

**Development Plan 20-03
Richland Village Affordable
Housing Complex**



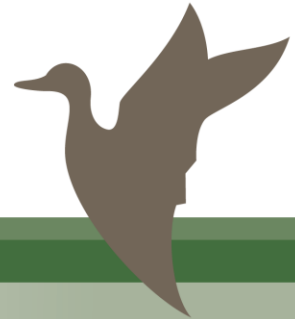
Benjamin Moody | January 19, 2021

Project Location

- The property is located at 470 Bernard Drive; APN 53-470-091

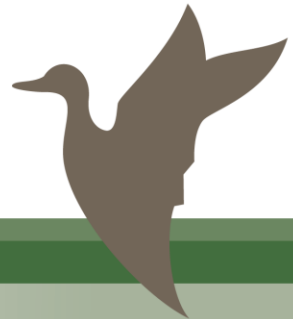


Richland Village



Project Proposal

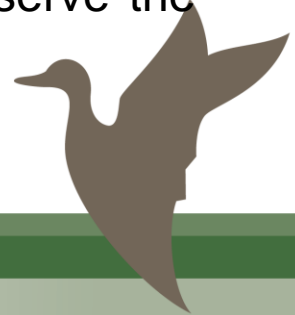
- Construction of a 176 affordable housing apartment complex.
- 88 one-bedroom, 44 two-bedroom, and 44 three-bedroom units
- 2,795 sq. ft. community center



Planning Entitlement Process

Project Level of Review – City Municipal Code Sec. 8-5.7001

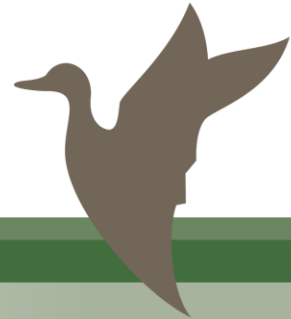
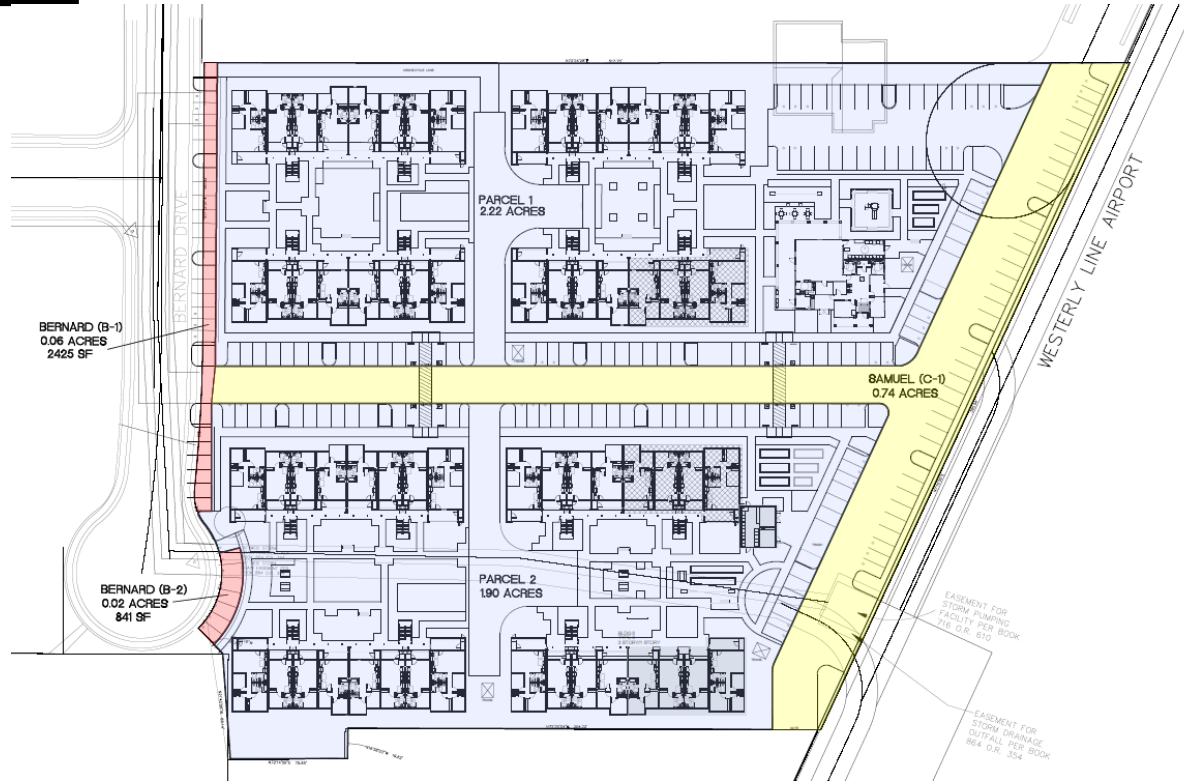
- Multiple-Family Development Plan Review requires City Council approval due to the number of units being proposed, (greater than 100)
- Planning Commission shall make an advisory recommendation to the City Council
- Provides a review process for large, new projects for which the anticipated uses are permitted by the district. Review is needed to assure that the project will be compatible with existing or expected neighboring improvements and that adequate public facilities are available to serve the project.



