

CITY OF YUBA CITY
STAFF REPORT

Date: January 19, 2021
To: Honorable Mayor & Members of the City Council
From: Development Services Department
Presentation By: Benjamin Moody, Development Services Director

Summary:

Subject: Approve Development Plan (DP) 20-03 to allow construction of a 176-unit affordable housing apartment complex located at 470 Bernard Drive; (APN 53-470-091).

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).

Fiscal Impact: The costs for processing the subject land use entitlement are funded through the payment of required entitlement fees.

Purpose:

A Public Hearing to consider Development Plan 20-03 to allow for the construction of a 176-unit affordable housing apartment complex, located at 470 Bernard Drive in the Richland Housing complex.

Background:

Development Plan (DP) 20-03 proposes the construction of a 176-unit residential affordable apartment complex. The residential complex will consist of 88 one-bedroom, 44 two-bedroom, and 44 three-bedroom units in eight residential buildings. Each unit features a private balcony.

All 176 housing units will be affordable and designated for income levels ranging from 30% or below of Area Medium Income (AMI) to a maximum of 60% AMI.

A single-story, 2,795 square foot, community center is proposed that will include a large meeting room, staff offices, a computer area, restrooms, maintenance and utility spaces, a laundry room and outdoor patio and recreation access.

The project also includes 186 on-site parking spaces; and parking for 84 bicycles in two secured storage facilities. The site will be fully landscaped per City standards. The project offers several

outdoor recreation opportunities, including a children's play area, barbecue areas, outdoor tables and seating and outdoor game areas. In addition, raised planter beds for gardening and fruit trees will be available for the residents.

The applicant is requesting to build at a higher land use density and provide reduced parking in accordance with the State of California Density Bonus Law for affordable housing projects. This being a major consideration in the application for state and federal funding.

The Regional Housing Authority (RHA) is seeking entitlement of this project in coordination with a funding application to the State Department of Housing and Community Development (HCD). **The construction of the project will hinge on the RHA's ability to receive state and federal funding.**

At the December 17, 2020 Planning Commission meeting, Commissioners voted 7-0 to recommend City Council approval of the proposed project, subject to compliance with the conditions of approval, and determining the project is Categorically Exempt pursuant to CEQA Section 15332, In-fill Development Projects.

With the number of multiple family residential units exceeding 100 units, the development plan requires City Council approval.

General Plan Land Use Classification:

The site is designated Low-Medium Density Residential, allowing 6-14 units per gross acre. The City has historically measured residential density across the full range of assembled Richland parcels (approximately 55 acres) as being one parcel when the General Plan was adopted. Per the Housing Authority, there are 410 existing units on their collective 55 acres in the project area; adding in the proposed 176 units of Richland Village would result in a total of 586 units, with a resultant density of approximately 11 units/acre on the full Richland Housing complex site. This would be consistent with the Low-Medium Residential designation. Additionally, a condition of approval has been added to specify compliance with the General Plan land use density requirements for the Richland Housing complex.

Zoning District Classification:

The Richland Housing complex is designated as Residential Multi-Family (R-3) zoning; This district is intended to provide for the highest residential density uses in the City, with a level of standards conducive to establishment of a suitable living environment to those living in multiple-family residences. The R-3 District is consistent with the Medium Density Residential and High Density Residential General Plan designations.

Analysis:

The project site is 4.9 acres in size, generally rectangular in shape with flat topography. Mobile homes currently exist on a portion of the site and will be removed/relocated prior to construction. The project site is accessed via Bernard Drive, a private roadway owned by the RHA and directly adjacent to the Sutter County Airport.

General Plan

The proposed project will further the goals and policies of the City's General Plan with respect to providing affordable multi-family housing in an area that provides accessibility to shopping, public

services and public transit. This project would be consistent with the Low-Medium Residential land use designation for the Richland Housing property complex. A condition of approval has been written to reflect the intent of the General Plan to have density be considered across the entire Richland Housing parcels, with Zoning to allow for specific higher density developments.

Project Design

As previously stated, the proposed project is a 176-unit, affordable apartment community with a mix of 88 one-bedroom, 44 two-bedroom and 44 three-bedroom residential units in 8 buildings that are 1-, 2- and 3-stories in height, with a maximum proposed building height of 34' 11". The building design uses contemporary architecture in brown, beige, and green "earth" tones, with limited horizontal siding to help reduce the mass of the buildings. Following the initial review, staff requested changes to the design of the exterior staircases and the painting scheme of the two- and three-story buildings. The applicant complied and added design articulation to the staircases and provided additional color to the building elevations.

The project also proposes a 2,795 square foot community center with leasing office. The community center will offer computer stations, a mail center, a great room with hospitality kitchen, restrooms, and a laundry facility. There will be an additional laundry facility located in the southeast area of the site adjacent to Building 7. Outdoor amenities will include a children's play area, barbeque areas, outdoor tables and seating, outdoor game areas, raised planter beds for residents, and fruit trees.

The applicant further describes the project design: *"A major component of the project design is the use of exterior walkways and balconies to articulate the front façade. The buildings are one - unit deep which provides cross ventilation for all residents. The access to each unit is from the interior courtyard areas between the buildings, with the walkways and balconies forming a "front porch" concept to each unit from the courtyard. This design provides active outdoor areas for residents overseeing the courtyard areas. This allows for gathering spaces that are visible, providing additional safety for residents"*.

The applicant is proposing a "Net Zero Energy" development. The buildings will be arranged in a grid pattern with the lengths of the buildings running east and west in order to maximize the south roof exposure and provide maximum exposure to the photovoltaic panel area. In addition, the apartment buildings are separated by 55 feet and 75 feet to reduce shading of the solar panels by adjacent buildings.

Compatibility with Surrounding Uses

The proposed project is not expected to impact the uses surrounding it. Those uses include multi-family residences to the north, multi-family residences and the Yuba City Unified School District (YCUSD) Children's Center to the west, the Sutter County Airport to the east, and farmland to the south.

Development Standards

The project is compliant with City standards for the R-3 multiple family residential zoning district with regards to building setbacks, height 34'11" (max 48') and lot coverage, 26% (max 60%). As previously stated, the project proposes 176 residential units. The standard for medium density residential allows 1 unit/ 1,500 square feet of lot area. Based on the total square footage of the project site, only 146 residential units would be allowed, however, the California Density Bonus Law allows for an exception in density. The amount of the density bonus is set on a sliding scale,

based upon the percentage of affordable units at each income level in the total project. Because the number of affordable units in this project is 100%, the project is eligible for up to an 80% increase in density, putting the upper threshold at approximately 260 units. With the proposed 176 units being well within the density bonus limit.

Landscaping will be required to meet City standards. HVAC units will be screened from sight with low profile landscaping. The planting design will utilize a variety of Mediterranean-style, native, drought-tolerant, and low-fuel species to create layers of color to complement the architecture style and setting. Fruit trees are included in the landscape design for the use of residents and large shade trees are provided throughout the site.

Sutter County Airport

The building heights across the site would comply with the height restrictions of the Comprehensive Land Use Plan (CLUP) for the Sutter County Airport. The buildings are low on the east side of the site, 15 feet, and raise in height to the west. The CLUP height contours are identified on the project site plan and the relative number of floors for each building are identified on the site plan to meet the height restrictions from the CULP. Buildings closest to the side of the airport runway are approximately 260 +/- feet from the runway center line and do not exceed 15 feet in height. Therefore, the project is not expected to pose any conflict with airport operations. The project was referred to County Planning and the Airport representative for their review and consideration. No comments were received from either entity.

Parking

Zoning Code Section 8-5.6102 prescribes the Off-Street Parking and Loading requirements for all uses. For Multi-Family residential, the required parking is: *1 space per studio apartment or 1-bedroom dwelling unit; 1.5 spaces per 2-bedroom dwelling unit; and 2 spaces per 3 or more-bedroom dwelling unit; Plus 1 guest space for each 10 units.* The required parking per the City's Municipal Code for the proposed project would be 260 spaces.

Per the California State Density Bonus Law, parking can be reduced to 0.5 spaces per unit under the following conditions: *Rental projects 100% affordable to lower income and within 1/2 mile of accessible major transit stop.* The applicant has provided verification to the City that the development will be 100% affordable. In addition, there are two transit stops within 1/2 mile of the project site. Therefore, the proposed project qualifies for the reduction in parking which would lower the required parking to 90 spaces. Based on the results of the onsite circulation study the applicant is proposing a total of 186 on-site parking spaces, which meets the parking requirement for this affordable housing development.

Bicycle Parking

There will be long-term bicycle storage for a total of 84 bicycles provided in two secured bicycle parking storage facilities located in the center of the proposed complex. The storage location will connect to the new bicycle path leading out to Bernard Drive along the northwest property line.

Circulation

Vehicle access to the project site will be from Bernard Drive on the west and Samuel Drive on the northeast side of the property. Both roads are private streets in the area of the project. A new bicycle path will provide access to Bernard Drive and McKeehan Drive, connecting to the bicycle

lane along Garden Highway. A traffic study for the project has been conducted, confirming that facilities are adequate to handle expected traffic associated with the project.

Environmental Determination:

Pursuant to California Environmental Act (CEQA) Article 19. *Categorical Exemptions*, and after reviewing and considering the project in its entirety, a determination has been made that the Project is Categorical Exempt from CEQA pursuant Section 15332 Infill Development Projects, Class 32 of the CEQA Guidelines. Class 32 consists of projects characterized as in-fill development meeting the conditions described below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The proposed project meets the City's R-3 zoning regulations with consideration of the State density bonus laws, allowing increased density and reduced parking; consistent with the Residential low-medium General Plan designation for the Richland Housing complex; located on a site less than five acres in size, no presence of critical habitat areas; no significant traffic, noise, air quality, or water quality impacts would result from the project; and the site can be adequately served by all required utilities and public services.

Also noted is that a federal-level (NEPA) environmental clearance is needed based on the potential use of federal funding for the project. The applicant has prepared traffic, noise, and air quality analyses for the project. The traffic and noise analyses found that there would be no anticipated significant impacts and no project mitigation measures required. The air quality analysis noted that during project construction, short-term NOx emissions could be significant. Therefore, a condition of approval has been added that will address short-term construction impacts, primarily through use of appropriate equipment that will minimize emissions.

Fiscal Impact:

The costs for processing the development plan application are funded through the payment of established Planning Division entitlement fees.

RHA is seeking entitlement of this project in coordination with a funding application to the state Department of Housing and Community Development, with matching fund requests from local partners.

Alternatives:

1. Modify or Deny the approval of DP 20-03.

2. Provide staff with further direction.

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).

Attachments:

- A. Resolution (with attached Conditions of Approval)
- B. Location and site map
- C. Elevations
- D. Landscape Plans
- E. Planning Commission December 17, 2020 Staff Report

Prepared By:

[/s/ Benjamin K. Moody](#)
Benjamin K. Moody
Development Services Director

Submitted By:

[/s/ Diana Langley](#)
Diana Langley
Interim City Manager

Reviewed by:

Finance

[SM](#)

City Attorney

[SLC by email](#)

ATTACHMENT A

RESOLUTION NO. _____

**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)**

WHEREAS, Development Plan (DP) 20-03 has been filed by Gustavo Becerra, Regional Housing Authority, (Applicant) to construct a 176-unit affordable housing apartment complex; and

WHEREAS, pursuant to California Environmental Quality Act Guidelines (CEQA), the project has been preliminarily assessed to be Categorically Exempt under Section 15332, In-fill Development Projects; and

WHEREAS, on December 17, 2020, the Planning Commission conducted a duly noticed public hearing to consider Development Plan 20-03; and

WHEREAS, Development Plan 20-03 supports production of affordable housing in an area that provides accessibility to shopping, public services and public transit; and

WHEREAS, the Planning Commission took action to recommend approval of the proposed Development Plan;

WHEREAS, the City Council of the City of Yuba City considered said recommendations of the Yuba City Planning Commission on the matter of a Development Plan for the said property and conducted a Public Hearing on the matter on January 19, 2021; and

WHEREAS, the City Council now desires to approve DP 20-03 and make the associated findings under CEQA.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yuba City as follows:

1. **Environmental:** Pursuant to California Environmental Quality Act Guidelines (CEQA), the City Council finds that this project is Categorically Exempt pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects) as it is applicable with the general plan designation and all applicable general plan policies, as well as all applicable zoning designation(s) and regulations. The project site is on 4.9 acres within City limits, and has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. Furthermore, there are no applicable exceptions to the Categorical Exemption as contemplated by CEQA Guidelines section 15300.2. As such, the City Council adopted a Class 32 Categorical Exemption (In-Fill Development Projects) for this project.

