



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING OF JANUARY 21, 2004
Agenda Item #6

Request: An amendment to the 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, 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	John W. Beutler 3120 Live Oak Boulevard, #104 Yuba City, CA 95991

Staff Recommendation

Continue the public hearing to July 21, 2004.

Project Description

The project is the amendment of the County General Plan designation from Agricultural to Industrial, rezoning from AG (General Agricultural) 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 subject property is located within the LAFCO approved Yuba City Sphere of Influence. On January 22, 2004, LAFCO will be conducting a public hearing on an application to annex the property south of Pease Road between Highway 99 and Live Oak Boulevard to the City. As part of that application, LAFCO staff has proposed to include the subject property including the area of the mobile home parks in the annexation. As such, action on this application at this time is premature.

In addition, the City and Caltrans are currently in the design process for a new highway interchange at Pease Road. Any interchange at Pease Road will involve additional right-of-way from the subject property; therefore, the City has requested that the County defer action on this project until after they have an opportunity to select a proposed right-of-way for the new interchange (see Attachments C and D).

Due to these pending actions, staff recommends no action be taken at this time and a continuance be approved.

Recommended Action

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

"I move to continue the public hearing to July 21, 2004."

Attachments

Attachment A - Study Sketch

Attachment B - Site Plan

Attachment C - Memorandum from the City of Yuba City Community Development Department, dated November 3, 2003.

Attachment D - Letter from the Department of Transportation, dated November 3, 2003.

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