Site Plan



Site Plan



Land Use Map



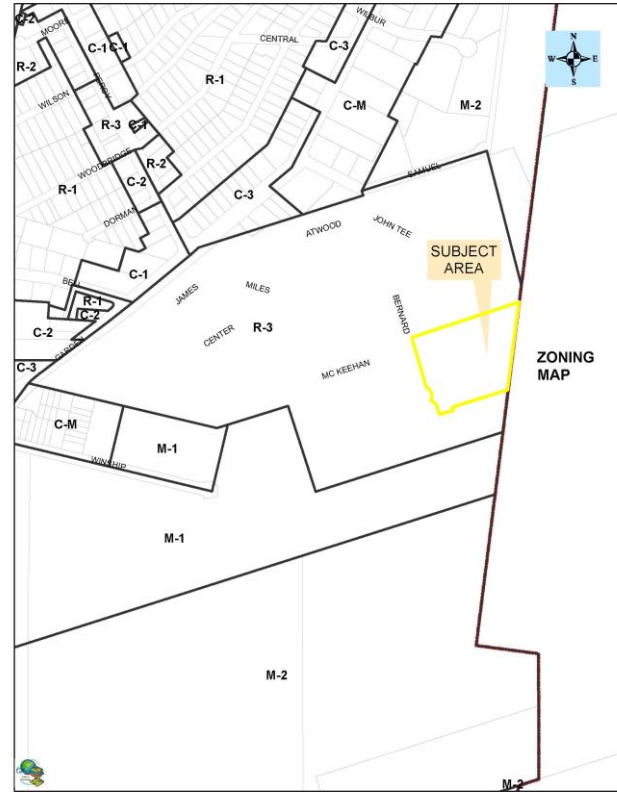
GENERAL PLAN

Legend

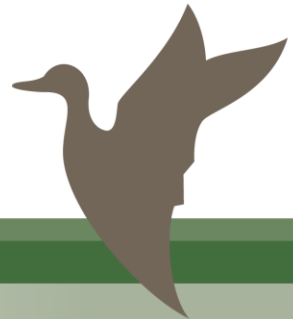
- | | | |
|--------------------------------|--------------------------------|---------------------------------------|
| City Limits | Parks, Recreation & Open Space | Neighborhood Commercial |
| Low Density Residential | Agricultural/Rural | Office & Office Park |
| Medium/Low Density Residential | Public & Semi-Public | Business, Technology & Light Industry |
| Med/High Density Residential | Regional Commercial | Manuf., Processing & Warehousing |
| | Community Commercial | |



