

CITY OF YUBA CITY
STAFF REPORT

Date: May 19, 2020
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Benjamin Moody, Development Services Director

Summary:

Subject: Central City Specific Plan – Land Use Changes

Recommendation: Adopt an Ordinance rezoning approximately 6.31 acres from the Heavy Commercial/Light Industrial (C-M) Zone District and approximately 5.06 acres from the Community Commercial (C-2) Zone District. Rezoning 10.39 of those acres to the C-2 Zone District combined with the Specific Plan Zone District (C-2 SP) and 0.98 acres rezoned to the Office Commercial Zone District combined with the Specific Plan Zone District (C-O SP), and waive the second reading.

Fiscal Impact: Staff time and miscellaneous processing costs have been funded by the City through allotted operational budgets

Purpose:

Modify the land use in a portion of the Central City Specific Plan to allow non-storefront commercial type uses.

Background:

The subject properties comprise an area of approximately 11.37-acres, located on both sides of Shasta Street between Bridge Street and B Street. Assessor's Parcel Numbers: 52-321-009, 010, 011, 012, 013, 020, 021, and 022; 52-322-008; 52-323-003 and 007; 52-324-007, 013, 018, and 023 (portion), and 52-502-008. See attached Vicinity Map.

When the Central City Specific Plan was originally proposed in the 90's, commercial land use designations were suggested for these properties. However, at the request of the property owners, at the time, the light industrial designation was approved to remain for the subject properties to recognize existing uses. The Specific Plan provides discussion that over time, if some of the City's redevelopment efforts were successful, these light industrial uses would be replaced by commercial uses through market demands.

The City's Planning Commission considered the General Plan Amendment, Environmental Assessment, and Specific Plan Amendment at their February 26, 2020 meeting with a 7-0 recommendation for Council to adopt the environmental assessment and approve the proposed GPA, SPA, and rezone modifications.

The projects General Plan Amendment, Environmental Assessment, and Specific Plan Amendment were approved by City Council at the May 5, 2020 meeting, and the proposed Rezone ordinance was introduced.

Analysis:

The Central City Specific Plan originally considered and endorsed the ultimate transition to commercial land uses for the subject properties, with the idea being that commercial development is more appropriate in a downtown setting, as compared to most light industrial uses. Over the last 20+ years, some progression has occurred towards this transition. Some of the light industrial uses have faded and there has been a natural progression towards more commercial development. The Fifth Street Bridge replacement project will further spur this transition, which is ultimately beneficial to sustain the downtown area.

The proposed land use amendment recognizes this transition and is aligned in accordance with the Specific Plans intent.

Zoning Classification:

Existing: The properties located on the west side of Shasta Street as well as the 0.98-acre parcel at the northwest corner of B and Boyd Streets are zoned Heavy Commercial/Light Industrial (C-M). The City owned property located on the east side of Shasta Street is zoned Community Commercial (C-2).

Proposed: C-2 Zone District combined with the Specific Plan Zone District (C-2-SP) for the 10.39 acres on both sides of Shasta Street, and Commercial Office combined with a Specific Plan Combining Zone District (C-O SP) for the 0.98-acre parcel.

Fiscal Impact:

This has been a City initiated project to support the redevelopment of the downtown area. Staff time and miscellaneous processing costs have been paid through budgeted operational costs.

Alternatives:

Provide staff with further direction to revise the subject items as deemed appropriate by the Council or deny the Rezone.

Recommended Action:

Adopt an Ordinance rezoning approximately 6.31 acres from the Heavy Commercial/Light Industrial (C-M) Zone District and approximately 5.06 acres from the Community Commercial (C-2) Zone District. Rezoning 10.39 of those acres to the C-2 Zone District combined with the Specific Plan Zone District (C-2 SP) and 0.98 acres rezoned to the Office Commercial Zone District combined with the Specific Plan Zone District (C-O SP), and waive the second reading.

