bordering Information:**

<b><i>Table 1: Bordering Information and Uses</i></b>			
	<i>General Plan Land Use Classification</i>	<i>Zoning</i>	<i>Existing Land Use</i>
<i>Project Site</i>	Various, subject to this amendment	Various, subject to this amendment	Vacant.
<i>North</i>	BTLI	C-M	Various light industrial type uses.

<i>East</i>	Office	C-O	Bank, office uses.
<i>West</i>	LDR	R-1	Single-family Residences.
<i>South</i>	LDR	R-1	Bridge Street with single-family residences across Bridge Street.

**Environmental Determination:**

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15070 (b)(1), staff prepared an environmental assessment (EA-18-08) which resulted in a Mitigated Negative Declaration (MND), and Mitigation Monitoring Program (MMP) for the project.

Based upon the attached EA 18-08, including the mitigation measures, all potential significant impacts will be reduced to less than significant. The findings of the MND are that, with the proposed mitigations, the project will not create any significant impacts on the environment. As a result, the filing of a MND is appropriate in accordance with the provisions of CEQA.

**Staff Comments:**

***Compatibility with Surrounding Uses***

The area of concern is the border along the north side of the property. The General Plan designation will be revised from a light industrial designation to the medium density and higher density residential land use designations. As there are light industrial uses on the adjoining property to the north from which there is a potential for incompatibility. Much of that neighboring light industrial use is equipment storage. The impact could be aesthetic as the height of the equipment could be visible to the new residential uses. There could also be issues with noise generated by operating equipment. However, the City ordinance requires, and a condition is included, for the sub-divider to provide a six-foot high masonry wall as well as a landscape strip that will planted with a hedge-type plant along the interface of the residential/non-residential properties.

The proposed residential lots along the west side of the subdivision will back to existing single-family residences, which should not create any conflicts.

***Traffic and Circulation:***

Consideration was given to the impacts that the increased traffic would have on Bridge Street. A closer review determined that the new vehicle traffic generated by build-out of this proposal, versus build-out under the existing general plan designations determined there would not be a significant change in the traffic levels. Additional detail on this is provided in the attached Planning Commission staff report.

**Alternatives:**

1. Deny the proposal. Should the project be denied the existing General Plan designations and zone districts would remain as is, and the tentative subdivision map would be denied.
2. Provide staff with further direction.

**Recommendation:**

Adopt an Ordinance rezoning the site located at the northwest corner of Bridge Street and Walton Avenue from the Office Commercial (C-O) and Heavy Commercial/Light Industrial (C-M) Zone Districts to Single-Family Residential (R-1), Two-Family Residential (R-2) and Multiple-Family Residential (R-3) Zone Districts, along with the remaining Office Commercial (C-O) Zone District and waive the second reading

**Attachments:**

1. Ordinance (Rezone)

Prepared by:

*/s/ Denis Cook*  
Denis Cook  
Planning Consultant

Reviewed By:

Finance  
City Attorney

Submitted by:

*/s/ Michael Rock*  
Michael Rock  
City Manager

RB

SLC by email

## ATTACHMENT 1

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
AMENDING THE ZONING DISTRICT MAP FROM THE OFFICE COMMERCIAL  
(C-O) AND HEAVY COMMERCIAL/LIGHT INDUSTRIAL (C-M) ZONE  
DISTRICTS TO A MIX OF SINGLE-FAMILY RESIDENCE (R-1), TWO-  
FAMILY RESIDENCE (R-2), MULTIPLE-FAMILY RESIDENCE (R-3) AND  
OFFICE COMMERCIAL (C-O) ZONE DISTRICTS FOR APPROXIMATELY 5.13  
ACRES OF THE 5.73 ACRE PROPERTY (REZONE NO. 18-02)**

WHEREAS, Rezone (RZ) 18-02 has been filed by Parmjit Baines and Hardeep Dhadli with the City of Yuba City (City) to rezone approximately 5.13 acres of a 5.73 acre property located on the northwest corner of Bridge Street and Walton Avenue, from the Office and Office Park (C-O) and Heavy Commercial/Light Industrial (C-M) Zone Districts to a mix of Single-Family Residence (R-1), Two-Family Residence (R-2), and Multiple-Family Residence (R-3) Zone Districts, with a small area remaining in the C-O Zone District; and

WHEREAS, pursuant to the provisions of Article 72, Section 8-5.7202, of the City of Yuba City Municipal Code, the Planning Commission (hereto referred to as the Commission) held a public hearing on June 26, 2019 to consider RZ 18-02 and related Environmental Assessment (EA) 18-08, during which the Commission considered the environmental assessment; and

WHEREAS, at that same hearing the Commission considered related General Plan Amendment (GPA) 18-03 to amend the subject site from Office and Office Park (C-O) and Heavy Commercial/Light Industrial (C-M) to a mix of Low Density Residential, Medium Density Residential and High Density Residential General Plan land use designation, and leaving a portion of the Office designation in place, and Tentative Subdivision Map (TSM) 19-03; and

