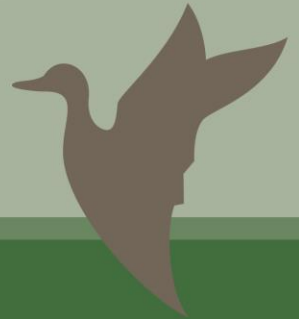




***Rezone 22-01:
Ampla Health***



City Council Meeting | September 6, 2022
Ben Moody, Director of Public Works and Development Services

Project Proposal

- Rezone 22-01 to remove the X8 District overlay from the Office Commercial (C-O) zoned parcels.
- This project is located on the east side of Yuba City and bordered by a variety of uses.



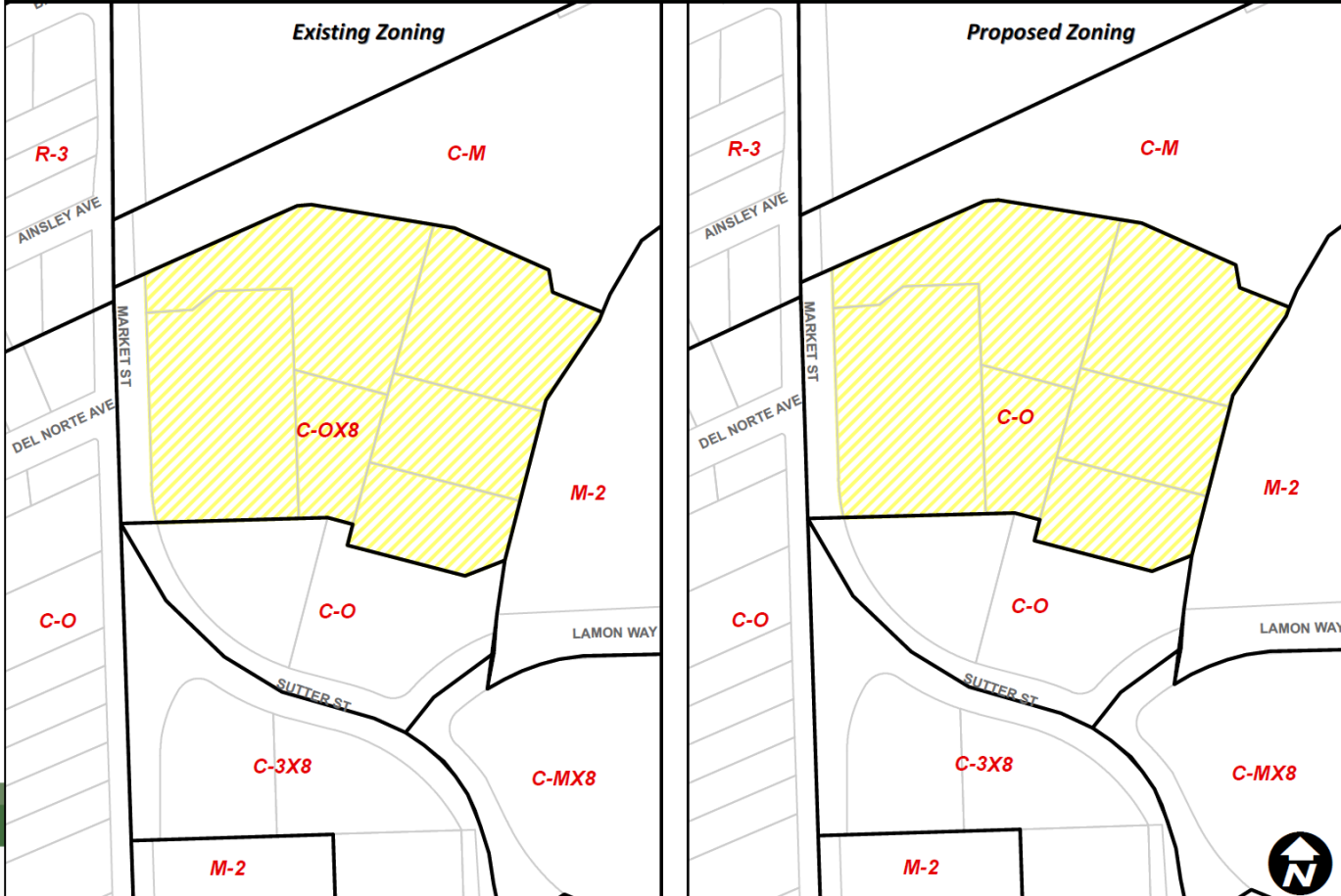
Project and Bordering Information and Uses

