



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

August 9, 2022

SUBJECT: 503 Main Street Rezone Ordinance.
PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland City Council waive the second reading of, and adopt the ordinance to rezone an 0.298-acre property from Single Family Residential (R-1) to Heavy Commercial (C-3) (see Attachment 1).

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 held a public hearing and 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.

On July 26, 2022, the Wheatland City Council held a public hearing to introduce the ordinance rezoning the project site and voted to waive the first reading of the ordinance and adopt a resolution approving the requested Conditional Use Permit and Design Review for the 503 Main Street Rezone and Improvement Project.

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 Site Plan and Design Review for the proposed to construction of a new 1,575-square-foot shop building was approved by resolution at the July 26, 2022 City Council meeting. The approved Conditional Use Permit allows for the existing residence to remain.

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.

Conclusion

Based on the information contained in the staff report, the Wheatland Planning Commission recommends that the Wheatland City Council waive the second reading of, and adopt the attached ordinance to rezone the 0.298-acre property from Single Family Residential (R-1) to Heavy Commercial (C-3).

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)

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 July 26, 2022, 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).

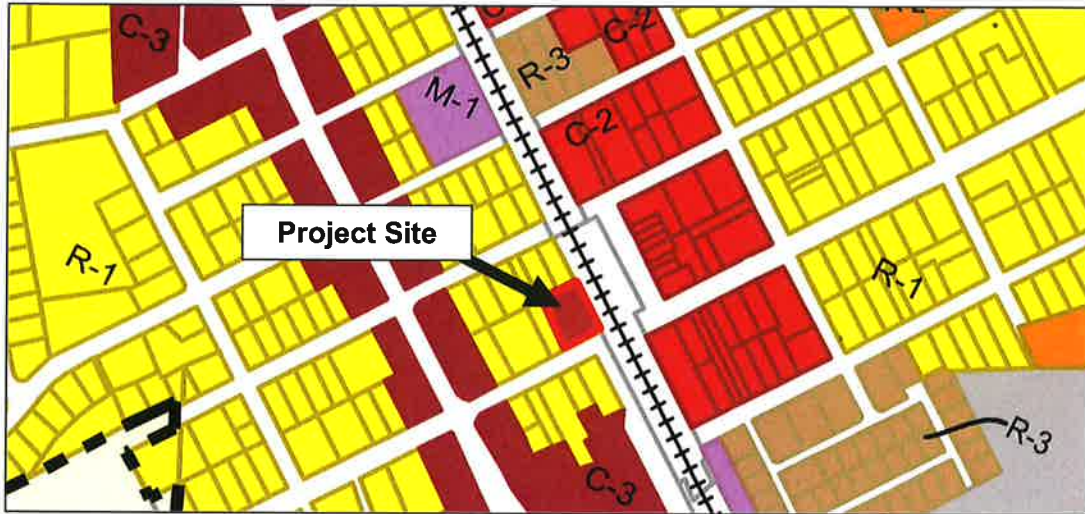
SECTION 3:

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 26th day of July, 2022, and passed and adopted at a regular meeting thereof, held on the 9th day of August, 2022, by the following vote:

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

Mayor of the City of Wheatland

ATTEST:

City Clerk of the City of Wheatland