

CITY OF YUBA CITY
STAFF REPORT

Date: December 16, 2014
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Aaron M. Busch, Director of Community Development

Summary

Subject: Ordinance for rezone RZ 14-01 located at 346 Walton Avenue. Applicant: Paramjit Bains/Property Owner: Stellar Scripts Inc.

Recommendation: Adopt an Ordinance for approval of Rezone RZ 14-01 for amendments to the Official Zoning Map to amend the Zoning classification from Two Family Residential (R-1) District to Community Commercial (CC) District on 1.65 acres as shown in Exhibit A, and waive the second reading.

Fiscal Impact: None. The costs for processing the applications are funded by the payment of the required entitlement fee, a flat rate fee that covers all staff costs.

Background:

The City Council introduced the ordinance for approval of Rezone RZ 14-01 and waived the first reading at its meeting on November 18, 2014. Staff recommends that the City Council waive the second reading and adopt the attached ordinance.

Prepared by:

/s/ Aaron Busch

Aaron Busch
Community Development Director

Submitted by:

/s/ Steven C. Kroeger

Steven C. Kroeger
City Manager

Reviewed by:

Finance

RB

City Attorney

TH

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY RELATING TO AMENDMENTS TO THE OFFICIAL ZONING MAP TO AMEND THE ZONING CLASSIFICATION FROM TWO FAMILY RESIDENTIAL (R-1) DISTRICT TO COMMUNITY COMMERCIAL (CC) DISTRICT ON 1.65 ACRES: FILE # RZ 14-01; LOCATED AT 346 WALTON AVE, BEING ASSESSOR'S PARCEL NUMBERS: 58-020-004, 005, 009; APPLICANT: PARAMJIT BAINS/PROPERTY OWNER: STELLAR SCRIPTS, INC.

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Planning Commission of the City of Yuba City having heretofore conducted a public hearing on October 22, 2014, on the matter of rezoning of the property located at the 346 Walton Avenue, and at the conclusion of said hearing adopted the Mitigated Negative Declaration prepared for the project determining that there are no significant adverse environmental impacts resulting from the project and recommended City Council approval of the rezoning of said property from the Zoning classification R-2, Two Family Residence District, to C-2, Community Commercial District. as set forth in Exhibit C.

The City Council of the City of Yuba City having considered said recommendations of the City Planning Commission on the matter of the rezoning of said property and conducted a public hearing on the matter on November 18, 2014, and after review and consideration of the Mitigated Negative Declaration found that the Mitigated Negative Declaration prepared for the project is in conformance with State and local environmental guidelines and adopted said Mitigated Negative Declaration.

IT IS HEREBY ORDERED, RESOLVED AND DECREED, that the property located at the 346 Walton Avenue, as outlined in Exhibit C attached hereto and made a part hereof by this reference, be and the same is rezoned to the Zoning classification C-2, Community Commercial District as shown in Exhibit C.

This ordinance shall be effective thirty (30) days after it is adopted, 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 18th day of November, 2014, and passed and adopted at a regular meeting held on the 16th day of December, 2014.

AYES:

NOES:

ABSENT:

John Dukes, Mayor

ATTEST:

APPROVED AS TO FORM

Terrel Locke, City Clerk

Tim Hayes, City Attorney