



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

July 26, 2022

**SUBJECT:** Consideration of the 503 Main Street Rezone and Improvement Project.

**PREPARED BY:** Tim Raney, Community Development Director

---

### **Recommendation**

Staff recommends that the Wheatland City Council hold the public hearing on the 503 Main Street Rezone and Improvement Project, and upon close of the public hearing introduce and waive the first reading of the ordinance to rezone an 0.298-acre property from Single Family Residential (R-1) to Heavy Commercial (C-3) (see Attachment 1) and adopt the attached resolution approving the 503 Main Street Conditional Use Permit and Site Plan and Design Review (see Attachment 2).

### **Background**

The 503 Main Street Rezone and Improvement Project is located at 503 Main Street in the City of Wheatland (APN 015-219-002-000). The 0.298-acre site project site is currently developed with an existing 560-square-foot vacant residence and a vacant 650-square-foot shop building. The site also includes a collapsed duplex that is proposed to be removed as part of the project. The City of Wheatland General Plan Land Use Map currently designates the site Commercial (C), and has a current zoning designation of Single-Family Residential (R-1). The applicant is proposing to provide site improvements to the property to remove a current eyesore within the City.

On June 21, 2022, the Wheatland Planning Commission unanimously voted to recommend City Council approve the 503 Main Street rezone ordinance and adopted a resolution recommending City Council approve the 503 Main Street Conditional Use Permit and Site Plan and Design Review.

### **Discussion**

The applicant requests a rezone of the site from R-1 to Heavy Commercial (C-3) for consistency with the existing General Plan Land Use Designation for the site. The applicant is proposing to construct a new 1,575-square-foot shop building, which requires Site Plan and Design Review

approval, and the existing residence is proposed to remain, which would be permitted in the C-3 zoning district with the approval of a use permit.

Planning and Engineering staff met with the applicant team at the project site to discuss the proposed uses and the site plans have been revised to address all Planning and Engineering comments. Staff has provided conditions of approval related to the conditional use permit and design review, as detailed in the attached resolution (see Attachment 2).

### Rezone

The project includes a rezone request from R-1 to C-3 (see Attachment 1). In addition to correcting an inconsistency between the Wheatland General Plan Land Use Map and the Zoning Map, Planning staff believes the property's location on Main Street adjacent the Union Pacific Railroad (UPRR) is better suited for uses allowed in the C-3 zoning district as compared to the uses allowed in the R-1 zoning district. Upon approval of the rezone, the applicant will be looking to lease the shop buildings for potential automotive uses, such as a smog check station. Pursuant to Wheatland Municipal Code Section 18.36.020, automotive services are permitted in the proposed C-3 zoning district.

### Use Permit

Per Section 18.36.040 of the Wheatland Municipal Code, residential uses consistent with the R-3 zoning district's development standards are permitted in the C-3 zone with approval of a use permit. As a result, with approval of the requested use permit, the existing vacant residence would be allowed to remain and be occupied.

### Site Plan and Design Review

Per Chapter 18.36 of the Wheatland Municipal Code, all development located within the C-3 zoning district is subject to Site Plan and Design Review. The purpose of Site Plan and Design Review is to review proposed development projects with the established standards for development in the Zoning Code and the design review guidelines in the City of Wheatland's Community Design Standards.

The project site includes an existing wooden fence with a pedestrian gate and vehicle gate. The existing fencing is proposed to remain, but will be repaired as needed. The proposed project also includes site improvements, including parking, new front landscaping, and pedestrian and vehicle access. The site is proposed to have 11 vehicle parking spaces and one ADA vehicle parking space. The existing shop building and residence will be improved and brought up to current code requirements for occupancy. The proposed new shop building will be a 16-foot high, 35-foot by 45-foot metal framed structure (see Attachment 3). City staff believes the proposed project is compatible with the surrounding uses and the intent of the City's adopted Community Design Standards regarding mixed-use development, and would serve the community as an improvement to the existing property.

### CEQA Review

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 30, Section number 1530 (Minor Alterations in Land Use Limitations) and Class 1, Section number 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing

public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

### **Conclusion**

Based on the information contained in the staff report, the Wheatland Planning Commission recommends that the Wheatland City Council adopt the attached ordinance to rezone an 0.298-acre property from Single Family Residential (R-1) to Heavy Commercial (C-3) and adopt the attached resolution approving the 503 Main Street Conditional Use Permit and Site Plan and Design Review.

