May 24, 2017

Planning Commission meeting
4. Presentation – Recognition of Paul Basi’s service
   ✓ Continue to future meeting
6. Capital Improvement Program Budget 2015-2020
Yuba Crossing

- Project is located north side of Franklin Road approximately 575 feet west of the intersection of State Route 99 and Franklin Road
- Currently planned for Community Commercial
- Zoned Community Commercial (C-2)
Property History

- 2012 applications requesting
  - Amend General Plan to Community Commercial
  - Rezone Property to C-2 to allow retail and storage
  - Use Permit to allow a drive-through
- Planning Commission concerns regarding compatibility and traffic
- Oji to be improved with first Phase
- July 24, 2013 no Commission recommendation to Council
- August 20, 2013 Council approved project
Project Location

- Project site is comprised of several parcels
- Numerous buildings where demolished in late 2015
- Project includes the two parcels on the north side of the existing signal light
- The home to the east was demolished approximately one month ago
Franklin Road
Kean Ave.
Neil Dr.
W. Onstott Rd.

Subject Site
8.7 acres

Attachment 1:
Aerial Photo
City owned parcel for Oji Way
Zoning

EXISTING

PROPOSED

City of Yuba City

Zoning

Project Site

Parcels

R-1 X

C-2 X

C-2

R-1

NEIL

ADELINE

FRANKLIN

BRIDGE

ONSTOTT FRONTAGE

WAYLER

R-3

C-1

C-3

C-2
Single Family

- 53 units in Phase I
  - Zero lot line
  - Two story
  - 20 foot front yard and 15 foot rear yard
  - Tandem parking
  - Would provide on-street parking
  - Parkway streets, with sidewalks
  - Decorative block walls
  - Only access would be from Franklin Road
  - Emergency vehicle access from Kean Road (gate)
Live Work

- 10 units in Phase I
- 3 story
- First Floor Office/Work space
- 20 parking spaces provided adjacent to units
- Similar to single family homes, access would only be from Franklin Road
Mixed-use

- Phase 2
- 3-story buildings along Franklin Road
- 26 apartments units
- 15,281 square feet in two structures
- First floor commercial/upper floors apartments
- 90 parking spaces provided
Oji Way

- Access from the signal light
- Construction of a portion of Oji Way
- The developer would receive up to a 90 percent reimbursement of the cost to install Oji Way from development impact fees, regardless of when Oji Way is improved
- Staff has heard concerns regarding the timing of Oji Way. The Commission has the discretion to require the construction of Oji Way as part of Phase 1, rather than Phase 2 as proposed
VIEW NW ALONG FRANKLIN ROAD TO ENTRY DRIVEWAY

VIEW NW ALONG FRANKLIN ROAD
CEQA

- An environmental assessment including an initial study and mitigated negative declaration was prepared and circulation to state and Tribal consultation
- A traffic study was prepared for the project by Ken Anderson and Associates
- Mitigation is incorporated into the conditions of approval to decrease impacts to less than significant
Recommendation

- Recommend that City Council
  - Adopt the environmental assessment including an initial study and mitigated negative declaration
  - Adopt a resolution making the necessary findings to approve the General Plan Amendment, Development Plan, and Subdivision Map
- Adopt an ordinance to rezone the property to R-1X and C-1X
Subject Site
8.7 acres

Attachment 1:
Aerial Photo
(6) CIP 2017-2022

- Annual review of Capital Improvement Program and consistency with General Plan goals and policies.
- Requires Planning Commission review and make a finding to City Council that the CIP is consistent with the General Plan goals and policies.
- CIP includes a wide range projects including repairs, improvements, and future development.
Projects will improve backbone transportation network, benefit bicyclists and pedestrians.

Includes funding for future General Plan Update, including public outreach.
Recommendation

- Discuss the Capital Improvement Program
- Make a finding that the City of Yuba City Capital Improvement Program 2017 -2022 is consistent with the Yuba City General plan and forward the finding to the City Council