



# CITY OF WHEATLAND

## PLANNING COMMISSION MEETING STAFF REPORT

June 18, 2024

**SUBJECT:** Consideration to approve Site Plan and Design Review for a proposed auto sales business located at 603 Third Street.

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

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### **Recommendation**

Staff recommends that the Wheatland Planning Commission hold the public hearing on the proposed development, and upon close of the public hearing, consider adopting the attached resolution approving the requested Site Plan and Design Review for the proposed auto sales business located at 603 Third Street (see Attachment 2).

### **Background**

The project applicant, La Bodega Motors, LLC., submitted an application for Site Plan and Design Review for the operation of an auto sales business located at 603 Main Street (proposed project). The project site is located at the corner of State Route (SR) 65 and Third Street, identified as Yuba County Assessor Parcel Numbers (APNs) 015-304-016-000 and 015-304-017-000). The project site consists of two existing properties, the first property is developed with an existing 1,500-square-foot residence and the second property consists of 4,000 square-feet of vacant land along SR 65 (see Attachment 1). Both properties are currently zoned Heavy Commercial (C-3) and are both designated Commercial (C) in the Wheatland General Plan.

On September 5, 2023, the Wheatland Planning Commission held a public hearing and discussed this request for an auto sales business at this location. At that Planning Commission hearing concerns were raised regarding available parking for the proposed business. The applicant has prepared a new site plan to address the concerns.

### **Discussion**

The applicant is proposing to develop the project site for the operation of an auto sales business and use the existing residence as the sales office. Pursuant to the Wheatland Municipal Code, all development in the C-3 zoning district requires Site Plan and Design Review approval. The purpose of Site Plan and Design Review is to ensure all proposed development projects are consistent with the intent of the adopted Community Design Standards.

The proposed project includes site improvements including a new driveway, paving, parking spaces, landscaping, and interior improvements to the existing residence. The existing residence would include modifications for ADA compliance and provide a 350-square-foot sales office with restroom for customers. The 4,000-square-foot vacant lot would be paved for the car sales area and include new trees and landscaping along SR 65 and Third Street.

The applicant has provided an additional two off-street parking spaces to alleviate the parking concerns. In addition, the applicant is proposing to operate the proposed business by appointment only to further address the parking concern in the area.

Planning and Engineering staff reviewed the proposed site plan and provided conditions of approval to ensure safe access and circulation, as detailed in the attached resolution (see Attachment 2).

City staff has determined the proposed project is compatible with the property's zoning district, surrounding uses, and the intent of the City's adopted Community Design Standards regarding commercial development.

#### CEQA Review

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section 15332 (Infill Development) of the CEQA Guidelines. This project qualifies for this exemption because it is consistent with the General Plan and zoning regulations, the site is no more than five acres and is surrounded by urban uses, and the project would not result in any significant effects related to traffic, noise, air quality, or water quality, and the site can be served by all required utilities and public services.

#### Conclusion

Based on the information contained in the staff report, city staff recommends that the Wheatland Planning Commission consider the adoption of the attached Resolution approving the Site Plan and Design Review for an auto sales business located at 603 Third Street.

#### **Attachments**

1. Project Location Map
2. Planning Commission Resolution Approving the Site Plan and Design Review for an Auto Sales Business Located at 603 Third Street.
3. Proposed Site Plan.

Attachment 1

Project Location Map



**WHEATLAND PLANNING COMMISSION  
RESOLUTION NO. 2024-\*\***

**RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF WHEATLAND APPROVING THE SITE PLAN AND DESIGN REVIEW FOR A  
AUTO SALES BUSINESS LOCATED AT 603 THIRD STREET  
(APNs 015-304-016-000 and 015-304-017-000)**

**WHEREAS**, on January 19, 2023, the applicant, La Bodega Motors, LLC, submitted an application for Site Plan and Design Review for the operation of an auto sales business located at 603 Main Street (APNs 015-304-016-000 and 015-304-017-000); 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**, the proposed project is exempt from the provisions of California Environmental Quality Act (CEQA), per CEQA Guidelines Class 15, Section number 15332 (Infill Development) of the CEQA Guidelines. This project qualifies for this exemption because it is consistent with the General Plan and zoning regulations, the site is no more than five acres and is surrounded by urban uses, and the project would not result in any significant effects related to traffic, noise, air quality, or water quality, and the site can be served by all required utilities and public services;

**WHEREAS** the Wheatland Planning Commission duly gave notice of public hearing as required by law and on June 18, 2024 duly held a public hearing, received and considered evidence, both oral and documentary, approving Site Plan and Design Review.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Wheatland does hereby APPROVE the Site Plan and Design Review for an auto sales business located at 603 Third Street (APNs 015-304-016-000 and 015-304-017-000) 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.

## Attachment 2

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 additional review by the Community Development Director in accordance with Wheatland Municipal Code
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. Drawings of improvements in the public right-of-way shall be included with the encroachment permit application.
10. All access driveways and sidewalks 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. The existing water meter box and lid in the proposed driveway area shall be replaced with a traffic rated meter box and lid, or the service shall be relocated outside of the driveway with new meter box and lid.
14. Parking spaces shall be constructed pursuant to Chapter 18.63 of the Wheatland Municipal Code, subject to review and approval by the City Engineer.

Attachment 2

15. Prior to building permit approval, provide a Landscape Plan identifying all proposed landscaping. Parkway landscape tree and planting materials shall be in accordance with City of Wheatland Standards and approved by Planning. Landscape shall show immediate results and be permanently maintained in good condition.
16. Maintenance of all landscaping and irrigation within the public right-of-way shall be the responsibility of the applicant.
17. Provide a red curb on the Third Street property frontage from the crosswalk stripe to the driveway, subject to review and approval by the City Engineer.
18. The auto sales business shall be by "appointment only".
19. 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.
20. 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.
21. The Site Plan and Design Review approval shall expire two years from the date of approval (expires June 18, 2026) and shall become null and void in accordance with the Wheatland Municipal Code, unless the use has been established.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 18<sup>th</sup> day of June, 2024 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

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**Planning Commission Chairperson**

Attachment 2

**ATTEST:**

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**City Clerk**





