



City of Wheatland

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PLANNING COMMISSION MEETING STAFF REPORT

Date: July 16, 2019
Agenda Item:

Subject: Site Plan and Design Review for the Sierra Central Credit Union located 503 McDevitt Drive in the City of Wheatland.

Prepared by: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Planning Commission adopt the attached Resolution (see Attachment 1) approving the requested Site Plan and Design Review (see Attachment 2), subject to the recommended conditions, for the Sierra Central Credit Union located at 503 McDevitt Drive.

History and Background

On March 20, 2018, the City of Wheatland Planning Commission approved with conditions of approval, a Conditional Use Permit for the Sierra Central Credit Union located at 503 McDevitt Drive, identified as Yuba County Assessor Parcel Numbers (APNs) 015-630-073 and 015-271-011 (see Attachment 3). It should be noted that a Lot Line Adjustment is currently under review for the project site in order to combine the two project properties.

The conditional use permit included the following three phases of development.

Phase I

Phase I of the proposed project would consist of the installation of a walk-up ATM in the existing commercial building, infill of two (2) existing doors, and creation of a secure Cash Room.

Phase II

Phase II of the proposed project would consist of 776 square feet of tenant improvements to the existing building for the creation of a Sierra Central Credit Union branch office. Proposed improvements would include the creation of a lobby, infill of the existing doors located at the Cash Room and proposed work room, installation of a check writing cabinet, and installation of a new Cash Room door. Phase II would also include ADA compliance improvements at the restroom, entrance door, and outside the building.

Phase III

Phase III of the proposed project would involve a lot merger of APN 015-630-073 and 015-271-011, a 300-square-foot building addition, and construction of a 300-square-foot drive-thru area. Pursuant to the City of Wheatland Municipal Code Section 18.67, Phase III would be subject to Planning Commission approval of a Site Plan and Design Review prior to development.

Discussion

On June 19, 2019, the applicant, Mel Higginbotham from Wallis Design Studio Architects, submitted an application to expand the existing Sierra Central Credit Union located at 503 McDevitt Drive. Pursuant to the Wheatland Municipal Code and Chapter 18.67, development in the Neighborhood Commercial District (C-1) zone is subject to Site Plan and Design Review. The proposed building addition would consist of a new lobby, waiting area, teller station and counters, work/break room, janitor closet, and office, as well as infill of existing windows on the western and eastern portion of the building as shown on Sheet A2.1 of the proposed plans (see Attachment 2). The new building addition would allow for the creation of a new Cash Room to allow for a new walk-up ATM and one drive-up ATM. The drive-up ATM would be accessed through the proposed drive-thru located on the southern portion of the site. Drive-thru circulation would enter from McDevitt Drive and exit via an existing driveway on State Route (SR) 65, which would be a right-out only driveway.

The proposal involves a complete renovation and expansion of the existing commercial building including a drive-thru ATM area. The proposed construction meets height, setback, and lot coverage requirements in the C-1 zone. The proposed construction will consist of a fiber cement horizontal siding exterior with brick wainscot, fiber cement fascia and trim, and a metal seam roof, as shown on Sheets A4.1, A4.2, and A5.0 of the proposed plans (see Attachment 2). As designed, the project meets all applicable development standards for the C-1 zone. Furthermore, the project meets applicable criteria within the City of Wheatland Community Design Standards Design Principles.

The proposed project also includes new landscaping and a trash enclosure, as shown on Sheets L.1 and L.2 of the proposed plans (see Attachment 1).

Exempt from CEQA Review

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section number 15301 (Existing Facilities) which includes additions to an existing structure that is less than 10,000 square feet provided that the project is in an area where all public services and facilities are available and not environmentally sensitive.

Alternatives

The Planning Commission could choose not to approve the Site Plan and Design Review for Phase III of the Sierra Central Credit Union located at 503 McDevitt Drive. The Planning Commission could also continue the public hearing to a future meeting date and require revisions to the proposed project.

Conclusion

Based on the information contained in the staff report, staff recommends that the Planning Commission adopt the attached resolution approving the requested Site Plan and Design Review, subject to the recommended conditions, for the Sierra Central Credit Union located at 503 McDevitt Drive.

Attachments

- 1. Planning Commission Site Plan and Design Review Resolution**
- 2. Proposed Project Plans**
- 3. March 20, 2018 Planning Commission Staff Report**