### **Attachments**

1. An Ordinance of the City Council of The City of Wheatland to Rezone an 0.298-acre property from Single-Family Residential (R-1) to Heavy Commercial (C-3) located at 503 Main Street (APN 015-219-002-000)
2. Resolution of the Wheatland City Council approving the 503 Main Street Conditional Use Permit and Site Plan and Design Review.
3. Proposed Project Plans.

# ATTACHMENT 1

## ORDINANCE NO. 487

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND TO REZONE AN 0.298-ACRE PROPERTY FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO HEAVY COMMERCIAL (C-3) LOCATED AT 503 MAIN STREET (APN 015-219-002-000).

The City Council of the City of Wheatland does ordain as follows:

#### SECTION 1:

The City Council determined on \_\_\_\_\_, that, after full consideration of the 503 Main Street Rezone and Improvement Project, is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301 (Existing Facilities) which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, and on the basis of the whole record before it, the 503 Main Street Rezone and Improvement Project should be approved.

#### SECTION 2:

At its regular meeting of June 21, 2022, the Wheatland Planning Commission recommended that the Wheatland City Council adopt the Ordinance to rezone a 0.298-acre property (APN 015-219-002-000) from Single-Family Residential (R-1) to Heavy Commercial (C-3).

#### SECTION 3:

The property shown below, is hereby rezoned from Single-Family (R-1) Zoning District and to Heavy Commercial (C-3) Zoning District for consistency with the City of Wheatland General Plan Land Use Designation Map.

#### Proposed Zoning Map Amendment





Proposed Zoning Map



SECTION 4:

The City Council finds that the public necessity requires the proposed zone change; that the subject property is suitable to the uses permitted in the proposed zone change; that said permitted uses are not detrimental to the surrounding property; and that the proposed zone change is in conformance with the Wheatland General Plan.

SECTION 5:

This ordinance shall take effect and be enforced 30 days from and after the date of its adoption.

SECTION 6:

Within 15 days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

\* \* \* \* \*

**I HEREBY CERTIFY** that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Wheatland, held on the 26<sup>TH</sup> day of July, 2022, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_ of \_\_\_\_\_, 2022, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

---

Mayor of the City of Wheatland

**ATTEST:**

---

City Clerk of the City of Wheatland

## Attachment 2

### RESOLUTION NO. 29-22

#### RESOLUTION OF THE WHEATLAND CITY COUNCIL APPROVING THE USE PERMIT AND SITE PLAN AND DESIGN REVIEW OF THE 503 MAIN STREET REZONE AND IMPROVEMENT PROJECT LOCATED ATD 503 MAIN STREET (APN 015-219-002-000)

**WHEREAS**, on March 7, 2022, the applicant, Robert Files, submitted an application for a rezone, use permit, and site plan and design review for the 0.298-acre property located at 503 Main Street (APN 015-291-002-000); and,

**WHEREAS**, on July 26, 2022, the City of Wheatland City Council adopted an ordinance to rezone an 0.298-acre property from Single-Family Residential (R-1) to Heavy Commercial (C-3) located at 503 Main Street (APN 015-219-002-000); and,

**WHEREAS**, the proposed project requires use permit approval, in accordance with Title 18, Chapter 18.36 of the Wheatland Municipal Code; and

**WHEREAS**, the proposed project requires Site Plan and Design Review approval, in accordance with Title 18, Chapter 18.67 of the Wheatland Municipal Code; and

**WHEREAS**, on June 21, 2022, the City of Wheatland Planning Commission recommended the Wheatland City Council approve a Conditional Use Permit and Site Plan and Design Review for the 503 Main Street Rezone and Improvement Project (APN 015-219-002-000); and,

**WHEREAS**, the City Council duly gave notice of public hearing as required by law; and,

**WHEREAS**, on July 26, 2022, the Wheatland City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary; and

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Wheatland City Council does hereby make the following findings for approval of the Conditional Use Permit:

1. The proposal is consistent with the General Plan and any relevant specific plan, neighborhood plan, or area plan.
2. The site for the proposed use is adequate in size and shape to accommodate said use and its associated yards, parking, landscaping and other improvements required by this title and other relevant City standards.
3. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.

## Attachment 2

4. The site design and the size and design of the building(s) will complement neighboring facilities
5. The establishment and operation of the use will not be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the vicinity of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Wheatland City Council does hereby **ADOPT** the resolution approving the Conditional Use Permit and Site Plan and Design Review for the 503 Main Street Rezone and Improvement Project (APN 015-219-002-000), subject to the following conditions:

### **Conditions of Approval**

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
3. All required easements or rights-of-way for improvements shall be obtained by the developer at no cost to the City. Advance permission shall be obtained from all pertinent property owners and easement holders, if applicable, for any work done within such property or easements.
4. The use of construction equipment shall be restricted to weekdays between the hours of 7:00 AM and 6:00 PM. Requests for alternative days/times may be submitted in writing to the City Engineer for consideration.
5. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the Feather River Air Quality Management District.
6. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
7. Any expansion of this use or substantial modification that results in a change of use shall require an amendment of this Use Permit. Minor Modifications to this Use Permit shall be considered by the Community Development Director in accordance with Wheatland Municipal Code, and may require notification of surrounding property owners prior to such approval.