WHEREAS, a mix of GPA 18-03, RZ 18-02, and TSM 19-03 will facilitate the development of a mix of low density, medium density, high density and office park usages; and

WHEREAS, the applicant requested clarity surrounding the maintenance of the required enhanced landscape designs; and

WHEREAS, the Commission found that the proposed Rezoning is in the public interest; and

WHEREAS, as part of its motion, the Commission recommended waiving setback requirements, provided the developer produce enhanced landscape plans along private property frontages – to the satisfaction of the Public Works Director, and that homeowners receive disclosure notices addressing the Industrial zoning to the north; and

WHEREAS, the Commission took action to recommend approval of RZ-18-02, by a vote of 6 to 0, with one Commission member absent; and

WHEREAS, at that same hearing the Commission reviewed related EA 18-08 considering a Mitigated Negative Declaration (MND) prepared for the project, which provided mitigation to reduce significant impacts to less than significant, and recommended approval of the same; and

WHEREAS, the Council, on September 17, 2019, received the recommendation of the Planning Commission; and

WHEREAS, after consideration of all items before it, the Council desires to approve Rezone No. 18-02.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES ORDAIN AS FOLLOWS:

Section 1. The City Council previously adopted a Mitigated Negative Declaration for the project, including Rezone No. 18-02. As such, this project has already been environmentally assessed, and no further assessment is required under the California Environmental Quality Act (CEQA).

Section 2. The Council finds that the proposed mix of R-1, R-2, and R-3 Zone Districts along with the remaining C-O Zone District, are consistent with the General Plan as amended by General Plan Amendment No. 18-02.

Section 3. The City Council finds that the Zone Districts of the real property described in Exhibit A are reclassified as depicted as "proposed" in Exhibit A, and Rezone No. 18-02 is approved.

Section 4. This ordinance shall be effective 30 days after adoption (November 1, 2019) and, after it is adopted, shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 17<sup>th</sup> day of September 2019, and adopted at the regular meeting of the City Council on October 1, 2019.

AYES:

NOES:

ABSENT:

ATTEST:

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Shon Harris, Mayor

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Patricia Buckland, City Clerk

APPROVED AS TO FORM  
COUNSEL FOR YUBA CITY

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Shannon Chaffin, City Attorney  
Aleshire & Wynder, LLP

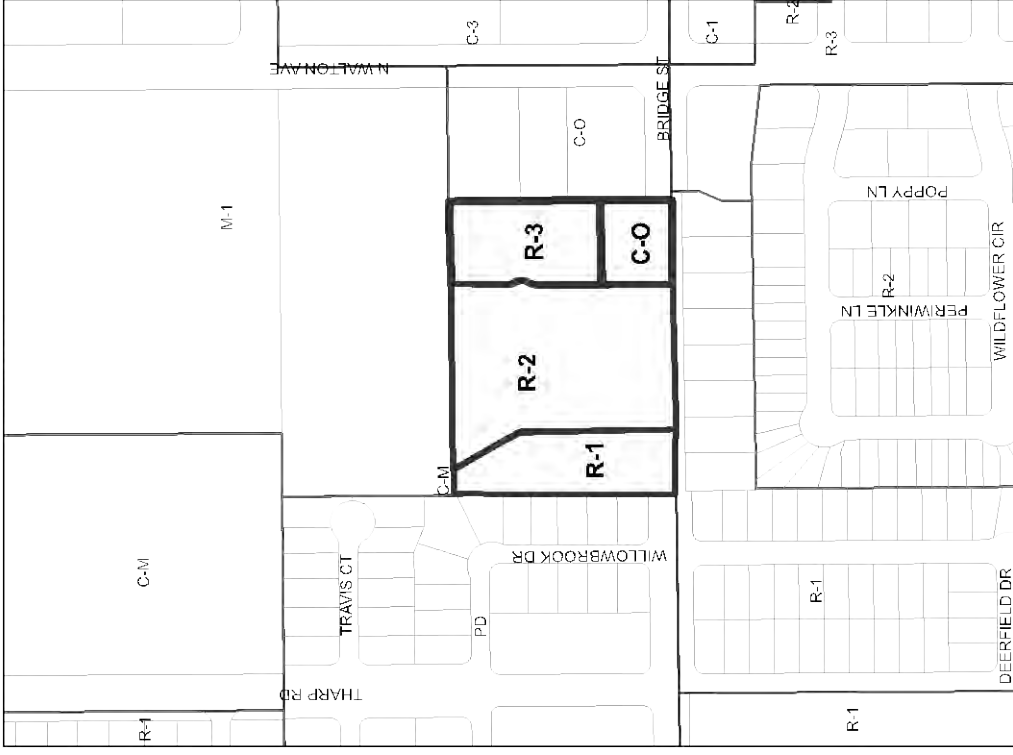
## EXHIBIT A



# EXISTING



# PROPOSED



City of Yuba City  
 Zoning  
 Project Site  
 Parcels

FIGURE 18-02