2. **Development Plan 20-03:** The City Council determines that all of the required findings of Section 8-5.7001(C) of the Municipal Code can be made for approval of Development Plan 20-03:

- i) *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 (Zoning Regulations).*

The approximately 4.9-acre site is adequate as proposed in the Development Plan to accommodate the proposed structures, yards, landscaping and all required features of the Zoning Code. Parking is reduced in compliance with the California State Density Bonus Law.

- ii) *The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.*

There will be no significant traffic impacts. The existing circulation system is adequate to accommodate the additional traffic from the proposed project.

- iii) *The site design, design of the building, and scale of the project will complement neighboring facilities.*

The development in the project area is a mix of multi-family housing and public sewerage facilities. The proposed project will integrate well with the existing uses surrounding it. The contemporary architectural design using concrete plaster and wood siding in earth tones, along with metal balcony and stair railings, will blend with the existing buildings in the area.

- iv) *The application satisfies at least one of the findings found in Title 6, Chapter 9, Article 6 of the Municipal Code.*

The project satisfies the following finding:

The facilities of the State plan of flood control or other flood management facilities protect the property to the urban level of flood protection in urban and urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in nonurbanized areas

3. Approval of Development Plan 20-03: The City Council approved Development Plan 20-03 subject to the conditions of approval attached as Exhibit "A" hereto.

4. Effective Date: This Resolution shall take effect immediately.

The foregoing Resolution was duly and regularly introduced, passed and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on January 19, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Marc Boomgaarden, Mayor

Ciara Wakefield, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

EXHIBIT A

**CITY OF YUBA CITY
CONDITIONS OF APPROVAL
DEVELOPMENT PLAN 20-03
JANUARY 19, 2021**

**RICHLAND VILLAGE
APN: 53-470-091**

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through the development plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed by the applicant to the City Council within 10 days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

Approval of this development plan shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this development plan may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this development plan, the zoning ordinance, and all City standards and specifications. This development plan is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this development plan. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised development plan is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the development plan or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the development

plan review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this development plan or subsequent amendments or revisions. These conditions are conditions imposed solely upon the development plan, and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this development plan, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this development plan.

CONDITIONS OF APPROVAL

1. Approval of Development Plan (DP) 20-03 shall be null and void without further action if: 1) the project has not been substantially commenced within two years of the approval date of DP 20-03; or 2) that a request for an extension of time, pursuant to Section 8-5.7106 of the Yuba City Municipal Code (YCMC) has not been submitted to the City.
2. The applicant/property owner agrees to defend, indemnify and hold harmless the City, its officers, agents and employees, from any and all claims, damages, liability or actions arising out of or connected with this Agreement, except to the extent such liabilities are caused by actions of the City.
3. The Regional Housing Authority acknowledges that the residential density for the Richland Village apartment development shall be calculated by recognizing multi-family residential unit counts on the entire 54.89 acres of Regional Housing Authority controlled land, including the Richland Village project site, as shown on the attached map provided by the Housing Authority. Residential densities for this and any future housing development on these 54.89 acres, shall comply with applicable General Plan residential density provisions considering the entirety of the adjacent 54.89 acres of controlled lands.
4. For each phase of construction, provide documentation to the City that shows the proposed height of the buildings comply with Federal Aviation Administration regulations for the Sutter County Airport.
5. Prior to approval of improvement plans, provide water consumption / fire suppression calculations to determine if the existing water service will be sufficient to meet the proposed additional development and irrigation demands, and coordinate any necessary improvements to meet those needs.
6. The applicant shall ensure air quality measures are utilized which reduce air quality emissions during the short-term construction phase, and which may include use of Best Management Practices (BMPs) as well as use of appropriate low-emission construction equipment.
7. All mitigation measures identified in the traffic study (dated 11-20-2020, by Fehr & Peers) shall be met.
8. The Developer shall include a photovoltaic system within the scope of the project, sufficient to generate all of the electricity needed to serve the tenants' and common area electricity needs, including the capacity to charge the number of electric vehicles anticipated to be utilized by the residents and staff parking vehicles at the site, and to supply the electricity for common area loads for infrastructure and additional electric vehicles charging facilities to be installed in the vicinity of

the project site, subject to the availability of financing for these facilities, or as determined by the Development Services Director, or appropriate designee.

9. To help contain fugitive dust, construction sites shall be watered down during the construction phase of the project or as directed by the Public Works Department.
10. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site.
11. The Developer, at their expense, shall be solely responsible for all quality control associated with the project. The quality control shall include, but is not limited to, the following: survey work, potholing existing utilities, all geotechnical testing, soil reports, concrete testing, asphalt testing, and any other required special testing/inspections. The City will only perform necessary testing to insure compliance.
12. Storage of construction material is not allowed in the travel way.

PRIOR TO ISSUANCE OF A GRADING PERMIT

13. The improvement plans for the development of the subject property shall include all measures required to ensure that no drainage runoff resulting from the development of the property flow onto the adjacent lands or impede the drainage from those lands.
14. The development shall comply with Yuba City's stormwater requirements and Post-Construction Standards Plan. The Post Construction information can be found here:
https://www.yubacity.net/city_hall/departments/public_works/engineering/stormwater_management

PRIOR TO APPROVAL OF PUBLIC IMPROVEMENT PLANS

15. Where an excavation for a trench and/or structure is five (5) feet deep or more, the contractor shall conform to O.S.H.A. requirements. The contractor shall provide a copy of the approved O.S.H.A. permit, and shoring details and calculations prepared by California licensed structural engineer to the Public Works Department.
16. All development shall be designed to local, state, and federal flood standards.
17. Required Improvement Plan Notes:
 - a. "Any excess materials shall be considered the property of the contractor/owner and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations."
 - b. "During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. The Contractor shall be responsible for all construction equipment to be equipped with manufacturers approved muffler baffles. Failure to do so may result in the issuance of an order to stop work."
 - c. "If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sutter County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified

immediately. Work shall not proceed until clearance has been issued by all of these agencies.”

- d. "The Contractor(s) shall be required to maintain traffic flow on affected roadways during non-working hours, and to minimize traffic restriction during construction. The Contractor shall be required to follow traffic safety measures in accordance with the CalTrans "Manual of Traffic Safety Controls for Construction and Maintenance Work Zones." The City of Yuba City emergency service providers shall be notified, at least two working days in advance, of proposed construction scheduled by the contractor(s)."
- e. "Soil shall not be treated with lime or other cementitious material without prior express permission by the Public Works Department."

PRIOR TO ISSUANCE OF A BUILDING PERMIT

- 18. The Developer shall comply with all Sutter County requirements related to drainage, including submittal of a drainage plan for any drainage improvements that utilize County facilities for approval by Sutter County Public Works Director, paying all applicable Sutter County Water Agency connection fees and maintenance and operation fees, and entering into an agreement with Sutter County providing participation in a zone of benefit, drainage district, agency, service area or any other public entity for the financing of construction and maintenance of a drainage system, as determined applicable by Sutter County.

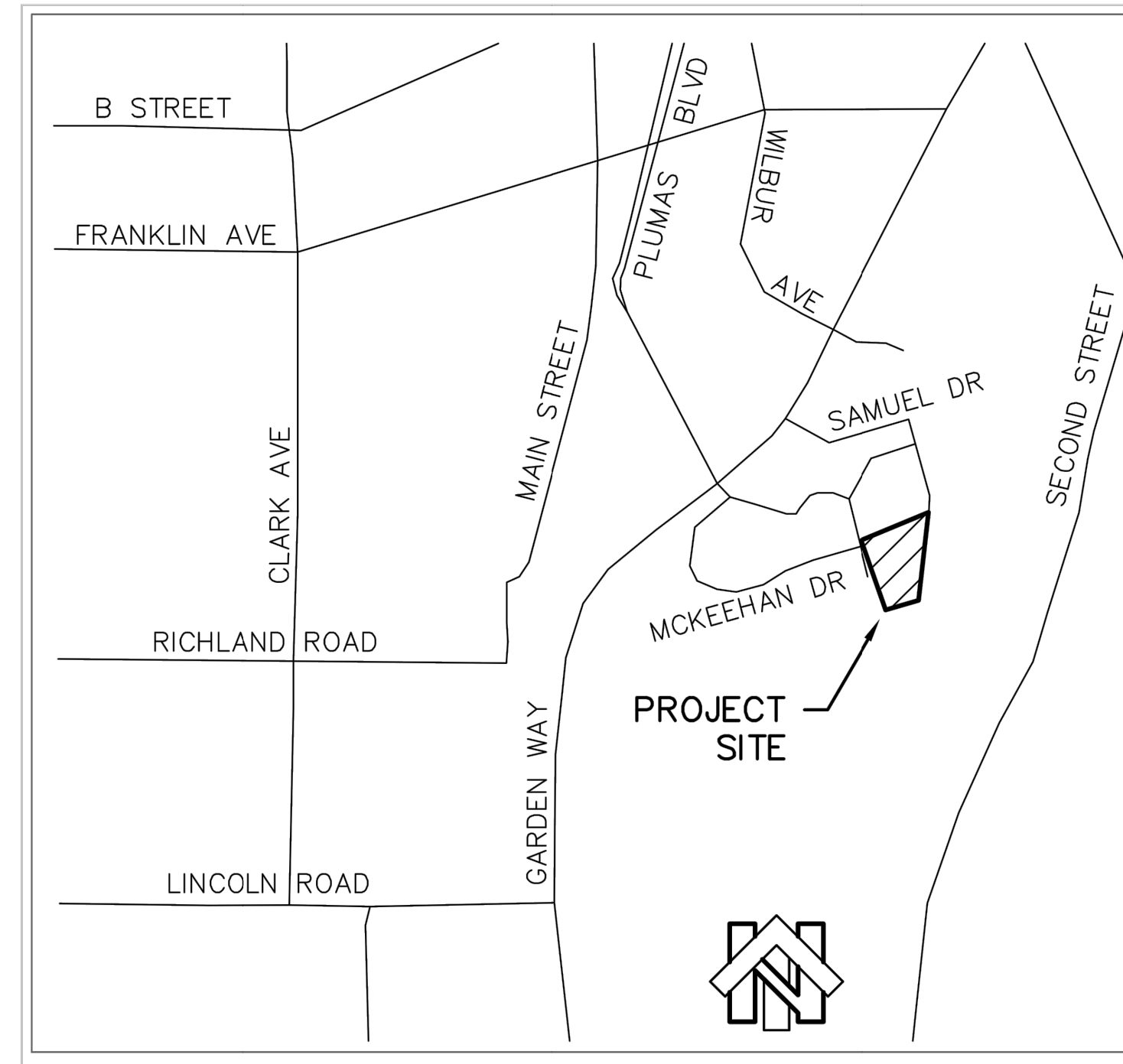
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

- 19. All street lighting shall be constructed with improvement plans and energized prior to the issuance of any certificate of occupancy.
- 20. Prior to issuance of any certificate of occupancy, all underground utilities, public improvements, and site improvements, including rough grading, shall be completed in accordance with City requirements.