## Attachment 2

8. The project and all proposed improvements shall comply with the City of Wheatland Municipal Code and City Standards unless a specific exception is granted thereto or as approved by the City Engineer.
9. The applicant shall obtain an encroachment permit for all work to be done within the public right-of-way or easements, and peak commute-hour traffic shall not be impeded by construction related activity.
10. All access driveways shall be constructed to current ADA and City Standards, subject to review and approval by the City Engineer.
11. All cracked, broken or damaged concrete curb, gutter, and sidewalk in the public right-of-way along the project frontage shall be removed and replaced as required by the City Engineer.
12. All buildings, parking and access shall meet ADA/Title 24 requirements as determined by the Chief Building Official.
13. All on-site utilities shall be privately maintained and connected to public facilities in accordance with City Standards, or as approved by the City Engineer.
14. Signs were not reviewed as part of the approval of the proposed project. A sign permit shall be required for the installation of any new signs and shall be subject to approval by the Planning Department staff before the issuance of the sign permit and shall be in compliance with sign code.
15. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
16. All portions of the required front yard not used for access shall be landscaped in accordance with Sections 18.60.130, 18.63.100, and 18.63.110 of the Wheatland Municipal Code. Landscape shall show immediate results and be permanently maintained in good condition.
17. The Use Permit shall expire two years from the date of approval (expires July 26, 2024) and shall become null and void in accordance with Section 18.76.040 of the Wheatland Municipal Code, unless the use has been established.
18. Subject to review and approval by the Wheatland Planning Department, building materials shall not include materials that are discouraged in the Citywide Community Design Standards.

\* \* \* \* \*

## Attachment 2

**I HEREBY CERTIFY** that the foregoing approval was passed and adopted by the City of Wheatland City Council, at a regular meeting thereof, held on the 26<sup>th</sup> day of July, 2022 by following vote:

**AYES:  
NOES:  
ABSTAIN  
ABSENT**

**APPROVED:**

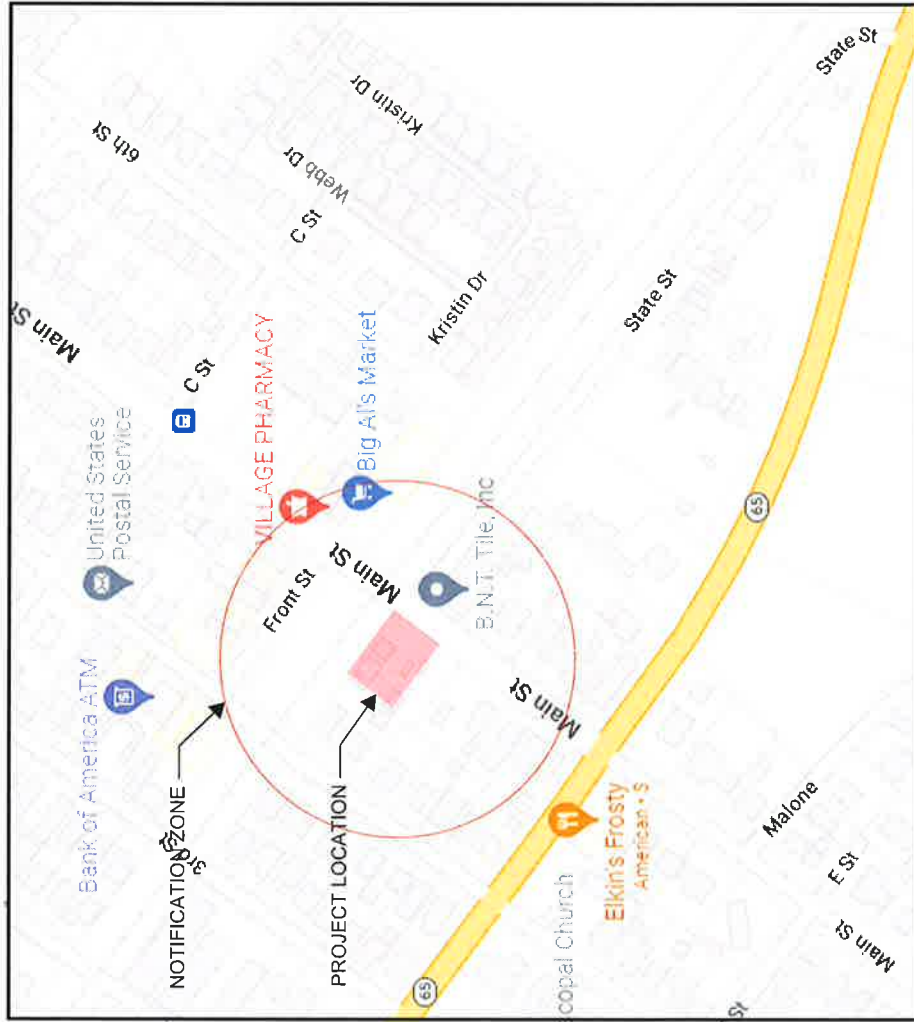
\_\_\_\_\_  
Mayor of the City of Wheatland