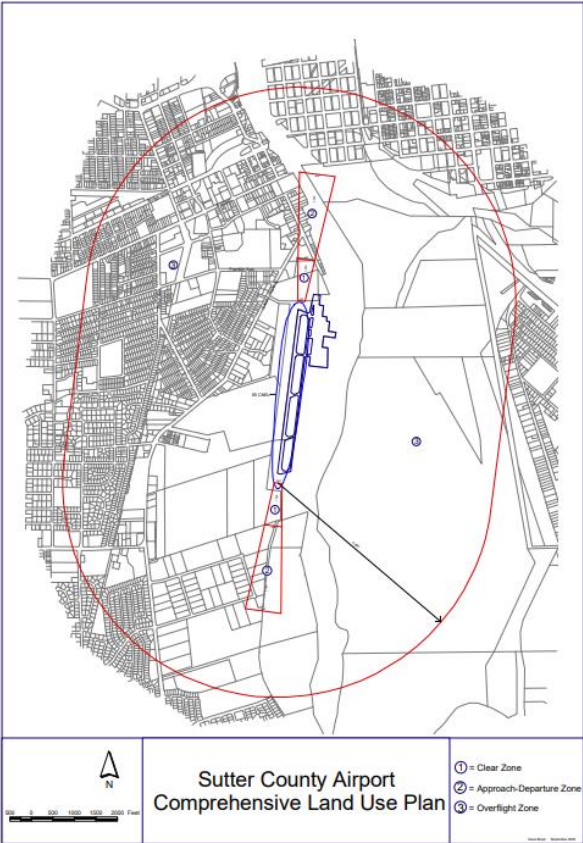
Zoning Map



ZONING MAP



AIRPORT COMPREHENSIVE LAND USE PLAN

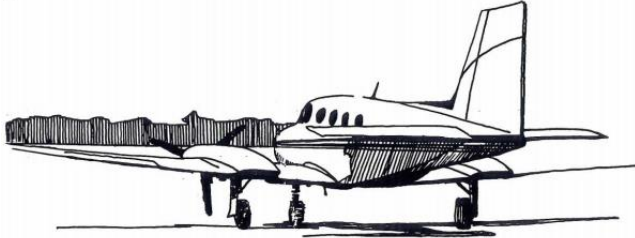


SUTTER COUNTY AIRPORT

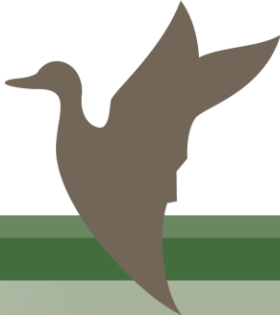
COMPREHENSIVE LAND USE PLAN

APRIL 1994

SACOG-94-017

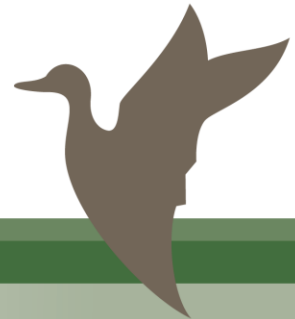


AIRPORT LAND USE COMMISSION, 3000 'S' STREET, SUITE 300, SACRAMENTO, CA 95816



Bordering Uses

Bordering Information and Uses			
	General Plan Land Use Classification	Zoning	Existing Land Use
Project Site	Medium/Low Density Residential	R-3 Multiple Family Residential	Affordable Housing Modular Homes
North	Manufacturing Processing & Warehousing	C-M Heavy Commercial/Light Industrial C-3 General Commercial	C & M Automotive Service King Collision
East	Public/Semi-Public	Public	Sutter County Airport
West	Medium/Low Density Residential Business Technology/Light Industrial	R-e M-1 Light Industrial C-M Heavy Commercial/Light Industrial	Affordable Housing Tacos El Jaliscience Sutter Marine, Inc.
South	Manufacturing, Processing & Warehousing	M-1 Light Industrial	Agriculture - Orchard



PROPOSED ELEVATIONS



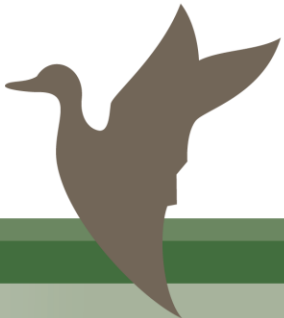
Richland Village
470 Bernard Drive
Yuba City, California

TYPE 1 - COLORED BUILDING RENDERINGS



DECEMBER 4, 2020

A3.7



ELEVATIONS



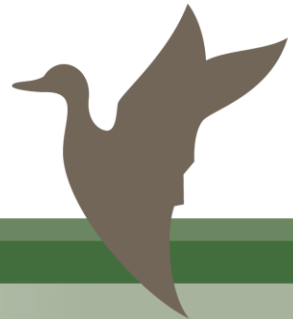
Richland Village
470 BERKING DRIVE
Yuba City, California

