



General Plan Amendment,  
Rezoning and Tentative  
Subdivision Map –  
Northwest Corner of Bridge  
Street and Walton Avenue



Public Hearing – Ordinance – Second Reading

# General Plan Amendment (GPA) 18-03; Rezoning (RZ) 18-02

- Amending the General Plan and Rezoning is proposed by the property owner
- Tentative Subdivision Map was previously approved by the Planning Commission contingent upon City Council approval of the GPA and Rezone



# 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 Multi-Family Residential (R-3) Zone Districts, along with the remaining Office Commercial (C-O) Zone District and waive the second reading



# Site Description

- 5.73 acres
- Vacant
- All City services are at the property



# Land Uses: South Side of Bridge Street - largely single story ranch style houses



# Land Uses: West Side + North Side



# Land Uses: West Side + North Side



# Existing Bridge Street Improvements

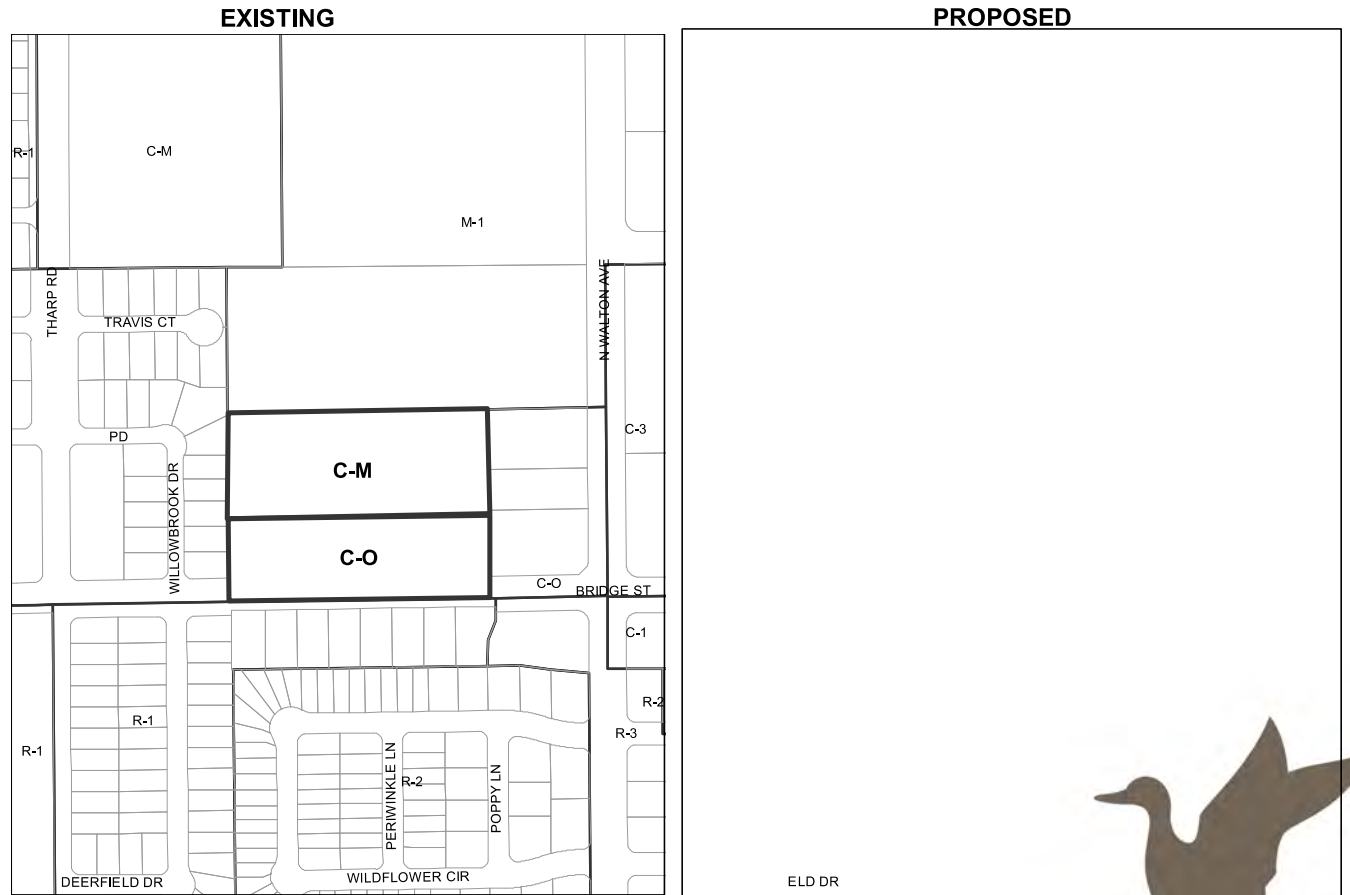




# Existing and Proposed General Plan



# Existing and Proposed Zoning

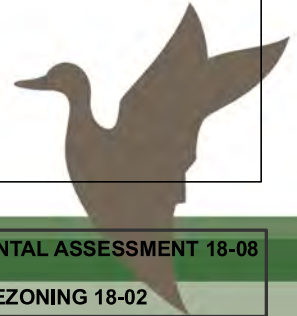


City of Yuba City  
Zoning  
Parcels  
Project Site



ENVIRONMENTAL ASSESSMENT 18-08

FIGURE 3: REZONING 18-02



P.C. Approved  
Subdivision  
(pending City  
Council  
approval of  
G.P.A. &  
Rezone)



# No Significant Issues Found

- Traffic analysis indicated that the change in traffic would not be significant.
- Potential incompatibility between light industrial and residential mitigated.



# Planning Commission Recommendation:

- Adopt the Mitigated Negative Declaration 18-08 and the Mitigation Monitoring Measures; and
- Approve General Plan Amendment 18-03; and
- Approve Rezoning 18-02.