Attachments:

1. Vicinity Map
2. Land Use Exhibit
3. Rezoning 19-04 Ordinance

Prepared by:

/s/ Benjamin K. Moody

Benjamin K. Moody
Development Services Director

Submitted by:

/s/ Diana Langley

Diana Langley
Interim City Manager

Reviewed By:

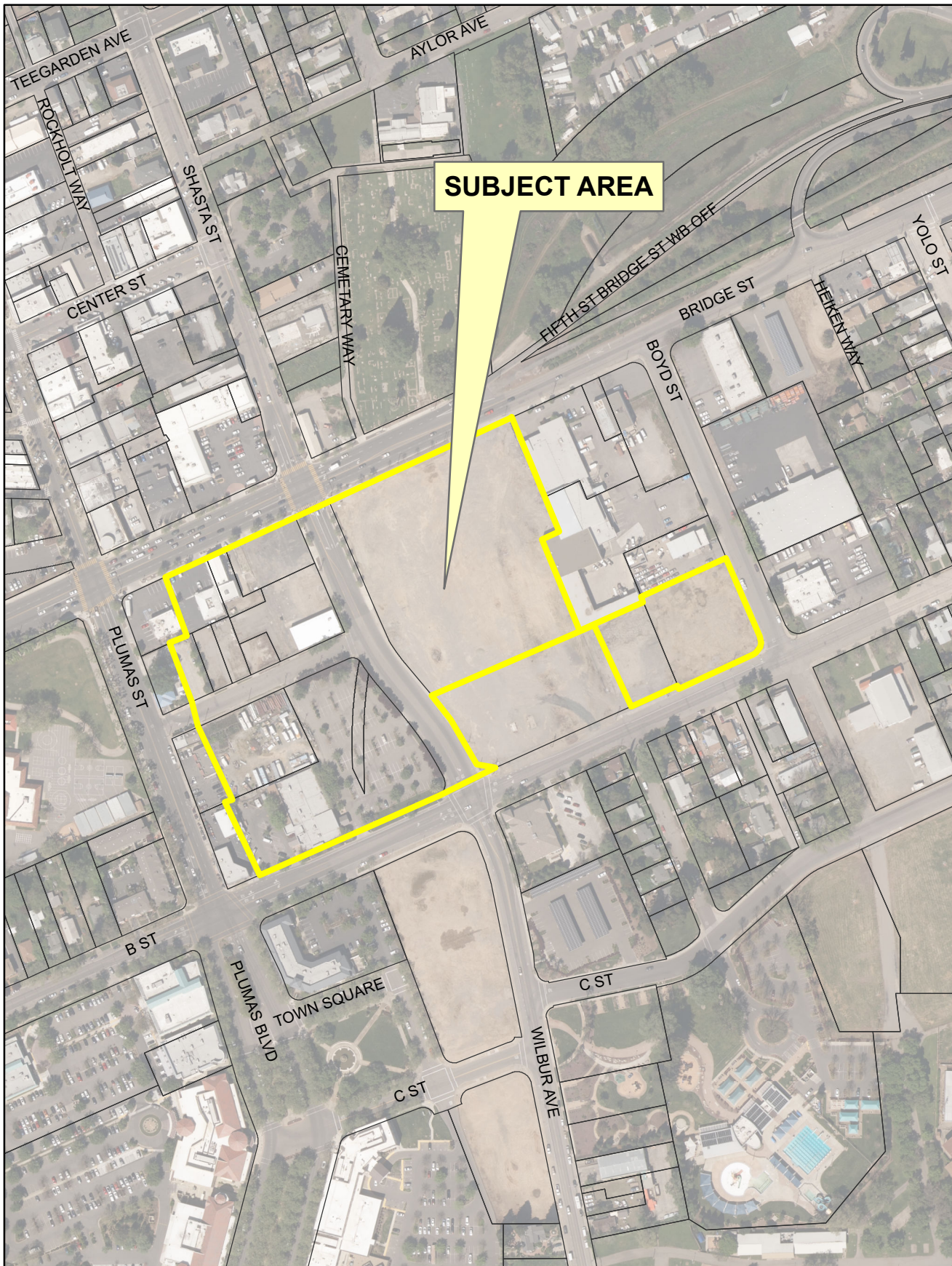
Finance Director

City Attorney

SM

SLC by email

ATTACHMENT 1



General Plan Amendment 19-04,
Specific Plan Amendment 19-02,
Rezone 19-04

1 inch = 300 feet

ATTACHMENT 2

The map displays the Town Square area in Plumas County, California, with various streets and proposed zoning changes. The streets shown include Shasta St, Center St, Rockholt Way, Francis Way, Teegarden Ave, Kiley Ave, Aylor Ave, Sutter St, Bridge St, Fifth St Bridge St WB Off, Boyd St, Yolo St, Fairman St, McRae Way, C St, Stevens Ave, Wilbur Ave, C St, Town Square, Plumas Blvd, and B St. Four specific parcels are highlighted in blue: one labeled 'C-M' (top left), one labeled 'C-2' (top center), one labeled 'C-M' (bottom left), and one labeled 'C-2' (bottom right). The 'C-M' and 'C-2' labels are enclosed in blue boxes with arrows pointing to the respective parcels.



The map displays the Town Square area in Plumas County, California. Key streets include Shasta St, Center St, Plumas St, Town Square, C St, Wilbur Ave, Stevens Ave, Teegarden Ave, Killee Ave, Aylor Ave, Bridge St, Sutter St, Yolo St, Fairman St, McRae Way, and C St. Four sites are highlighted in red and labeled 'C-2 SP'. One site is labeled 'C-O SP' with a blue callout box. The map also shows existing buildings and a red dashed line indicating a boundary.

**GENERAL PLAN AMENDMENT 19-04
SPECIFIC PLAN AMENDMENT 19-02
REZONE 19-04**

ATTACHMENT 3

REZONING 19-04 ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY AMENDING THE ZONING DISTRICT MAP FOR 11.37 ACRES IN THE CENTRAL CITY SPECIFIC PLAN FROM THE HEAVY COMMERCIAL/LIGHT INDUSTRIAL AND COMMUNITY COMMERCIAL ZONE DISTRICTS TO THE COMMUNITY COMMERCIAL ZONE DISTRICT COMBINED WITH THE SPECIFIC PLAN ZONE DISTRICT AND THE OFFICE COMMERCIAL ZONE DISTRICT COMBINED WITH THE SPECIFIC PLAN ZONE DISTRICT (REZONE NO. 19-04)