BUILDING 7 - TYPE 2 EXTERIOR ELEVATIONS



DECEMBER 4, 2025

A3.8



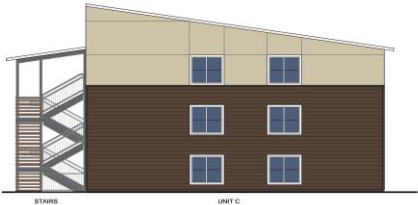
ELEVATIONS



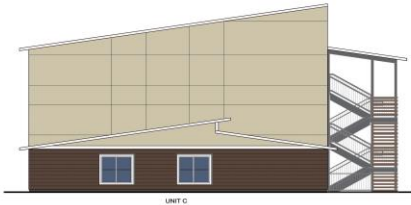
BUILDING 8 - TYPE 3 - NORTH ELEVATION



BUILDING 8 - TYPE 3 - SOUTH ELEVATION



BUILDING 8 - TYPE 3 - WEST ELEVATION



BUILDING 8 - TYPE 3 - EAST ELEVATION

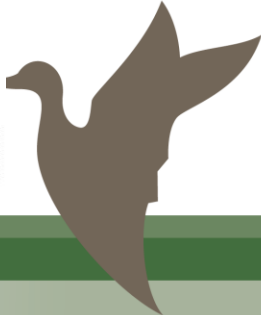
Richland Village
470 Bernard Drive
Yuba City, California

BUILDING 8 - TYPE 3 EXTERIOR ELEVATIONS



DECEMBER 4, 2009

A3.9



ELEVATIONS



North Elevation



East Elevation



West Elevation



Northwest Perspective



Southeast Perspective

Richland Village
470 Bernard Drive
Yuba City, California

TYPE 4 - COLORED BUILDING RENDERINGS

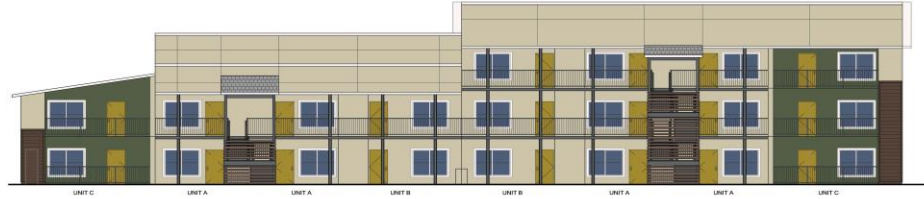


DECEMBER 4, 2009

A3.10



ELEVATIONS



BUILDING 6 - TYPE 5 - NORTH ELEVATION



BUILDING 6 - TYPE 5 - SOUTH ELEVATION



BUILDING 6 - TYPE 5 - WEST ELEVATION



BUILDING 6 - TYPE 5 - EAST ELEVATION

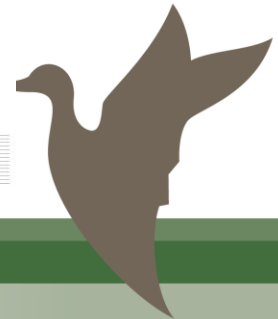
Richland Village
470 Bernard Drive
Yuba City, California

BUILDING 6 - TYPE 5 EXTERIOR ELEVATIONS



DECEMBER 4, 2022

A3.11



ELEVATIONS – COMMUNITY BUILDING



South Elevation



North Elevation



Southeast Perspective



Northwest Perspective



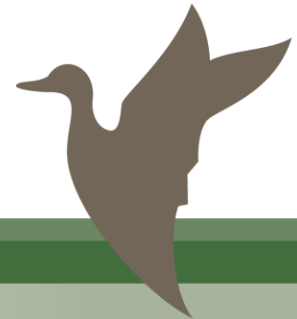
Richland Village
470 Bernard Drive
Yuba City, California

COMMUNITY CENTER - COLORED BUILDING RENDERINGS



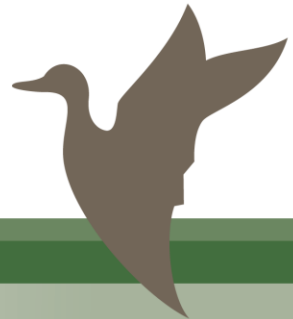
DECEMBER 4, 2009

A3.12



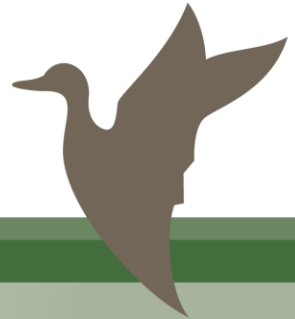
PROPOSED DENSITY AND PARKING BONUS

- California State Law:
- Density Bonus allows for higher density
- Parking Bonus allows reduction to 88 spaces; 186 spaces proposed



