



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING OF JULY 21, 2004
Agenda Item #5

- Request:** General Plan Amendment from Agricultural to Industrial, rezoning from AG (General Agriculture) District to M-1 PD (Light Industrial; Combining Planned Development) District, approval of a design review application, and adoption of a development plan on a 13.6-acre site for a proposed mini-storage facility with accessory office and caretaker facilities, and the use of the three existing buildings on the property for offices and storage by a mobile home sales company.
- Location:** Northeast corner of Pease Road and East Onstott Frontage Road
- APN:** 10-260-065 and 10-260-066
- File:** GPA #03-08, RZ #03-11, and DR #03-03 (Feather River Self Storage)
- Planner:** Dale Follas

Applicant	Property Owner
John W. Beutler 3120 Live Oak Boulevard, #104 Yuba City, CA 95991	W E B Enterprises 3120 Live Oak Boulevard, #104 Yuba City, CA 95991

Staff Recommendation

Close public hearing and table the project without action.

Project Description

The project is the amendment of the County General Plan designation from Agricultural to Industrial, rezoning from AG (General Agriculture) District to M-1 PD (Light Industrial; Combining Planned Development) District, approval of a design review application on a 13.6-acre site, and approval of a development plan under the PD Combining District.

The project proposes to construct a 218,500 square foot mini-storage facility in two phases with an accessory office and caretaker building of 3,480 square feet in the first phase. Additionally, the three existing buildings on the property would be used for offices and storage by a mobile home sales company (see Attachment B).

Analysis

The public hearing on this matter was continued from the Planning Commission January 21, 2004 meeting at the request of the city of Yuba City.

The subject property was annexed to Yuba City on June 7, 2004; therefore, the application before the Commission is moot and should not be acted upon.

Recommended Action

Should the Planning Commission agree with staff's recommendation, the following motions would be appropriate:

“I move to table this application without action.”

Attachments

- A. Study Sketch
- B. Site Plan

P:\Projects\2003\GPA 03-08 (Beutler)\Staff Reports\gpa 03-08 (beutler) 7-21-04