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Wheatland

# 501 & 503 MAIN STREET

WHEATLAND, CA 59692



LOCATION MAP

## INDEX

- S00 - TITLE SHEET
- S01 - PROPOSED SITE PLAN
- S02 - PROPOSED DRAINAGE PLAN
- S03 - EXISTING PLUMBING PLAN
- S04 - PROPOSED PARKING PLAN

## PROJECT INFORMATION

PROJECT SF: 13,000 ACRES: 0.298 ZONING: R1 to C3  
APN: 015-219-002-000

## CONTACT INFORMATION

BOB FILES 530.701.0926

501 & 503 MAIN STREET  
501 MAIN STREET  
WHEATLAND, CA 95692

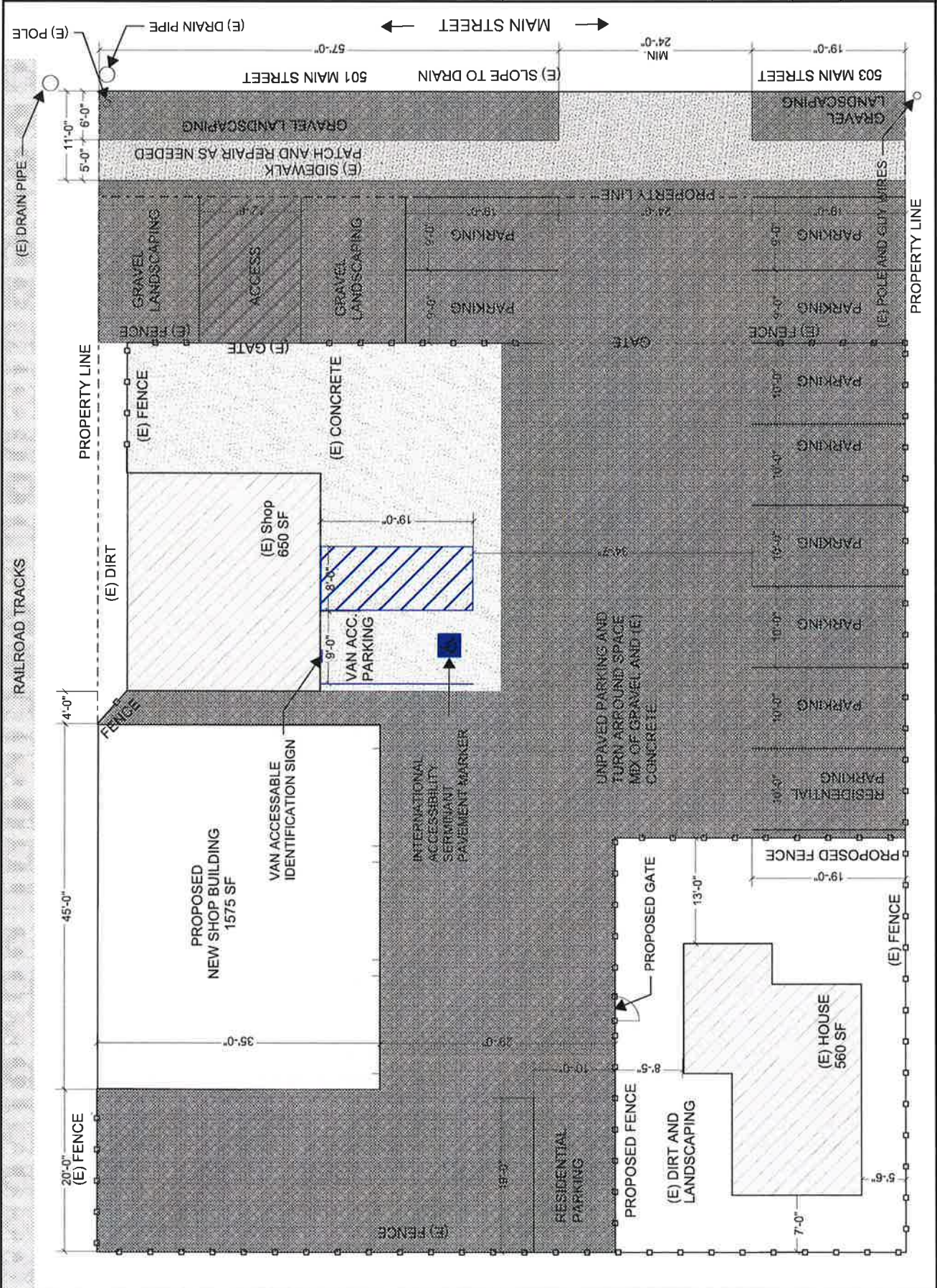
503 MAIN STREET  
WHEATLAND, CA 95692  
Contact:  
BOB FILES  
530.701.0926