	General Plan Land Use Classification	Zoning	Existing Land Use
Project Site	<i>Office & Office Park</i>	<i>Office Commercial District (C-O, X8)</i>	<i>Medical Campus with undeveloped parcels</i>
North	Manufacturing, Processing & Warehousing	Heavy Commercial/Light Industrial District (C-M)	Mobile Home Park
East	Manufacturing, Processing & Warehousing	Industrial District (M-2)	Concrete plant / Vehicle Repair
West	Office & Office Park	Office Commercial District (C-O)	Single-Family and Multiple-Family Residences
	Medium/High Density Residential	Multiple-Family Residence District (R-3)	
South	Community Commercial Business, Technology & Light Industry	Office Commercial District (C-O)	Fuel Station/Convenience Store
		General Commercial District (C-3, X)	Garden Supply
		Heavy Commercial/Light Industrial District (C-M, X)	Construction Co.



Ampla Health Rezone (RZ) 22-01

Zoning Map



X8 District Overlay

The purpose of the overlay is to:

- (a) apply specific development criteria that may be important for the proper development of a parcel or group of parcels, and
- (b) to modify adopted development standards to accommodate innovative approaches to site design.

The X8 District Overlay was established in 1998 in conjunction with Rezone (RZ) 98-06.

The X8 Overlay includes the properties adjacent to the future Sutter Street extension between its current northerly terminus at Sumner Street and its ultimate connection with Market Street.



X8 District Overlay

“A roundabout with a radius of at least 55 feet shall be installed at the intersection of Market Street and Del Norte Court”



YUBA CITY

X Districts

Updated | May 5, 2016

X₈. Area: The properties adjacent to the future Sutter Street extension between its current northerly terminus at Sumner Street and its ultimate connection with Market Street.

Reason: This street alignment is shown as a plan line on the Circulation Element Map of the Yuba City Urban Area General Plan. As such it is important to protect the right-of-way from encroachment by further development of those properties that front on North Colusa Avenue Frontage road and Sumner Street and from future development of the currently vacant former drive-in property.

A.P. Nos. involved: 03-030-007 & 025; 03-050-011.

Criteria of Development for A.P. No. 3-030-025 (Marysville Press - RZ 98-06)

- 1) A 5 foot wide landscape planter planted with dense shrubs and trees and 6 foot high masonry wall shall be installed along the north property line of the project area adjacent to the existing mobile home park.
- 2) Temporary fencing shall be erected around the perimeter of the property during construction and the construction site shall be watered down so that transport of construction debris can be retained on-site.
- 3) All grading operation on a project shall be suspended as directed by the Air District when winds exceed 20 miles per hour.
- 4) Transit amenities e.g., on-site bus turnouts, passenger benches, or shelters where deemed appropriate shall be provided by local transportation planning agencies.
- 5) A roundabout with a radius of at least 55 feet shall be installed at the intersection of Market Street and Del Norte Court.

Traffic Study

- A Traffic study was prepared to analyze nearby intersections, Vehicle Miles Traveled (VMT), and future development access points to the site.
- The Traffic study identified a better location of a single-lane roundabout at the intersection of Market Street and Sutter Street.
 - This recommendation differs from the roundabout requirement identified in the X8 District Overlay.
 - Removal of the overlay will not eliminate the requirements to improve traffic conditions in the future to support campus expansion.



X8 District Overlay
roundabout location



Environmental Determination

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

Based upon the attached environmental assessment, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and recommends adoption of a negative declaration for this project.



Rezone Findings

Staff recommends the City Council find that Rezoning 22-01:

- i) Is consistent with the General Plan goals and policies;
- ii) Is consistent with the purpose of the zoning ordinance to promote and protect the public's health, safety, peace, comfort, convenience and general welfare; and
- iii) The Project would provide open space, light, air, privacy, convenience of access, aesthetic values, protection of environmental values, and protection of public and private improvements



Recommendation

- A. Conduct a Public Hearing; then
- B. Adopt a Resolution of the City Council to approve Environmental Assessment 22-02 by adopting an Initial Study and Negative Declaration prepared for Rezone 22-01, located east of the intersection of Sutter and Market Street; and
- C. Introduce an Ordinance of the City Council Rezoning 22-01, located east of the intersection of Sutter and Market Street to remove the X8 District Overlay and waive the first reading.



Questions?