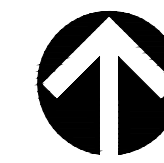
ATTACHMENT B

RICHLAND VILLAGE

470 BERNARD DRIVE
YUBA CITY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



PROJECT SUMMARY

PROJECT LOCATION JURISDICTION RICHLAND VILLAGE
470 BERNARD DRIVE YUBA CITY, CA.
YUBA CITY

APN 53-470-091
SITE AREA 4.92 ACRES

DWELLING UNITS

1 BEDROOM UNITS	88	50%
2 BEDROOM UNITS	44	25%
3 BEDROOM UNITS	44	25%
TOTAL DWELLING UNITS	176	UNITS

PARKING SUMMARY

PARKING REQUIRED
1.1 SPACE PER UNIT

TOTAL PARKING REQUIRED = 194

PARKING PROVIDED

FULL SIZE SPACES	124
COMPACT PARKING SPACES	52
ACCESSIBLE SPACES	8

TOTAL PARKING PROVIDED: 184 SPACES
PARKING RATION: 1.1 SPACES PER UNIT

PROJECT DIRECTORY

DEVELOPER SUTTER COMMUNITY AFFORDABLE HOUSING
ATTENTION: GUS BECERRA
1455 BUTTE HOUSE ROAD
YUBA CITY, CA 95993
(530) 671-0220 ext. 113
EMAIL: g.becerra@regionaha.org

DEVELOPER SAGE HOUSING GROUP LLC
ATTENTION: LUKE WATKINS
2745 PORTAGE BAY EAST
DAVIS, CA 95616
(530) 400-2927
EMAIL: lukewatkins@sbcglobal.net

ARCHITECT KUCHMAN ARCHITECTS PC
ATTENTION: PHIL HARVEY
2203 13TH STREET
SACRAMENTO, CA 95818
PHONE: (916) 447-3436
FAX: (916) 447-3466
EMAIL: phil@kuchman.com

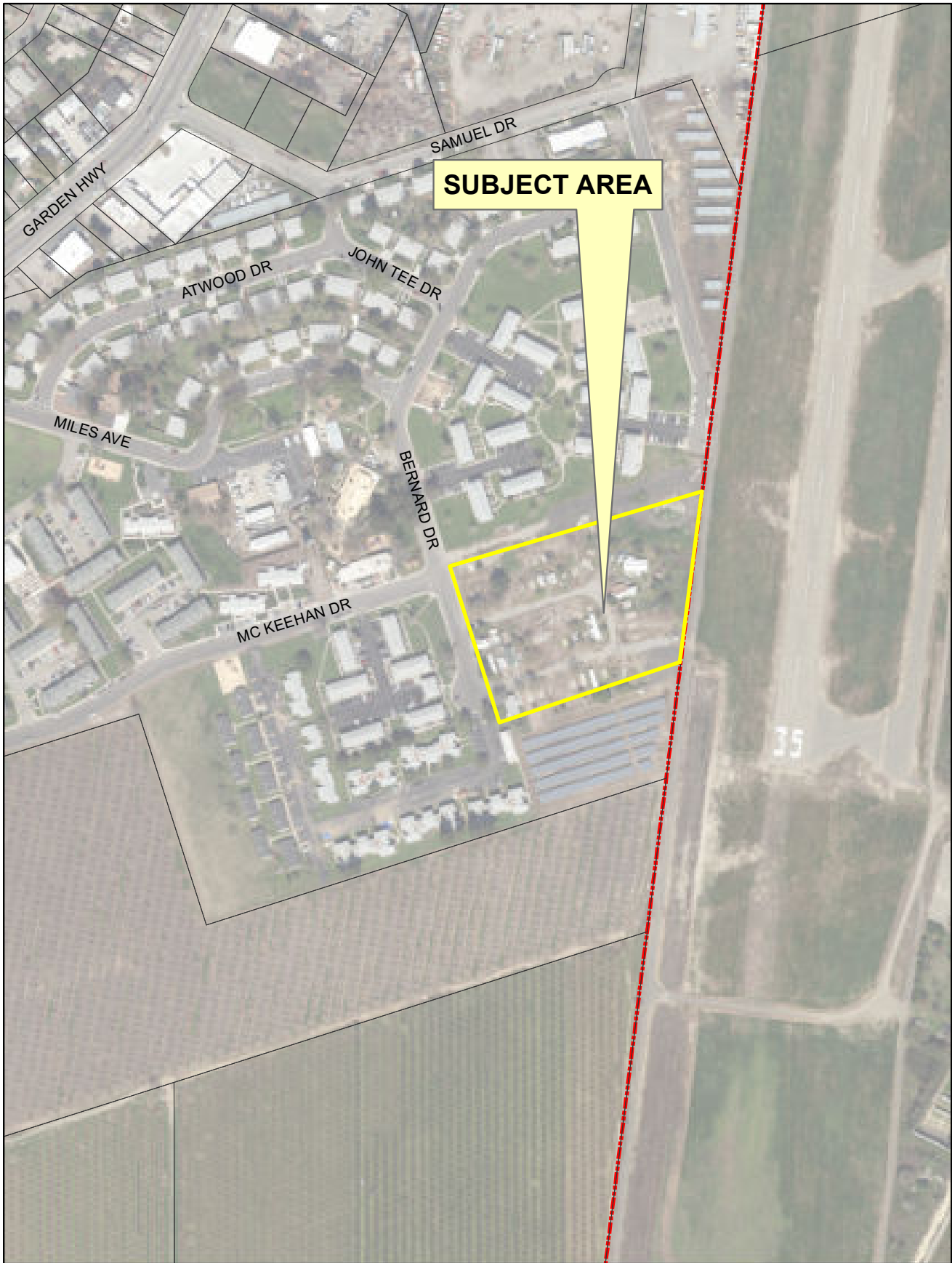
LANDSCAPE ARCHITECT TOM SMITH ASSOCIATES
ATTENTION: TOM SMITH
6921 ROSEVILLE ROAD
SACRAMENTO, CA 95842
PHONE: (916) 349-7376
EMAIL: tosmo@tasmoo.com

SHEET INDEX

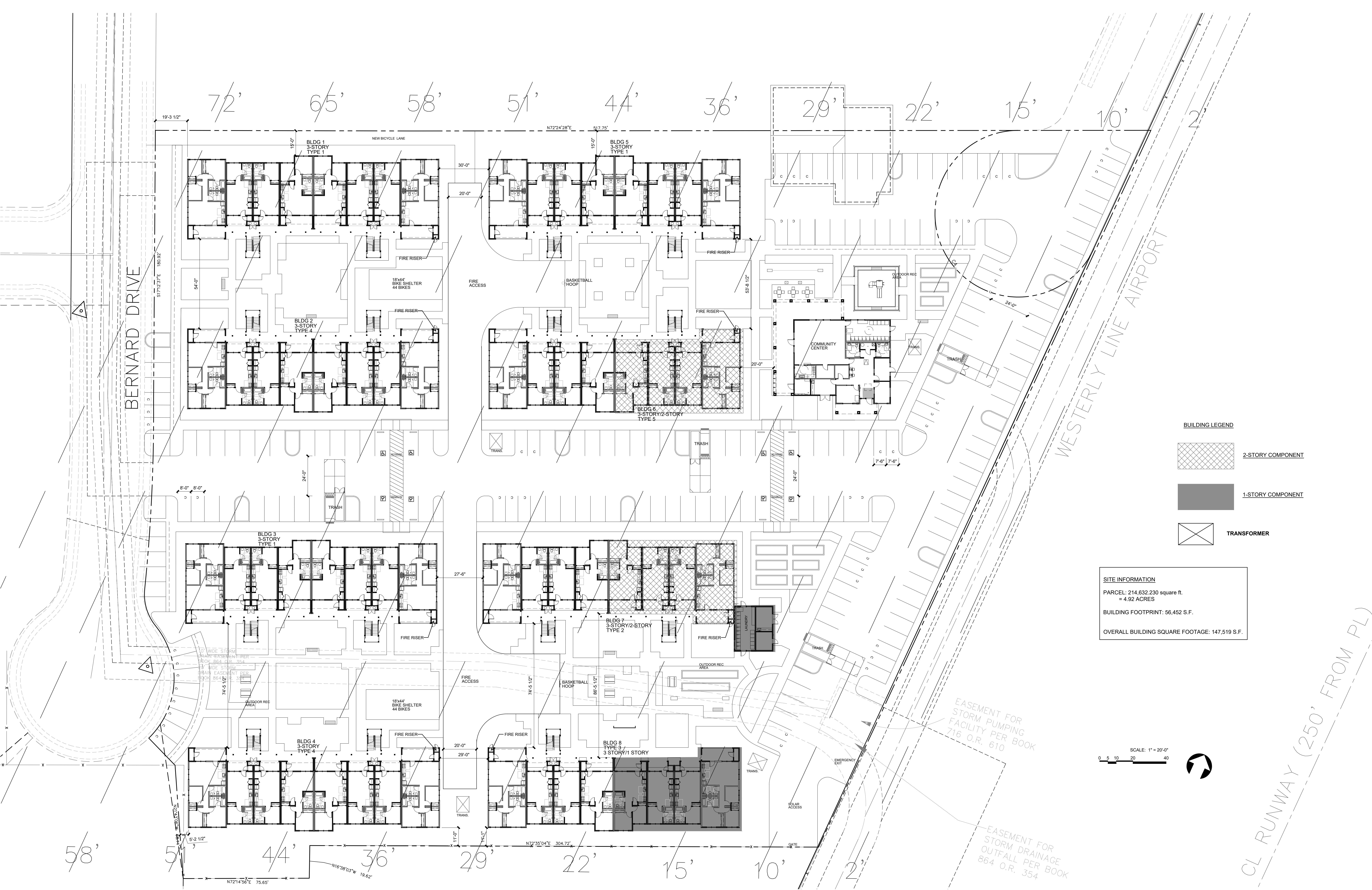
A0	COVER SHEET
A1.1	DEMO SITE PLAN
A1.2	SITE PLAN
A2.1	TYPE 1 - BUILDINGS 1, 3 & 5
A2.2	TYPE 2 - BUILDING 7
A2.3	TYPE 3 - BUILDING 8
A2.4	TYPE 4 - BUILDING 2 & 4
A2.5	TYPE 5 - BUILDING 6
A2.6	UNIT PLANS A & B
A2.7	UNIT PLAN C
A2.8	COMMUNITY CENTER AND LAUNDRY
A3.1	EXTERIOR ELEVATIONS - TYPE 1 - BUILDINGS 1, 3 & 5
A3.2	EXTERIOR ELEVATIONS - TYPE 2 - BUILDING 7
A3.3	EXTERIOR ELEVATIONS - TYPE 3 - BUILDING 8
A3.4	EXTERIOR ELEVATIONS - TYPE 4 - BUILDING 2 & 4
A3.5	EXTERIOR ELEVATIONS - TYPE 5 - BUILDING 6
A3.6	EXTERIOR ELEVATIONS - COMMUNITY CENTER
A3.7	TYPE 1 - COLORED BUILDING RENDERINGS
A3.8	TYPE 2 - COLORED BUILDING RENDERINGS
A3.9	TYPE 3 - COLORED BUILDING RENDERINGS
A3.10	TYPE 4 - COLORED BUILDING RENDERINGS
A3.11	TYPE 5 - COLORED BUILDING RENDERINGS
A3.12	COMMUNITY CENTER - COLORED BUILDING RENDERINGS
L1	PRELIMINARY LANDSCAPE PLAN
L2	LEGENDS, NOTES, DETAILS, SHADING CALCS

BUILDING AREA SUMMARY

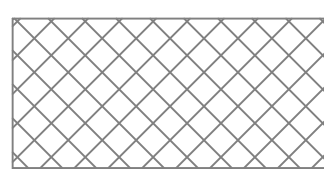

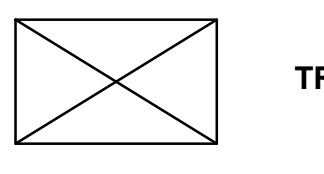
	UNIT TYPES A-AC, A 1 BD/1BA	B-AC, B 2 BD/1BA	C-AC, C 3 BD/2BA	TOTAL UNITS PER BLDG	TOTAL UNIT / BLDG SQ. FT.	TOTAL COVERED WALKWAY	TOTAL INTERIOR AND COVERED WALKWAY
LIVING SQ. FT.	512	687	920				
STORAGE SQ. FT.	20	20	28				
WH/CLOSET SQ. FT.	-	-	-				
PATIO SQ. FT. (COVERED)	65	98	142				
BUILDING & TYPE							
BUILDING 1 - TYPE 1	12	6	6	24	18,873	840	19,713
BUILDING 2 - TYPE 4	12	6	6	24	18,873	630	19,503
BUILDING 3 - TYPE 1	12	6	6	24	18,873	840	19,713
BUILDING 4 - TYPE 4	12	6	6	24	18,873	840	19,713
BUILDING 5 - TYPE 1	12	6	6	24	18,873	840	19,713
BUILDING 6 - TYPE 5	10	5	5	20	16,873	630	19,503
BUILDING 7 - TYPE 2	10	5	5	20	15,728	630	16,358
BUILDING 8 - TYPE 3	8	4	4	16	12,583	420	13,003
TOTAL RATIO	88 50%	44 25%	44 25%	176 100%	141,849	5,670	147,519
COMMUNITY CENTER				1	2,795	1,245	4,040
LAUNDRY/MAINTENANCE/ STORAGE				1	572		572
BIKE SHELTERS				2	792		1584



Development Plan 20-03: Richland Village
Apartments

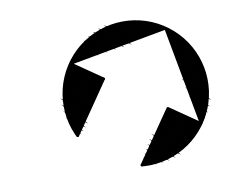


BUILDING LEGEND

	2-STORY COMPONENT
	1-STORY COMPONENT
	TRANSFORMER

SITE INFORMATION
 PARCEL: 214,632.230 square ft.
 = 4.92 ACRES
 BUILDING FOOTPRINT: 56,452 S.F.
 OVERALL BUILDING SQUARE FOOTAGE: 147,519 S.F.