WHEREAS, Rezone (RZ) 19-04 was initiated by the City to rezone approximately 11.37 acres of property located on both sides of Shasta Street between Bridge Street and B Street with approximately 6.31 acres rezoned from the Heavy Commercial/Light Industrial (C-M) Zone District and approximately 5.06 acres rezoned from the Community Commercial (C-2) Zone District. Rezoning 10.39 of those acres to the C-2 Zone District combined with the Specific Plan Zone District (C-2 SP) and 0.98 acres rezoned to the Office Commercial Zone District combined with the Specific Plan Zone District (C-O SP), as shown on **Exhibit A**; and

WHEREAS, pursuant to the provisions of Article 72, Section 8-5.7202, of the City of Yuba City Municipal Code, the Planning Commission held a duly noticed public hearing on February 26, 2020, to consider RZ 19-04 and related General Plan Amendment (GPA) 19-04, and Specific Plan Amendment (SPA) 19-02 and the; Mitigated Negative Declaration Environmental Assessment (EA) 19-13 prepared for the project; and

WHEREAS, at the same public hearing the Planning Commission reviewed and considered related GPA 19-04, recommending to the City Council adoption of GPA 19-04; and

WHEREAS, at that same public hearing the Planning Commission reviewed and considered related SPA 19-02, recommending to the City Council adoption of SPA 19-02; and

WHEREAS, RZ 19-04, GPA 19-04, and SPA 19-02, will facilitate an amendment to the planning for the Central City area and that it is in the best public interest to do so; and

WHEREAS, the Planning Commission reviewed related EA 19-13 considering a Mitigated Negative Declaration prepared for the project, which provided mitigation to reduce significant impacts to less than significant, and recommended approval of the same; and

WHEREAS, the Planning Commission reviewed and considered all of the information and testimony for the three related items and the environmental document; and

WHEREAS, following a public hearing on the matter, the Planning Commission took action to recommend approval to the City Council of RZ 19-04 by a vote of 7-0; and

WHEREAS, the Council, on May 5, 2020, received the recommendation of the Planning Commission; and

WHEREAS, on May 5, 2020, the City Council reviewed and considered all the information provided and conducted a public hearing to consider RZ 19-04 and received both oral testimony and written information presented at the hearing regarding the rezoning; and

WHEREAS, after consideration of all the items before it, the Council desires to approve RZ 19-04.