DATE: 05.16.2022

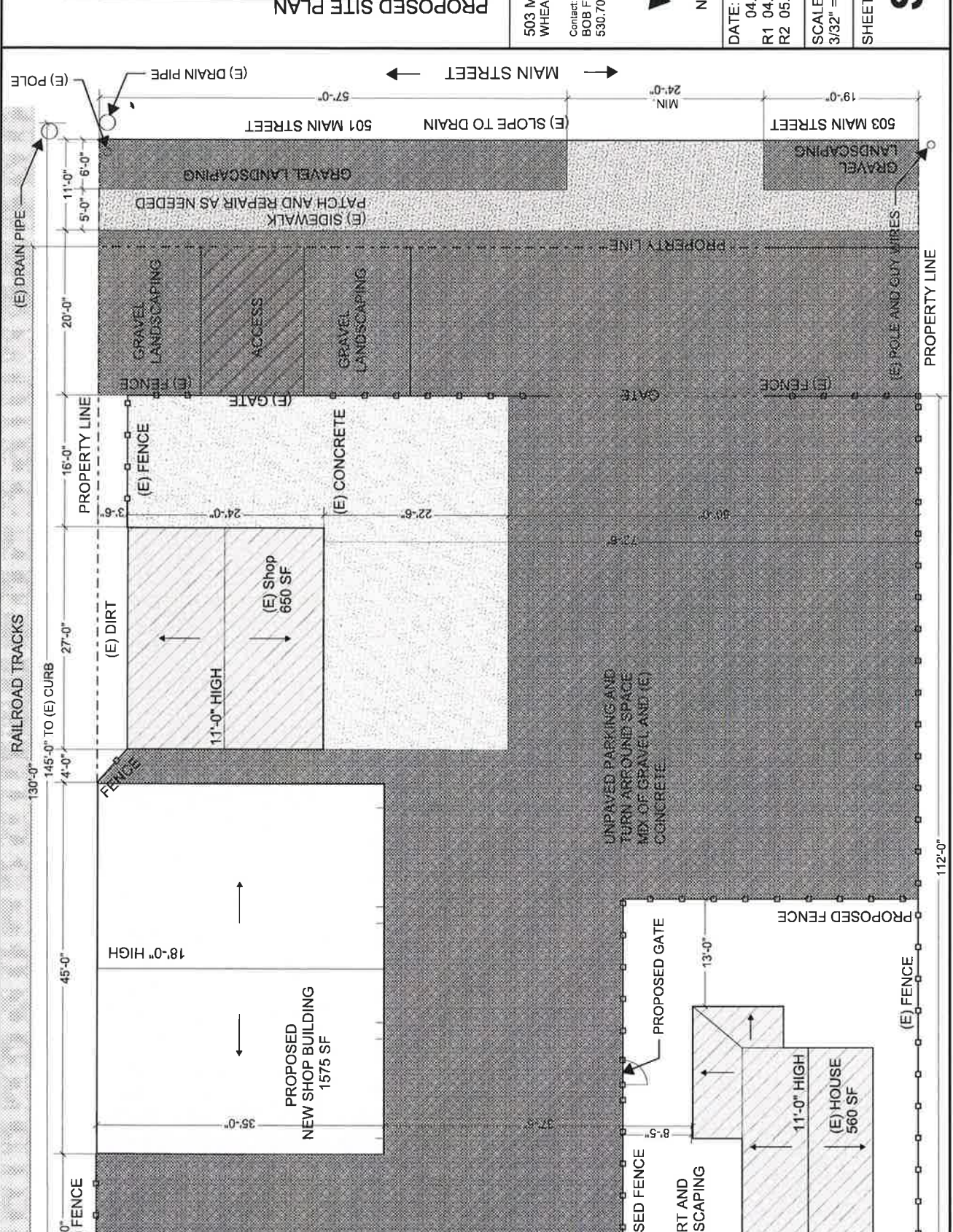
SCALE:  
NTS

SHEET:  
**S00**









RAILROAD TRACKS  
 130'-0" (E) FENCE  
 145'-0" TO (E) CURB  
 4'-0" (E) FENCE  
 45'-0" 18'-0" HIGH  
 35'-0" PROPOSED NEW SHOP BUILDING 1575 SF  
 27'-0" (E) DIRT  
 11'-0" HIGH  
 24'-0" (E) Shop 650 SF  
 16'-0" (E) FENCE  
 3'-6" (E) CONCRETE  
 22'-6" (E) GATE  
 20'-0" GRAVEL LANDSCAPING  
 ACCESS  
 GRAVEL LANDSCAPING  
 (E) SIDEWALK  
 PATCH AND REPAIR AS NEEDED  
 11'-0" 6'-0" (E) DRAIN PIPE  
 5'-0" 6'-0" (E) POLE

501 MAIN STREET  
 57'-0" (E) SLOPE TO DRAIN  
 MAIN STREET  
 24'-0" MIN  
 19'-0" 503 MAIN STREET  
 GRAVEL LANDSCAPING  
 PROPERTY LINE  
 (E) POLE AND GUY WIRES  
 PROPERTY LINE  
 112'-0" UNPAVED PARKING AND TURN AROUND SPACE MIX OF GRAVEL AND (E) CONCRETE  
 PROPOSED GATE  
 13'-0" PROPOSED FENCE  
 (E) DIRT AND LANDSCAPING  
 7'-0" (E) HOUSE 560 SF  
 11'-0" HIGH  
 8'-0" PROPOSED FENCE  
 100'-0" (E) FENCE

**PROPOSED SITE PLAN**

PROJECT SF: 13,000 ACRES: 0.298 ZONING: R1 TO C3  
 APN: 015-219-002-000

503 MAIN STREET  
 WHEATLAND, CA 95692

Contact:  
 BOB FILES  
 530.701.0926



NORTH

DATE:  
 04.07.2022  
 R1 04.18.2022  
 R2 05.16.2022

SCALE:  
 3/32" = 1'-0"

SHEET:

**S01**



PROPOSED DRAINAGE PLAN  
 PROJECT SF: 13,000 ACRES: 0.298 ZONING: R1 to C3  
 APN: 015-219-002-000

503 MAIN STREET  
 WHEATLAND, CA 95692

Contact:  
 BOB FILES  
 530.701.0926



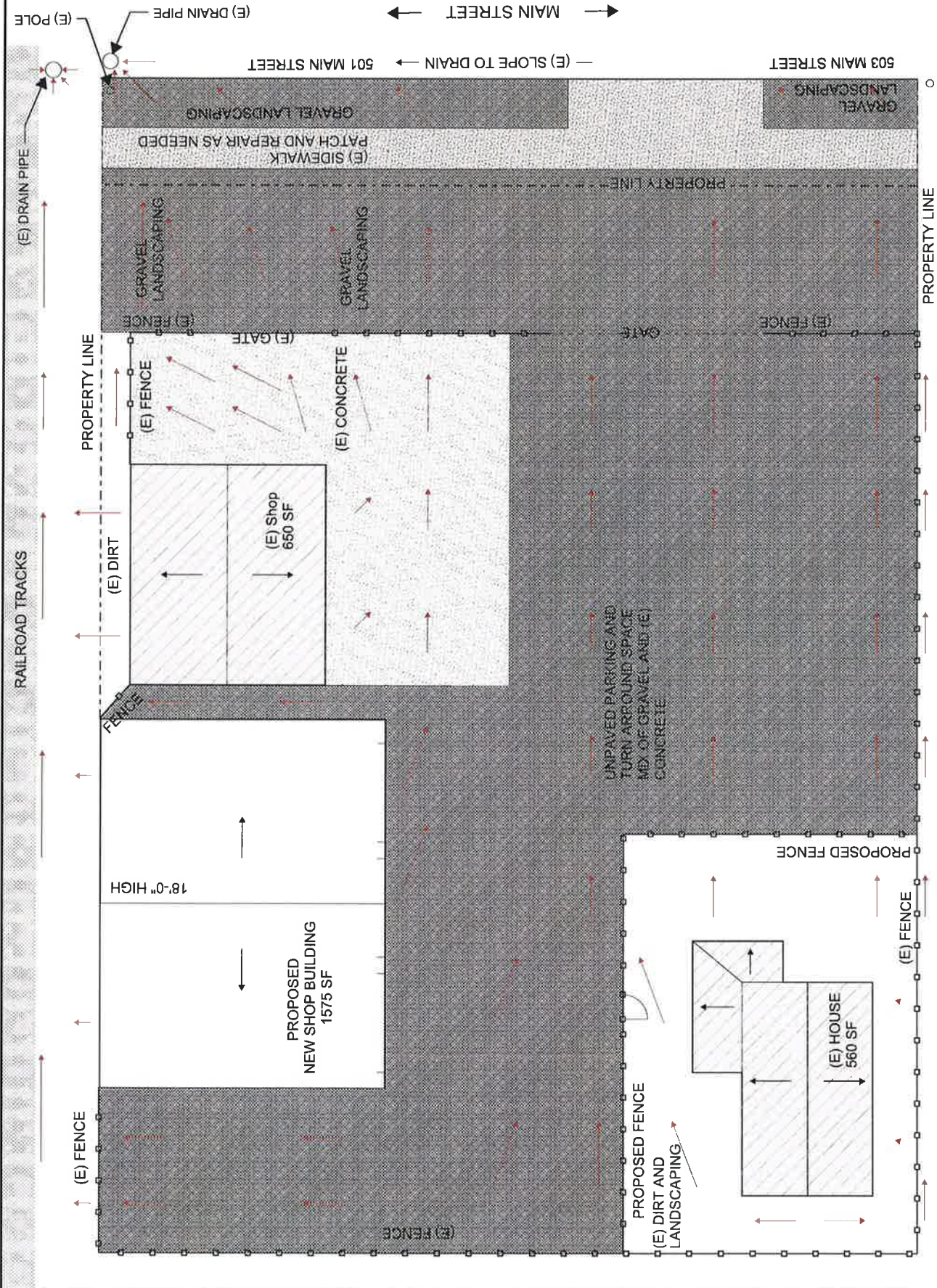
NORTH

DATE: 04.18.2022  
 R1 04.15.2022  
 R2 05.16.2022

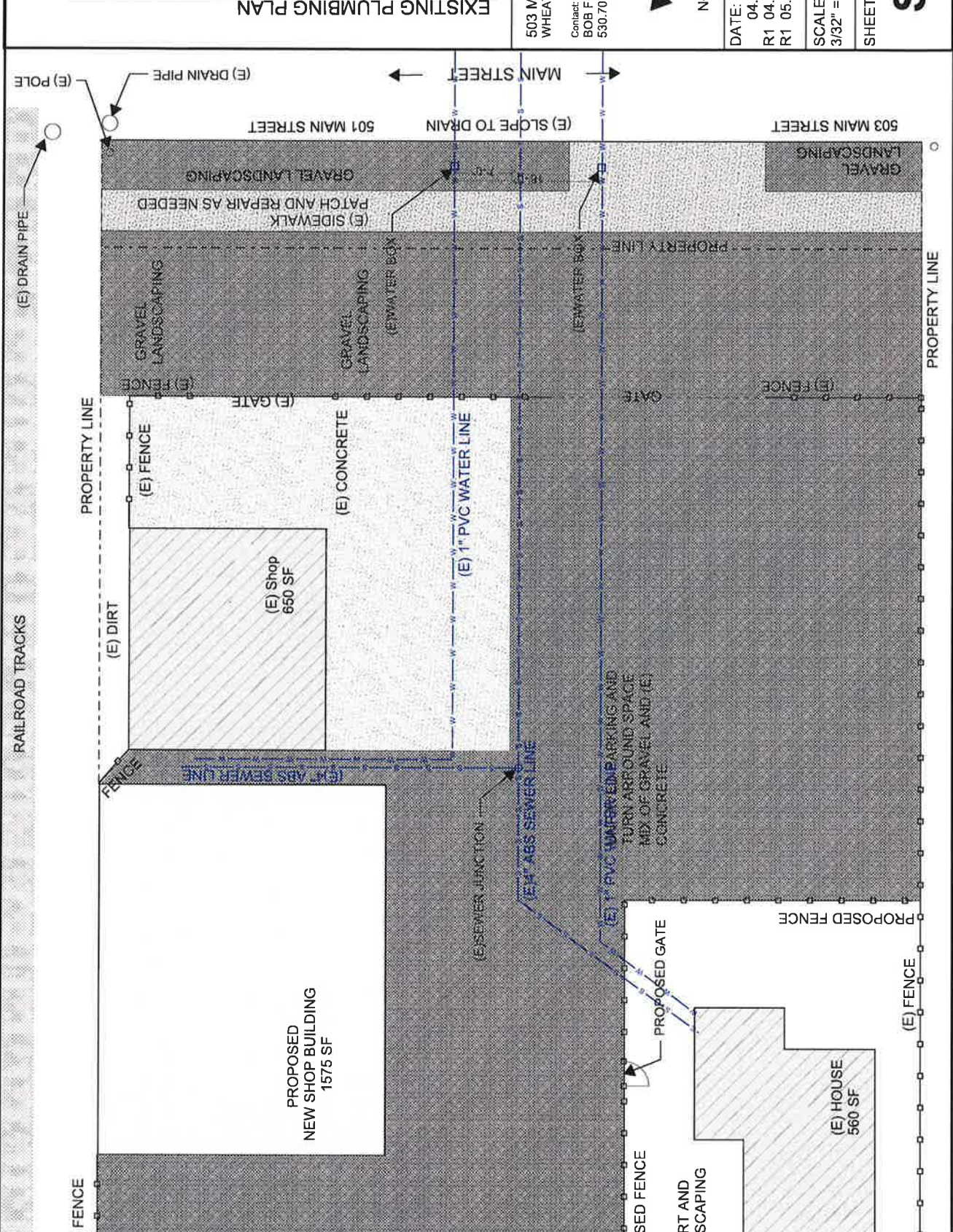
SCALE:  
 3/32" = 1'-0"