SCALE: 1" = 20'-0"
 0 5 10 20 40



Richland Village

470 Bernard Drive
 Yuba City, California

SITE PLAN



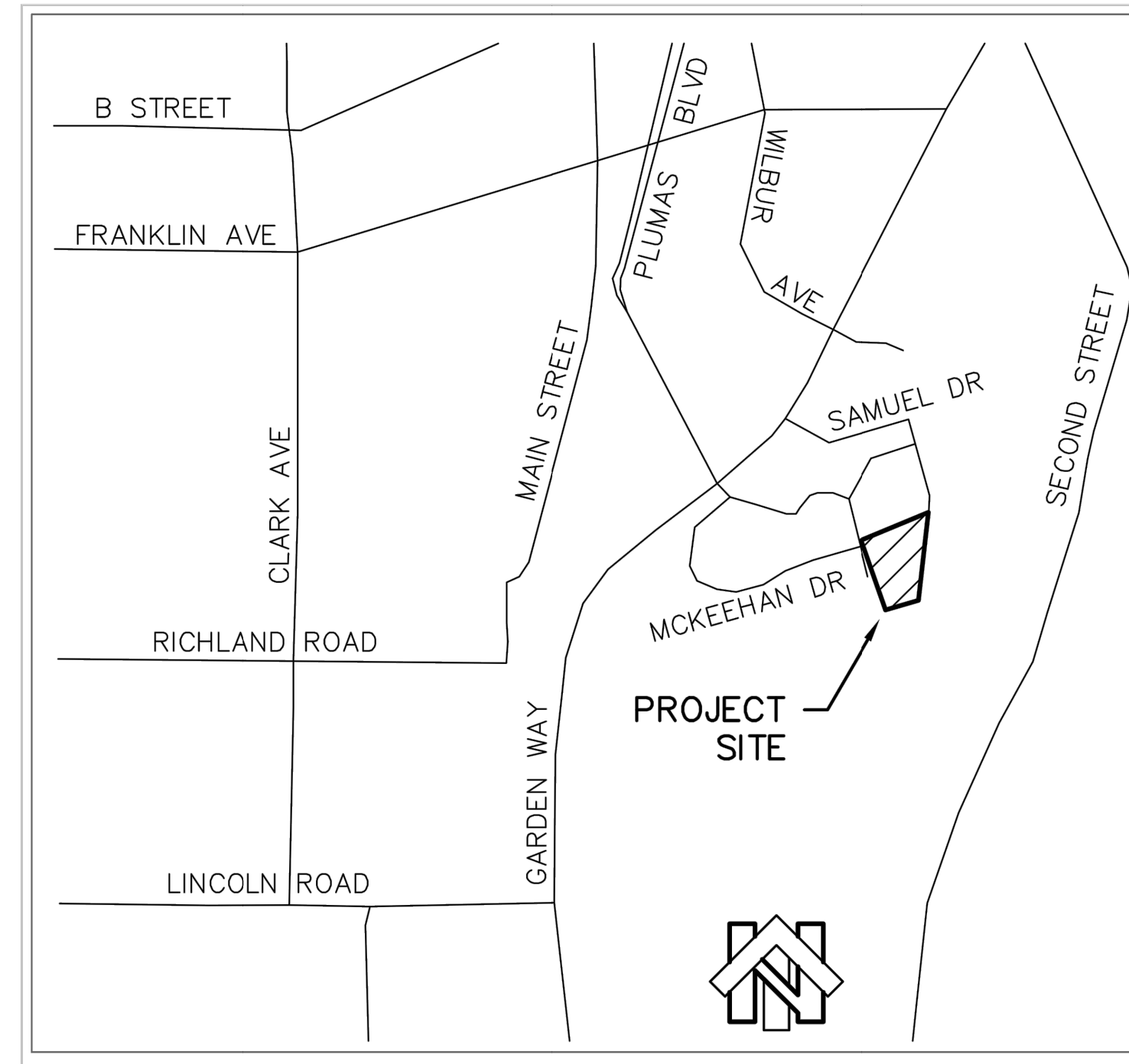
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DECEMBER 4, 2020

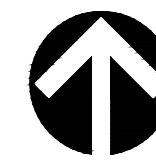
ATTACHMENT C

RICHLAND VILLAGE

470 BERNARD DRIVE
YUBA CITY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



PROJECT SUMMARY

PROJECT LOCATION JURISDICTION RICHLAND VILLAGE
470 BERNARD DRIVE YUBA CITY, CA.
YUBA CITY

APN 53-470-091
SITE AREA 4.92 ACRES

DWELLING UNITS

1 BEDROOM UNITS	88	50%
2 BEDROOM UNITS	44	25%
3 BEDROOM UNITS	44	25%
TOTAL DWELLING UNITS	176	UNITS

PARKING SUMMARY

PARKING REQUIRED
1.1 SPACE PER UNIT

TOTAL PARKING REQUIRED = 194

PARKING PROVIDED

FULL SIZE SPACES	124
COMPACT PARKING SPACES	52
ACCESSIBLE SPACES	8

TOTAL PARKING PROVIDED: 184 SPACES
PARKING RATION: 1.1 SPACES PER UNIT

PROJECT DIRECTORY

DEVELOPER SUTTER COMMUNITY AFFORDABLE HOUSING
ATTENTION: GUS BECERRA
1455 BUTTE HOUSE ROAD
YUBA CITY, CA 95993
(530) 671-0220 ext. 113
EMAIL: g.becerra@regionaha.org

DEVELOPER SAGE HOUSING GROUP LLC
ATTENTION: LUKE WATKINS
2745 PORTAGE BAY EAST
DAVIS, CA 95616
(530) 400-2927
EMAIL: lukewatkins@sbcglobal.net

ARCHITECT KUCHMAN ARCHITECTS PC
ATTENTION: PHIL HARVEY
2203 13TH STREET
SACRAMENTO, CA 95818
PHONE: (916) 447-3436
FAX: (916) 447-3466
EMAIL: phil@kuchman.com

LANDSCAPE ARCHITECT TOM SMITH ASSOCIATES
ATTENTION: TOM SMITH
6921 ROSEVILLE ROAD
SACRAMENTO, CA 95842
PHONE: (916) 349-7376
EMAIL: tomsocia@yahoo.com

SHEET INDEX

A0	COVER SHEET
A1.1	DEMO SITE PLAN
A1.2	SITE PLAN
A2.1	TYPE 1 - BUILDINGS 1, 3 & 5
A2.2	TYPE 2 - BUILDING 7
A2.3	TYPE 3 - BUILDING 8
A2.4	TYPE 4 - BUILDING 2 & 4
A2.5	TYPE 5 - BUILDING 6
A2.6	UNIT PLANS A & B
A2.7	UNIT PLAN C
A2.8	COMMUNITY CENTER AND LAUNDRY
A3.1	EXTERIOR ELEVATIONS - TYPE 1 - BUILDINGS 1, 3 & 5
A3.2	EXTERIOR ELEVATIONS - TYPE 2 - BUILDING 7
A3.3	EXTERIOR ELEVATIONS - TYPE 3 - BUILDING 8
A3.4	EXTERIOR ELEVATIONS - TYPE 4 - BUILDING 2 & 4
A3.5	EXTERIOR ELEVATIONS - TYPE 5 - BUILDING 6
A3.6	EXTERIOR ELEVATIONS - COMMUNITY CENTER
A3.7	TYPE 1 - COLORED BUILDING RENDERINGS
A3.8	TYPE 2 - COLORED BUILDING RENDERINGS
A3.9	TYPE 3 - COLORED BUILDING RENDERINGS
A3.10	TYPE 4 - COLORED BUILDING RENDERINGS
A3.11	TYPE 5 - COLORED BUILDING RENDERINGS
A3.12	COMMUNITY CENTER - COLORED BUILDING RENDERINGS
L1	PRELIMINARY LANDSCAPE PLAN
L2	LEGENDS, NOTES, DETAILS, SHADING CALCS

BUILDING AREA SUMMARY

	UNIT TYPES A-AC, A 1 BD/1BA	B-AC, B 2 BD/1BA	C-AC, C 3 BD/2BA	TOTAL UNITS PER BLDG	TOTAL UNIT / BLDG SQ. FT.	TOTAL COVERED WALKWAY	TOTAL INTERIOR AND COVERED WALKWAY
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BIKE SHELTERS				2	792		1584