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

1. The City Council previously adopted a Mitigated Negative Declaration for the project. As such, this project has already been environmentally assessed, and no further assessment is required under the California Environmental Quality Act (CEQA).
2. The City Council finds that the project would facilitate and guide growth in accordance with the General Plan, as amended, and is consistent with the General Plan goals and policies, any operative plan, or adopted policy. The project does not affect the implementation of the General Plan with respect to surrounding properties. Approval of the rezone is necessary to implement the General Plan and Specific Plan as amended, is consistent with the land use designations established therein, and is also consistent with the goals, policies and objectives of both Plans. The proposed project is consistent with the purpose of the zoning ordinance to promote and protect the public's health, safety, peace, comfort, convenience and general welfare.
3. The Council finds that the proposed mix of C-2 SP and O SP Zone Districts are consistent with the City Center Specific Plan as amended by SPA 19-02.
4. The City Council finds that the Zone Districts of the real property described in **Exhibit A** are rezoned as depicted in Exhibit A, and RZ 19-04 is approved.
5. This ordinance shall be in full force and effect thirty (30) days after its passage.

Introduced at a regular meeting of the City Council of the City of Yuba City on the 5th day of May, 2020, and passed and adopted at a regular meeting held on the 19th day of May, 2020.

AYES:

NOES:

ABSENT:

ATTEST:

Patricia Buckland, City Clerk

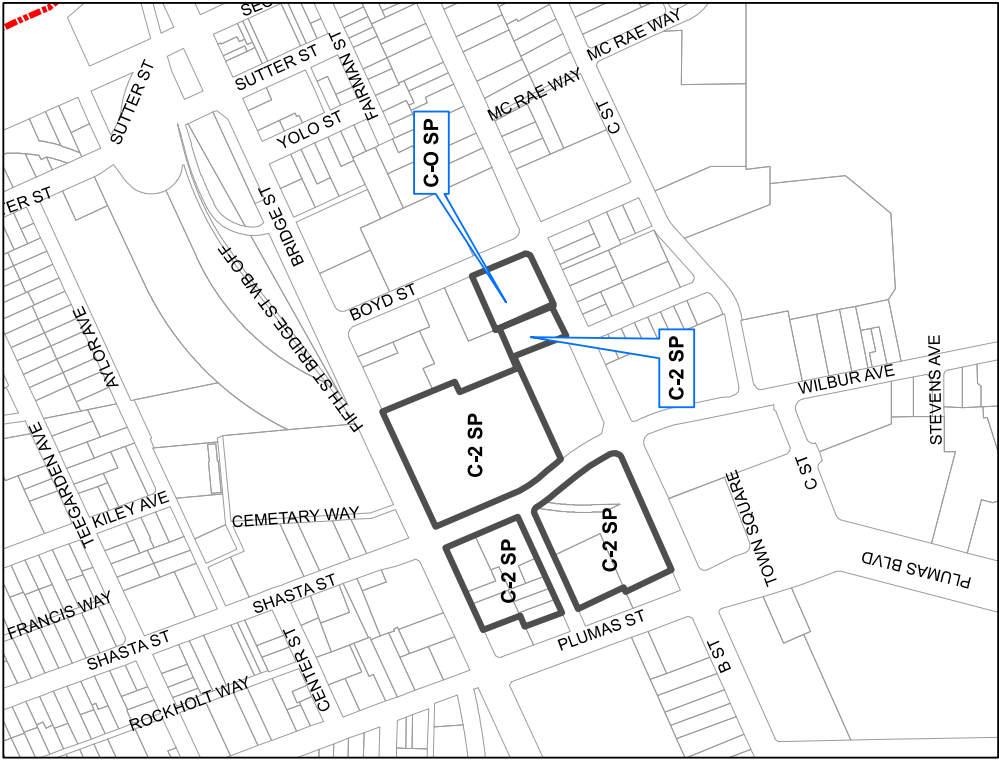
Shon Harris, Mayor

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

EXHIBIT A

PROPOSED



REZONE 19-04



EXISTING