SHEET:

**S02**







RAILROAD TRACKS

(E) DRAIN PIPE

(E) POLE

(E) DRAIN PIPE

503 MAIN STREET

501 MAIN STREET

MAIN STREET

503 MAIN STREET

GRAVEL LANDSCAPING

GRAVEL LANDSCAPING

GRAVEL LANDSCAPING

GRAVEL LANDSCAPING

(E) SIDEWALK PATCH AND REPAIR AS NEEDED

(E) WATER BOX

(E) WATER BOX

(E) WATER BOX

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) GATE

(E) GATE

(E) GATE

(E) GATE

(E) CONCRETE

(E) CONCRETE

(E) CONCRETE

(E) CONCRETE

(E) 1" PVC WATER LINE

(E) 1" PVC WATER LINE

(E) 1" PVC WATER LINE

(E) 1" PVC WATER LINE

(E) 4" ABS SEWER LINE

(E) 4" ABS SEWER LINE

(E) 4" ABS SEWER LINE

(E) 4" ABS SEWER LINE

(E) SEWER JUNCTION

(E) SEWER JUNCTION

(E) SEWER JUNCTION

(E) SEWER JUNCTION

(E) 1" PVC UNFURROWED PARKING AND TURN AROUND SPACE MIX OF GRAVEL AND (E) CONCRETE

(E) 1" PVC UNFURROWED PARKING AND TURN AROUND SPACE MIX OF GRAVEL AND (E) CONCRETE

(E) 1" PVC UNFURROWED PARKING AND TURN AROUND SPACE MIX OF GRAVEL AND (E) CONCRETE

(E) 1" PVC UNFURROWED PARKING AND TURN AROUND SPACE MIX OF GRAVEL AND (E) CONCRETE

PROPOSED GATE

PROPOSED GATE

PROPOSED GATE

PROPOSED GATE

PROPOSED FENCE

PROPOSED FENCE

PROPOSED FENCE

PROPOSED FENCE

(E) DIRT AND LANDSCAPING

(E) DIRT AND LANDSCAPING

(E) DIRT AND LANDSCAPING

(E) DIRT AND LANDSCAPING

(E) HOUSE 560 SF

(E) HOUSE 560 SF

(E) HOUSE 560 SF

(E) HOUSE 560 SF

(E) SHOP 660 SF

(E) SHOP 660 SF

(E) SHOP 660 SF

(E) SHOP 660 SF

PROPOSED NEW SHOP BUILDING 1575 SF

PROPOSED NEW SHOP BUILDING 1575 SF

PROPOSED NEW SHOP BUILDING 1575 SF

PROPOSED NEW SHOP BUILDING 1575 SF

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

(E) FENCE

EXISTING PLUMBING PLAN

PROJECT SF: 13,000 ACRE: 0.298 ZONING: R1 to C3

APN: 015-219-002-000

503 MAIN STREET WHEATLAND, CA 95692

Contact: BOB FILES 530.701.0926

DATE: 04.18.2022

R1 04.25.2022

R1 05.16.2022

SCALE: 3/32" = 1'-0"

SHEET:

S03

NORTH