DECEMBER 4, 2020

Richland Village
470 Bernard Drive
Yuba City, California

COVER SHEET

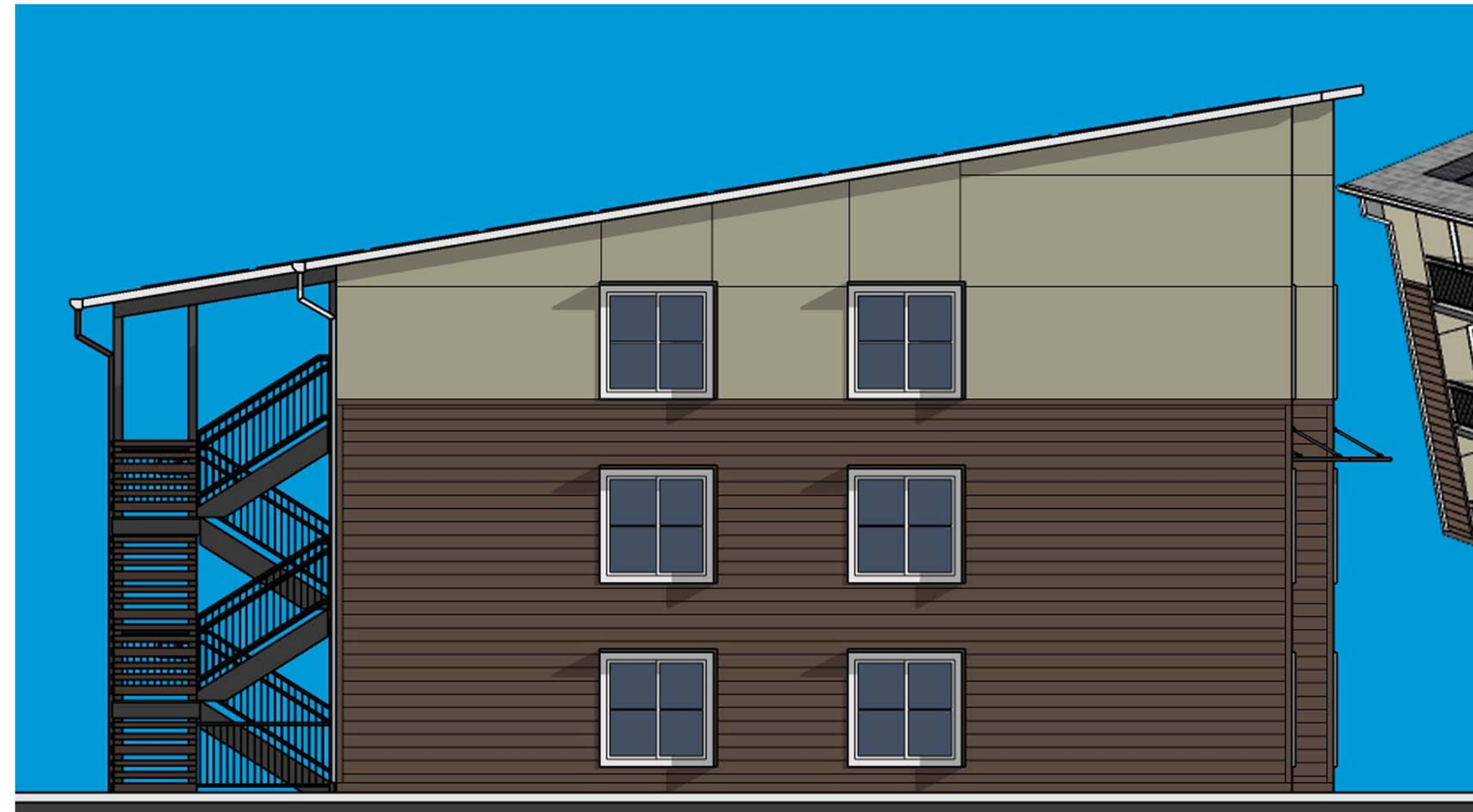


A0

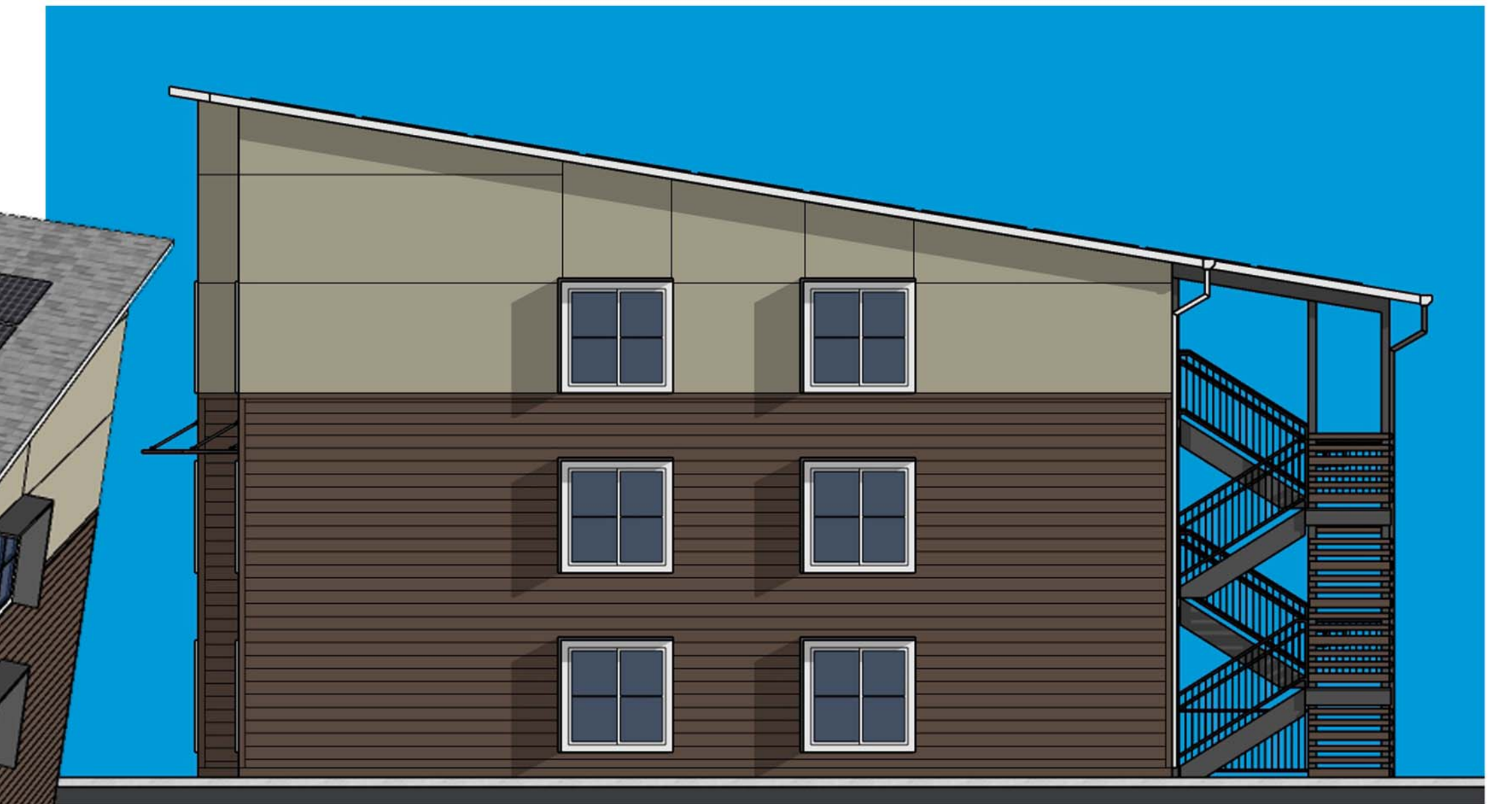
South Elevation



East Elevation



West Elevation



Northwest Perspective



Southeast Perspective



Richland Village

470 Bernard Drive
Yuba City, California

TYPE 1 - COLORED BUILDING RENDERINGS

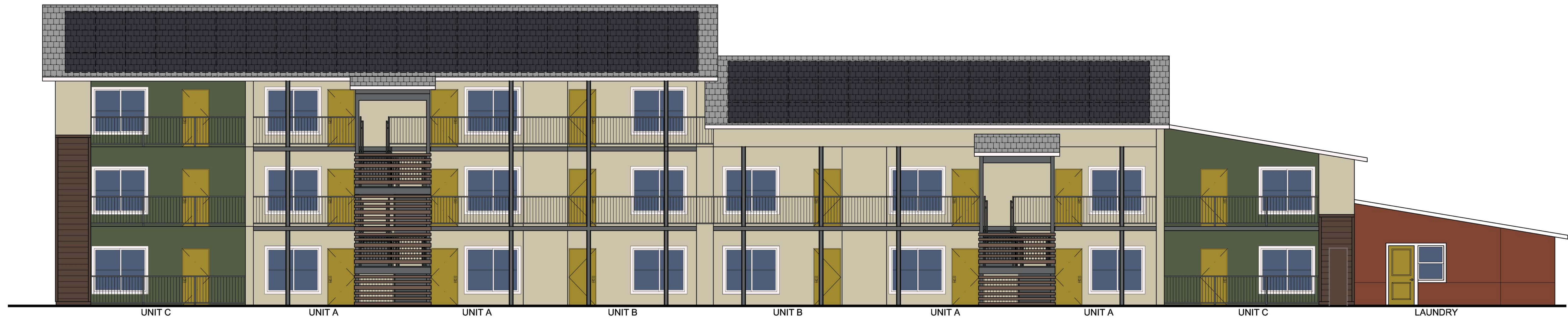


DECEMBER 4, 2020

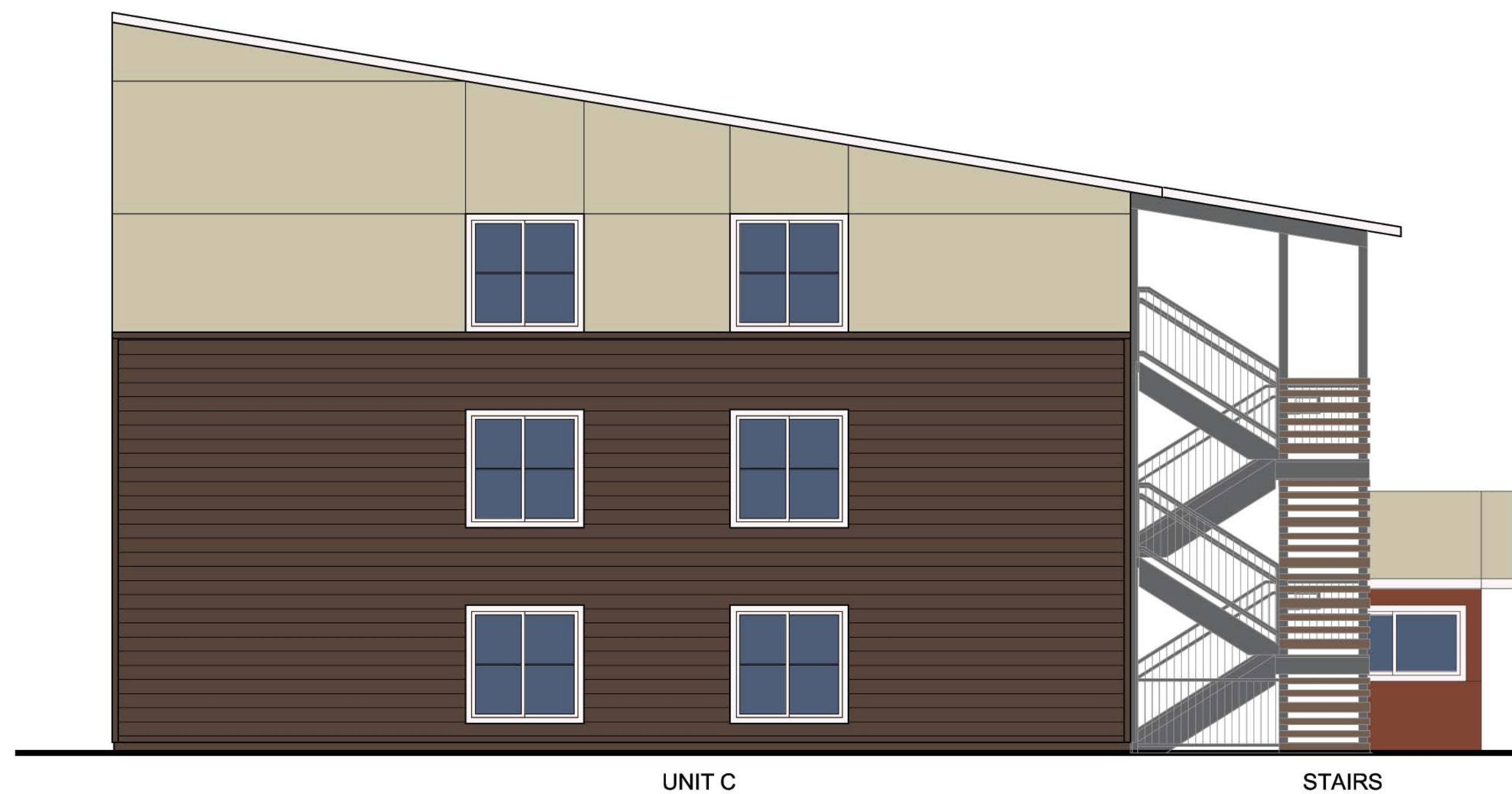
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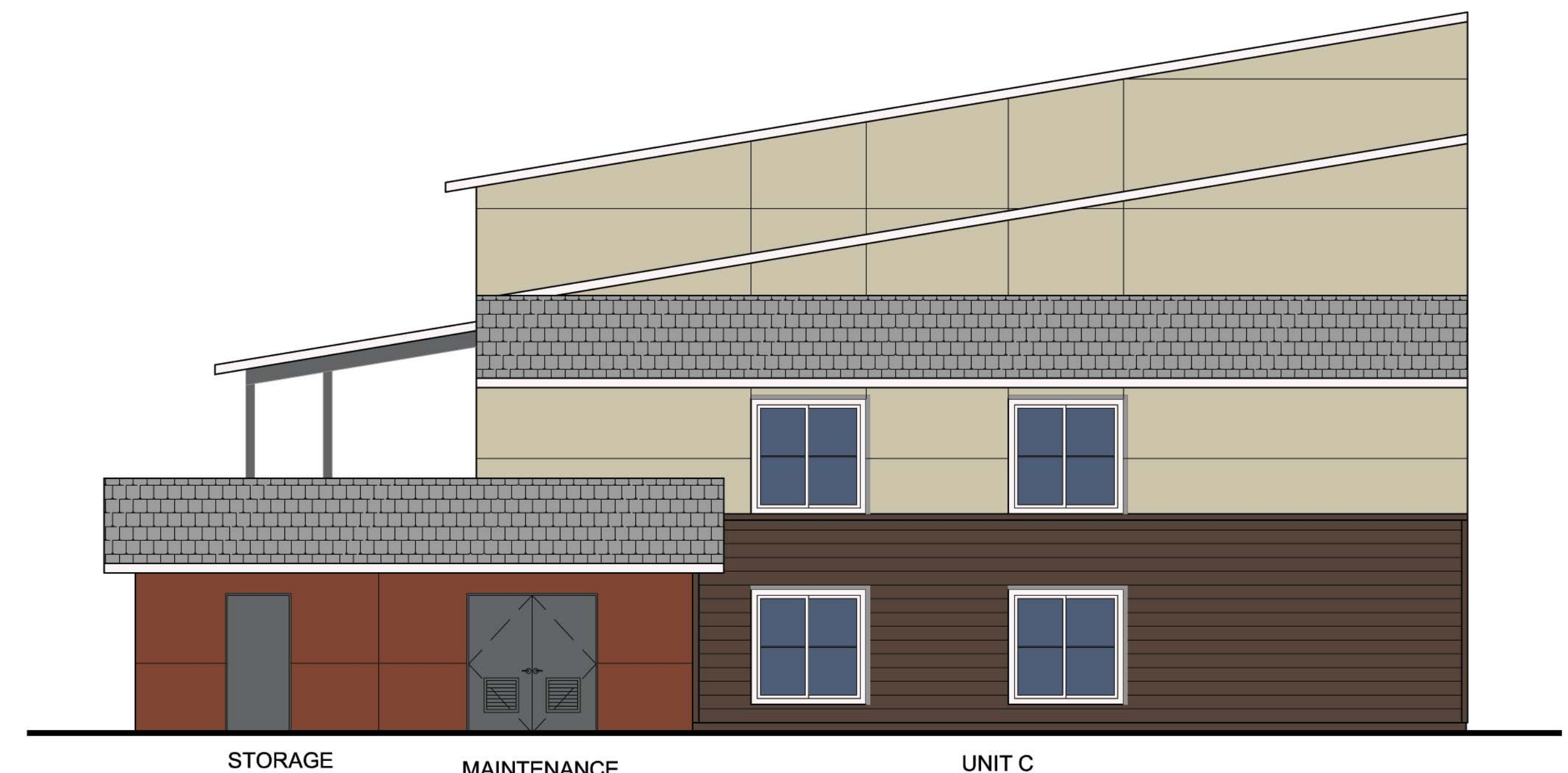
BUILDING 7 - TYPE 2 - NORTH ELEVATION