BICYCLE PARKING

- City Zoning Code requirements: 3% of required parking spaces (6 spaces minimum)
- Long-term bicycle storage for a total of 84 bicycles provided in two secured bicycle parking storage facilities



TRAFFIC

Traffic Study – Fehr & Peers November 2020

Table 4: Peak Hour Trip Generation Estimates

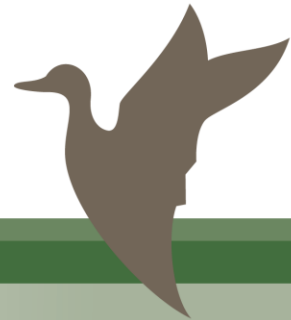
Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Affordable Multi-family Housing ²	176	du	12	38	50	43	25	68 ³

Table 5: Peak Hour Intersection Operations – Existing Plus Project Conditions

Intersection	Traffic Control	Existing Conditions		Existing Plus Project Conditions	
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Garden Highway and Percy Avenue/Miles Avenue	Signal	12 / B	14 / B	13 / B	14 / B
Garden Highway and Samuel Drive	SSSC ³	1 (16) / A (C)	1 (17) / A (C)	1 (16) / A (C)	1 (18) / A (C)

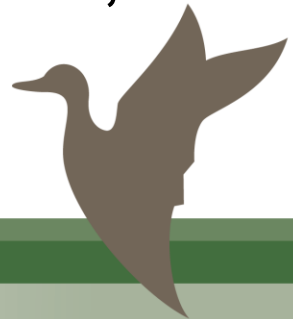
Notes:

1. Delay is reported as seconds per vehicle. Values are rounded to the nearest whole number so the same delay may represent two different LOS conditions if the delay is within 0.5 seconds of the LOS threshold. For signalized intersections, the average control delay for signalized intersections is the weighted average for all movements. For SSSC intersections, the weighted average delay and LOS is reported as well as the delay and LOS for the worst movement, the latter of which is shown in parentheses.
2. "LOS" represents level of service, calculated based on methodologies contained in the *Highway Capacity Manual, 6th Edition* (Transportation Research Board, 2016).



Environmental Determination

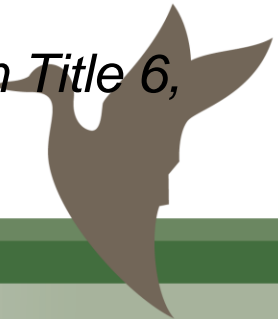
Pursuant to California Environmental Quality Act (CEQA) Guidelines the project has been determined to be **categorically exempt from environmental review** pursuant to Section 15332 Infill Development Projects,



Development Plan Findings

Yuba City Municipal Code Sections 8-5.7001(c) requires that four findings be made in order to approve a Development Plan.

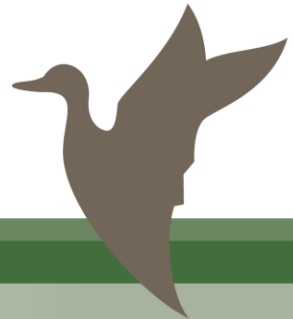
- 1. The site for the proposed use is adequate in size and shape to accommodate said use, public access, parking and loading, yards, landscaping and other features required by this chapter.*
- 2. The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.*
- 3. The site design and the size and design of the building will complement neighboring facilities.*
- 4. The application satisfies at least one of the findings found in Title 6, Chapter 9, Article 6 of the Municipal Code.*



Recommendation

A. Conduct a Public Hearing then:

B. Adopt a resolution of the City Council of the City of Yuba City approval of Development Plan (DP) 20-03, and associated CEQA Categorical Exemption, for the construction of a 176-unit affordable housing apartment complex: 470 Bernard Drive, (APN 53-470-091)



Questions?