BUILDING 7 - TYPE 2 - SOUTH ELEVATION



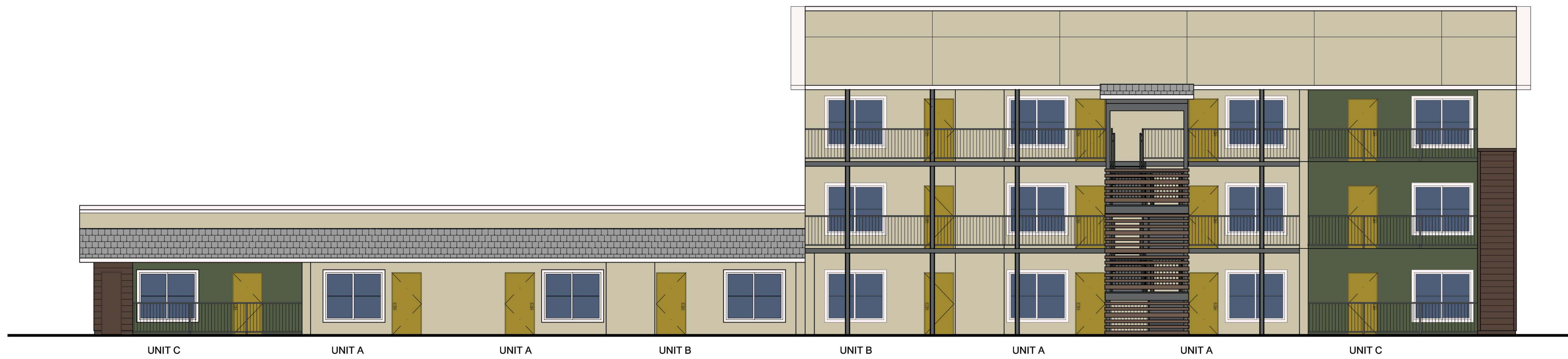
BUILDING 7 - TYPE 2 - WEST ELEVATION



BUILDING 7 - TYPE 2 - EAST ELEVATION



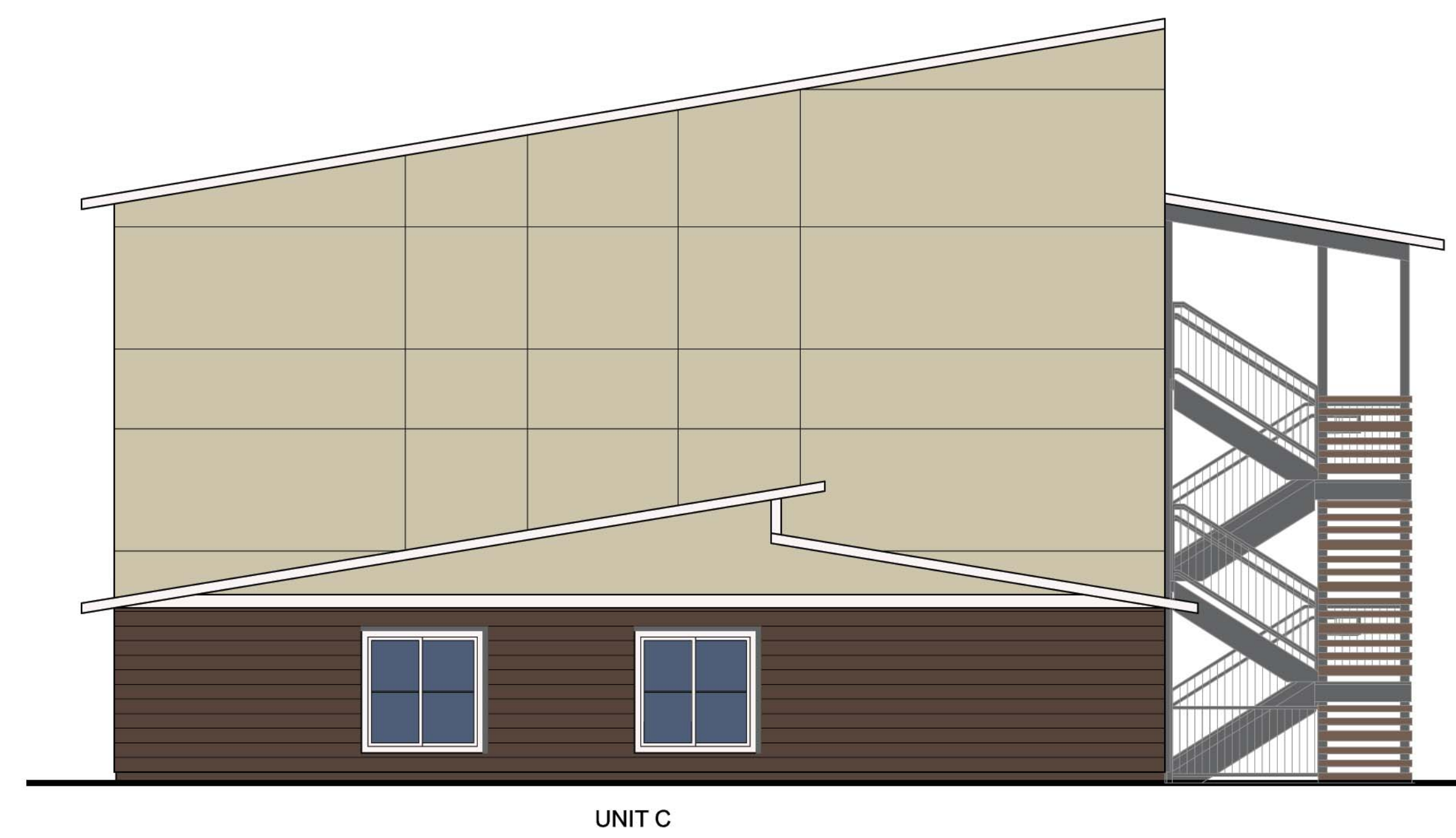
BUILDING 8 - TYPE 3 - NORTH ELEVATION



BUILDING 8 - TYPE 3 - SOUTH ELEVATION



BUILDING 8 - TYPE 3 - WEST ELEVATION



BUILDING 8 - TYPE 3 - EAST ELEVATION

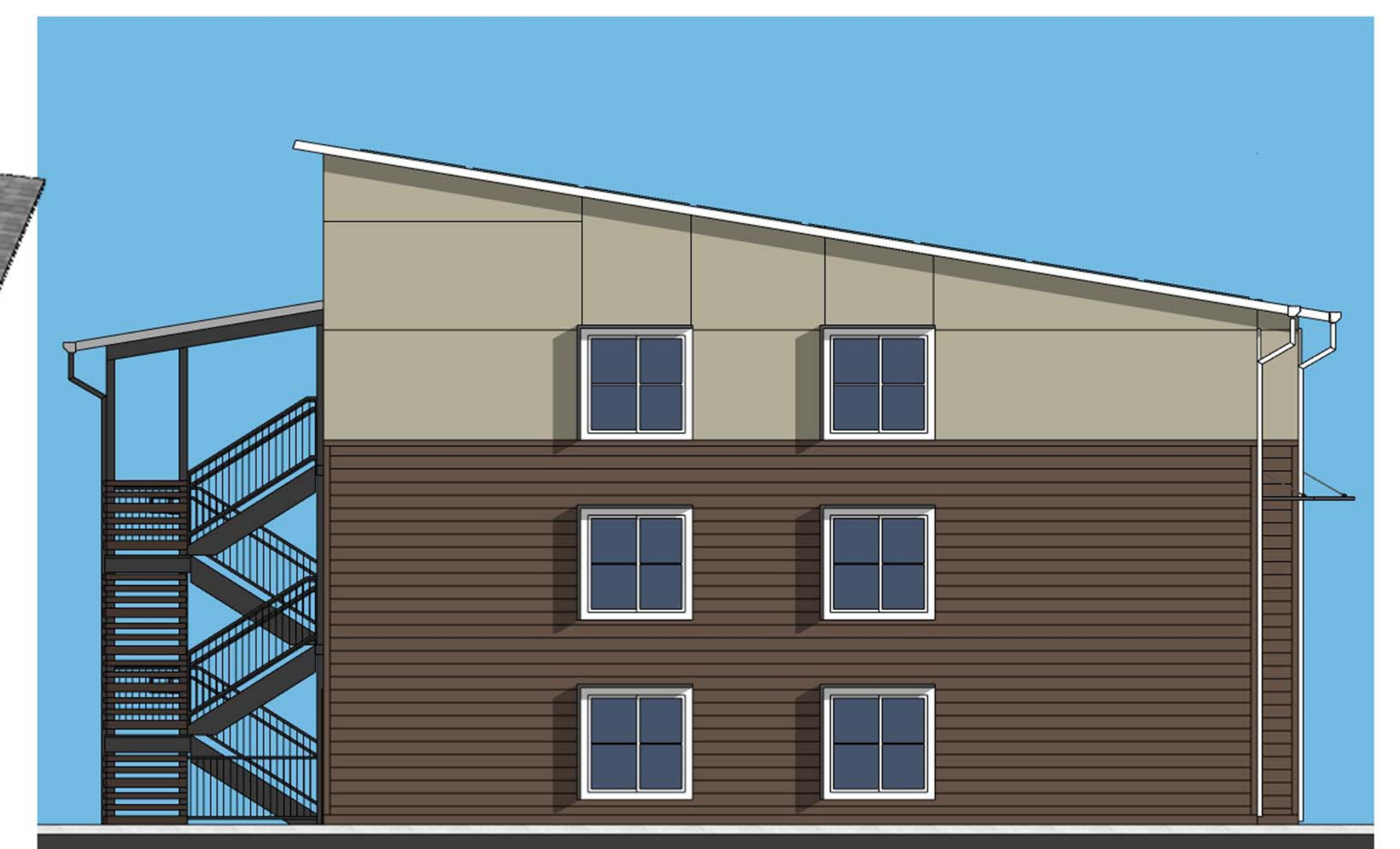
North Elevation



East Elevation



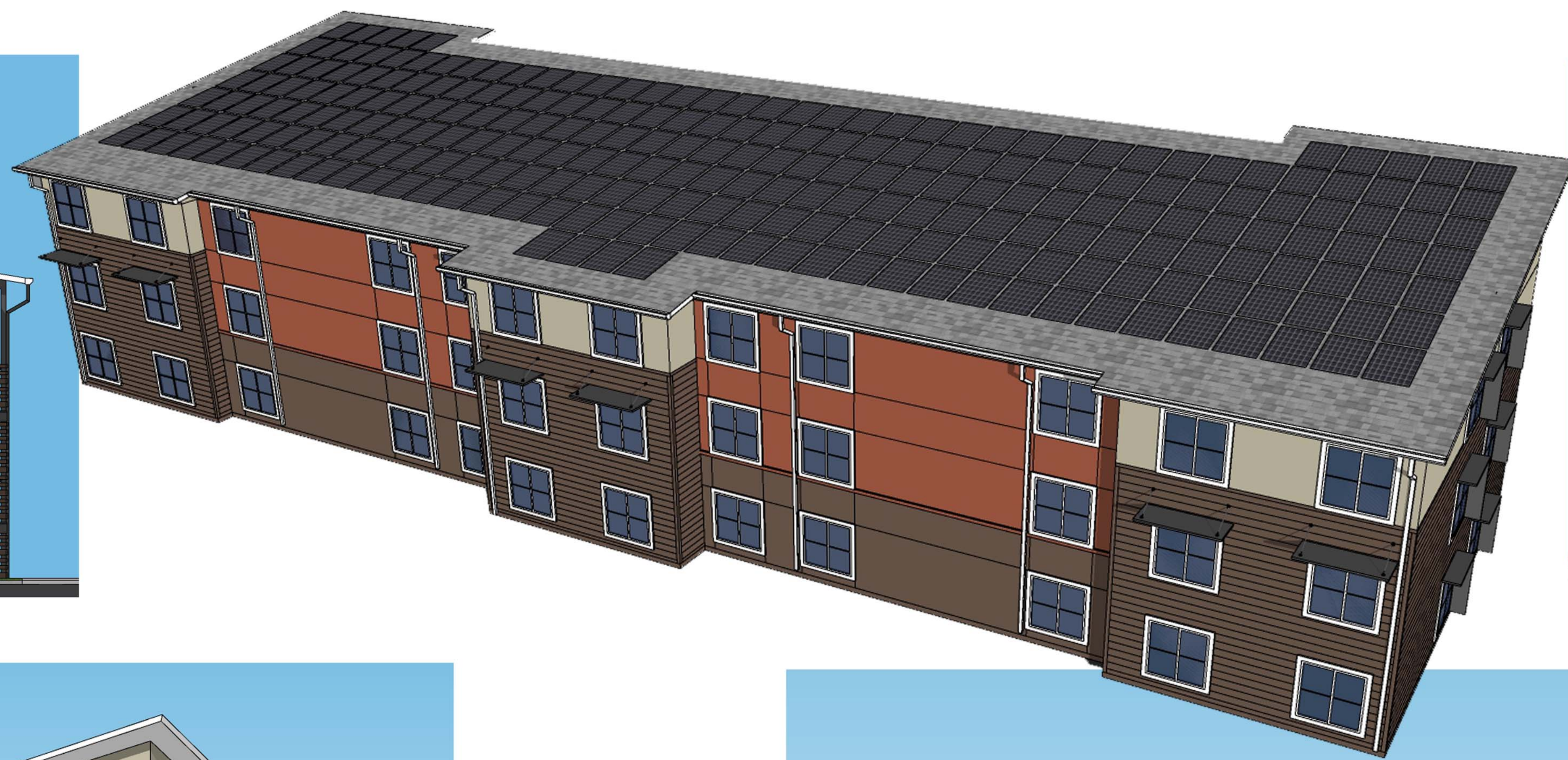
West Elevation

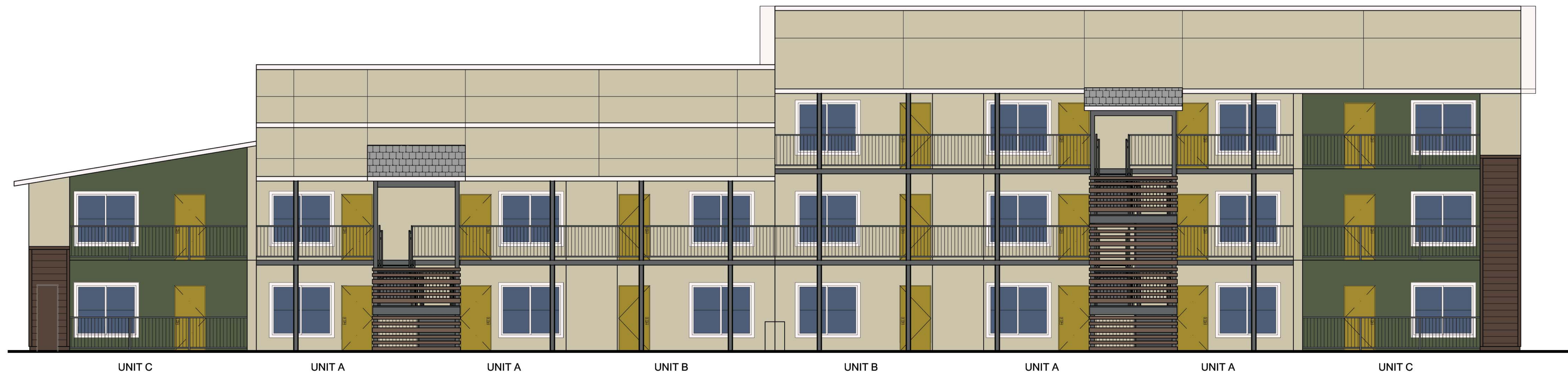


Northwest Perspective



Southeast Perspective

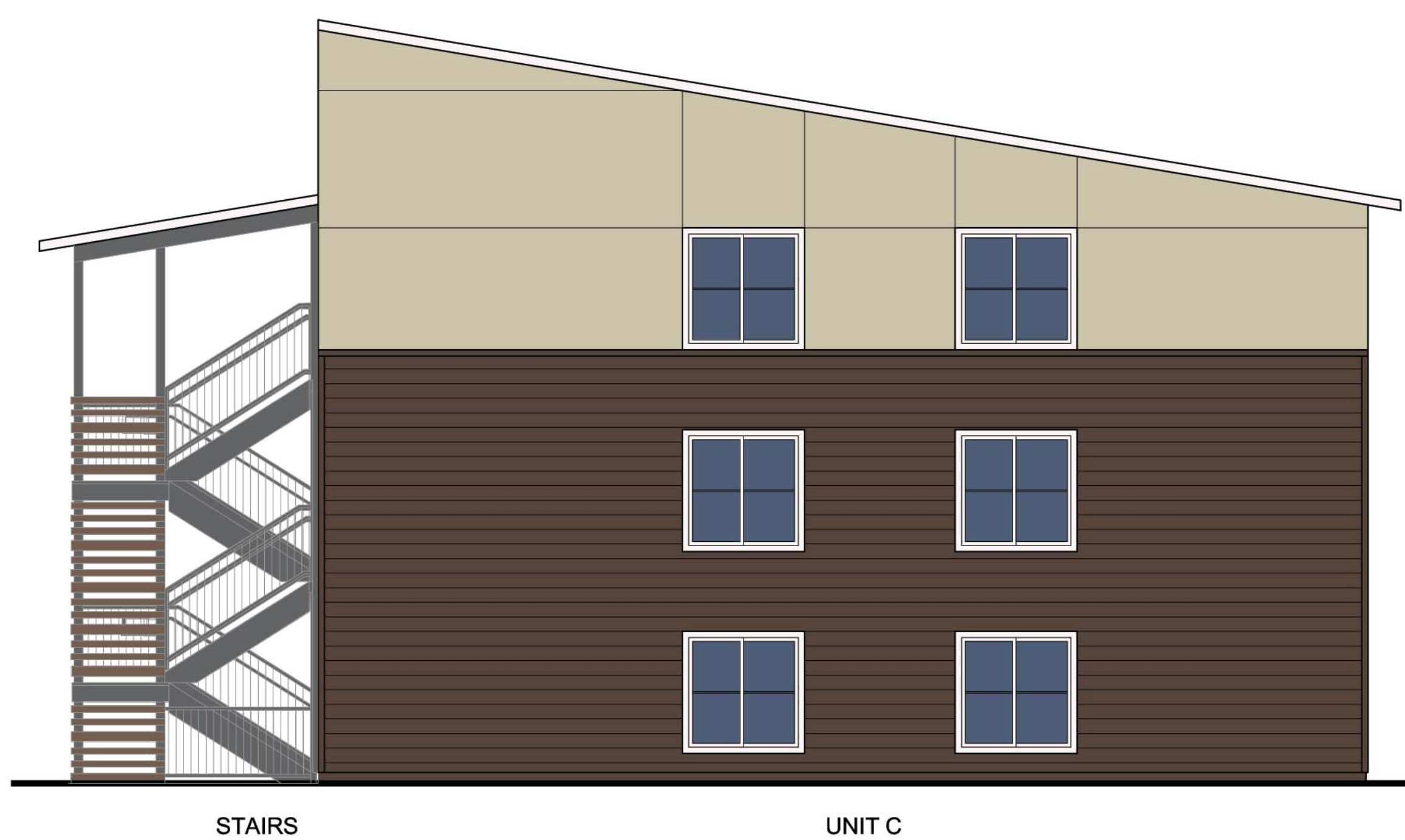




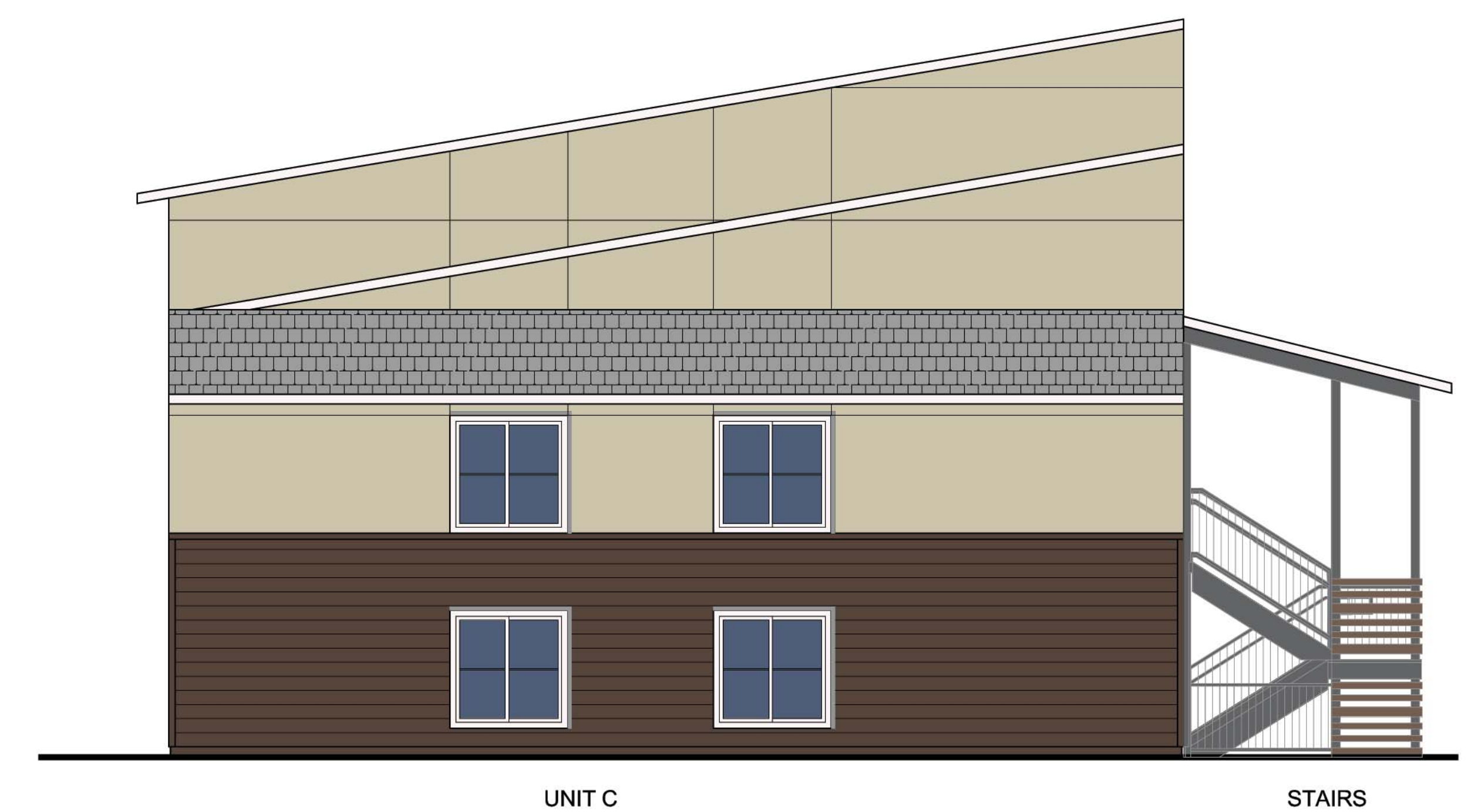
BUILDING 6 - TYPE 5 - NORTH ELEVATION



BUILDING 6 - TYPE 5 - SOUTH ELEVATION



BUILDING 6 - TYPE 5 - WEST ELEVATION



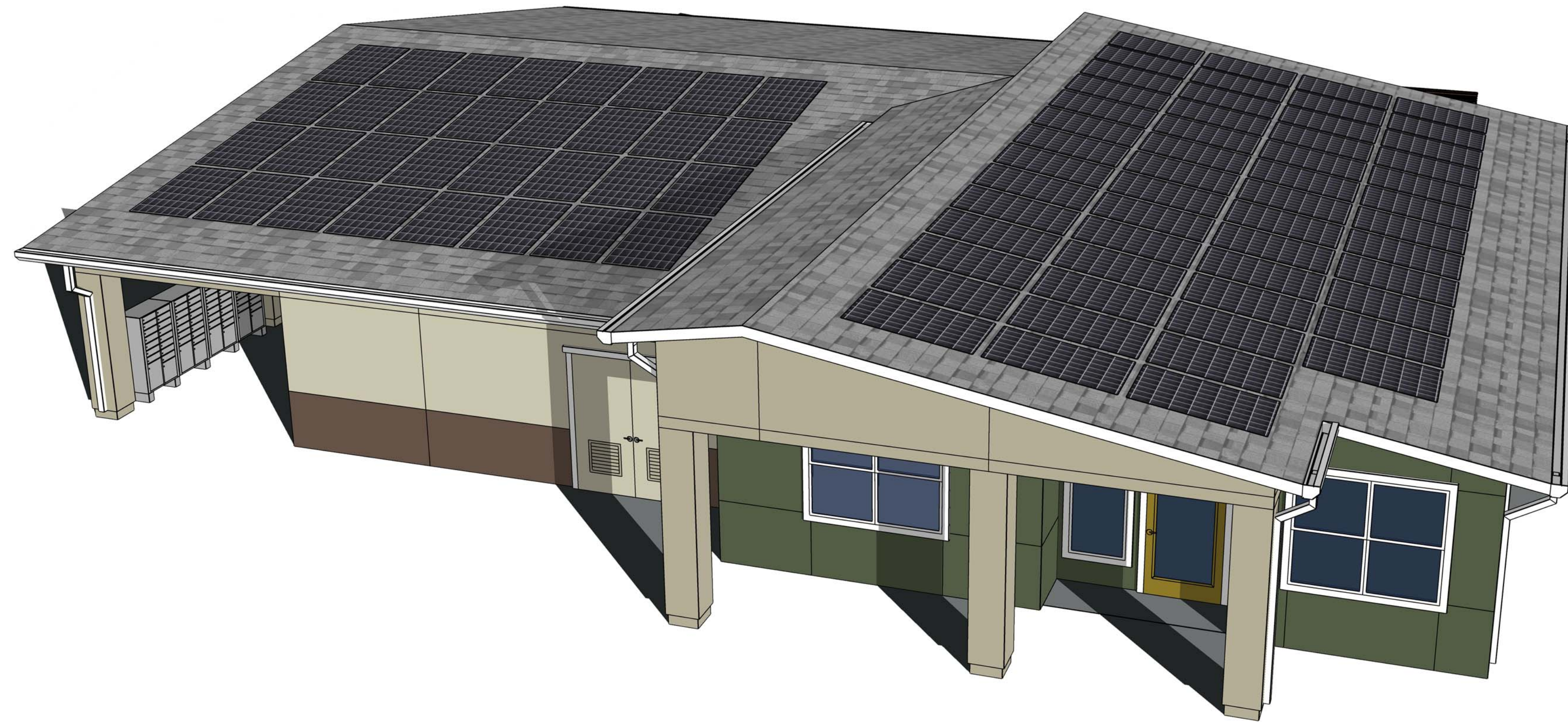
BUILDING 6 - TYPE 5 - EAST ELEVATION



South Elevation



North Elevation



Southeast Perspective

Northwest Perspective



Richland Village

470 Bernard Drive
Yuba City, California

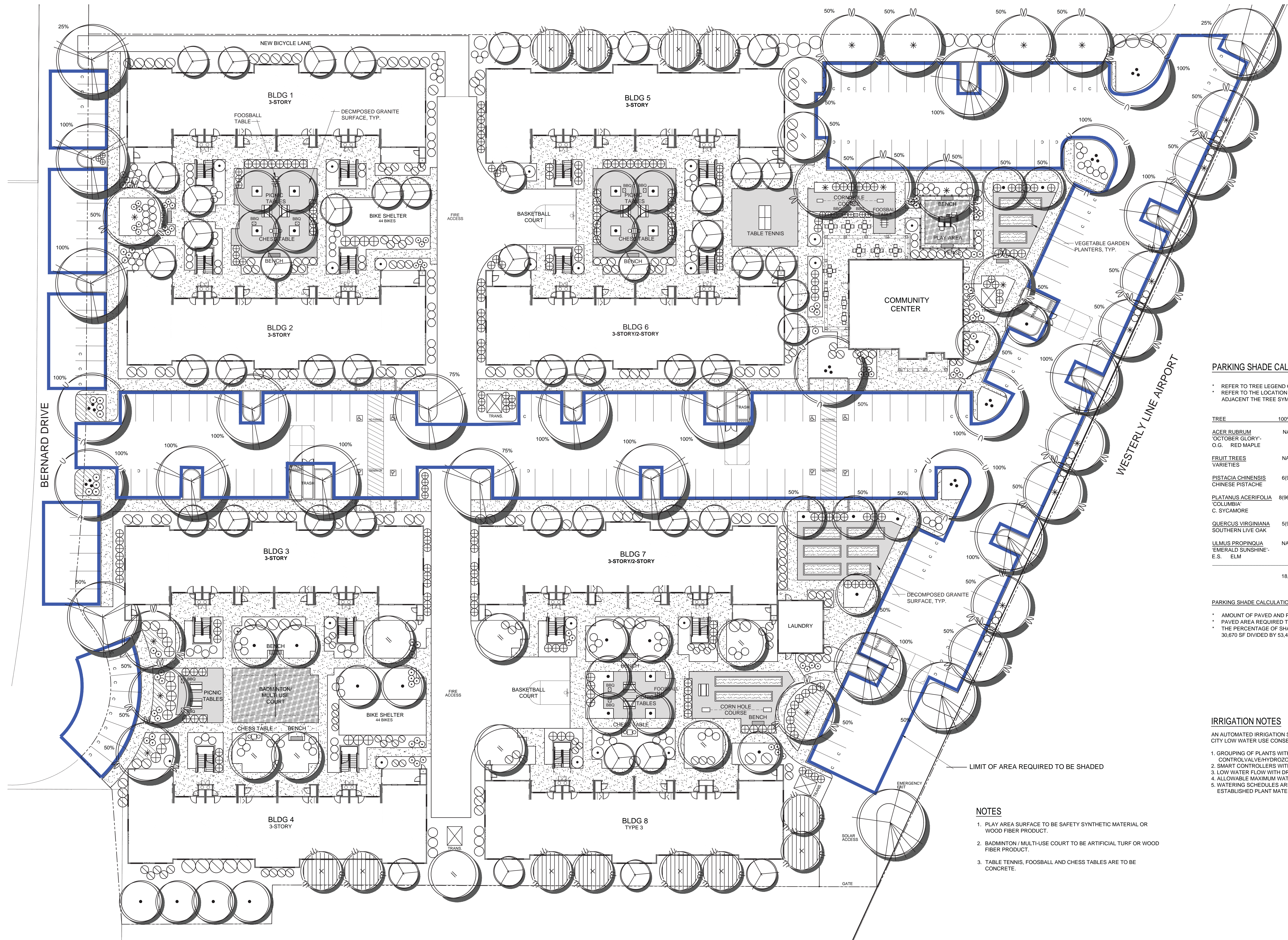
COMMUNITY CENTER - COLORED BUILDING RENDERINGS



DECEMBER 4, 2020

A3.12

ATTACHMENT D



PARKING SHADE CALCULATIONS

• REFER TO TREE LEGEND ON SHEET L2 FOR IDENTIFICATION OF TREE SYMBOLS.
 • REFER TO THE LOCATION OF THE SHADE TREES ON THE PLAN WITH SHADE PERCENTAGE VALUE SHOWN ADJACENT THE TREE SYMBOLS.

TREE	100%	75%	50%	25%
ACER RUBRUM "OCTOBER GLORY" O.G. RED MAPLE	NA	NA	21(354) = 7,434	NA
FRUIT TREES VARIETIES	NA	NA	7(157) = 1,099	NA
PISTACIA CHINENSIS CHINESE PISTACHE	6(962) = 5,772	NA	1(481) = 481	NA
PLATANUS ACERIFOLIA "COLUMBIA" C. SYCAMORE	8(962) = 7,696	2(722) = 1,444	1(481) = 481	1(240) = 240
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	5(962) = 4,810	NA	1(481) = 481	1(240) = 240
ULMUS PROPINQUA "EMERALD SUNSHINE" E.S. ELM	NA	NA	2(246) = 492	NA
	18,278 SF	+ 1,444 SF	+ 10,468 SF	+ 480 SF
	TOTAL = 30,670 SF			

PARKING SHADE CALCULATIONS

• AMOUNT OF PAVED AND PLANTERS AS OUTLINED ON PLAN = 53,465 SF
 • PAVED AREA REQUIRED TO BE SHADED: 53,465 SF X 50% = 26,732 SF
 • THE PERCENTAGE OF SHADE PROVIDED FOR THE PAVED AREA:
 30,670 SF DIVIDED BY 53,465 SF = 58.2%

PERCENTAGE OF PAVING SHADED = 58.2%

IRRIGATION NOTES

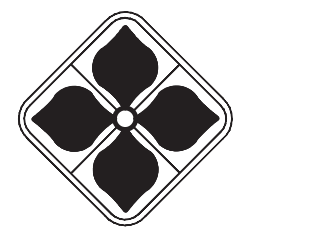
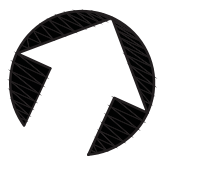
AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED. IT WILL FOLLOW THE CITY LOW WATER USE CONSERVATION GUIDELINES INCLUDING ITEMS SUCH AS:
 1. GROUPING OF PLANTS WITH SIMILAR WATER USE LEVEL WITH THEIR REMOTE CONTROL VALVE/HYDROZONE SYSTEM
 2. SMART CONTROLLERS WITH WATER SAVING FEATURES.
 3. LOW WATER FLOW WITH DRIP TYPE APPLICATION.
 4. ALLOWABLE MAXIMUM WATER USE CALCULATIONS.
 5. WATERING SCHEDULES ARE TO BE PROVIDED FOR BOTH ESTABLISHING AND ESTABLISHED PLANT MATERIALS.

NOTES

1. PLAY AREA SURFACE TO BE SAFETY SYNTHETIC MATERIAL OR WOOD FIBER PRODUCT.
2. BADMINTON / MULTI-USE COURT TO BE ARTIFICIAL TURF OR WOOD FIBER PRODUCT.
3. TABLE TENNIS, FOOSBALL AND CHESS TABLES ARE TO BE CONCRETE.

NOTE
 REFER TO SHEET L2 FOR PLANT LEGENDS, AND PICTURES

SCALE: 1" = 20'-0"
 0 5 10 20 40



TOM SMITH ASSOCIATES
 Landscape Architects
 Urban Design & Landscape Guidelines
 Site Planning
 6921 Roseville Blvd., C.J.A. 2069
 Sacramento, (916) 349-7378
 CA 95842 Fax: (916) 349-7329

Richland Village
 Yuba City, California

PRELIMINARY LANDSCAPE PLAN



L1

OCTOBER 9, 2020

TREES



ARMSTRONG RED MAPLE KEITH DAVEY CHINESE PISTACHE COLUMBIA SYCAMORE EMERALD SUNSHINE ELM FERN PINE SOUTHERN LIVE OAK WARREN PEAR

SHRUBS

BUILDING FOUNDATION SHRUBS:



EMERALD SNOW FRINGE FLOWER MAORI CHIEF FLAX SMALL CAPE RUSH VARIEGATED FLAX LILY

SITE ENTRY ACCENT SHRUBS:



BLUE ELF ALOE JACK SPRAT FLAX SOCIETY GARLIC YELLOW EVERGREEN DAYLILY

SCREENING SHRUBS:



AFRICAN IRIS BETTER JOHN BOTTLE BRUSH JAPANESE BOXWOOD KARL FOERSTER REED GRASS

LOW SHRUB COVERS:



C.V. FLAX LILY F.V. BUSH SNAPDRAGON MEXICAN FEATHER GRASS

GROUND COVERS

SITE ENTRY ACCENT COVER:



ELIJAH BLUE FESCUE YELLOW GAZANIA

TREE LEGEND

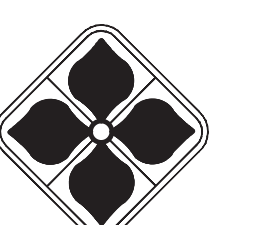
PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	MINIMUM CONTAINER QTY	HT./ SIZE	REMARKS
(NOTE: TREE SYMBOLS HAVE BEEN REDUCED BY UP TO 30%)				
	BUILDING FOUNDATION TREE ACER RUBRUM 'ARMSTRONG'- A. RED MAPLE	15 GAL.	45'/15'	NARROW, FASTIGIATE
	PARKING SHADE TREE ACER RUBRUM 'OCTOBER GLORY'- O.G. RED MAPLE	15 GAL.	45'/30'	GOOD FALL COLOR
	FRUIT TREES APPLE, APRICOT, PLUM, CHERRY, PEACH, PEAR, NECTARINE, ORANGE VARIETIES	15 GAL.	20'/20'	HIGH BRANCHED
	PARKING SHADE TREE PISTACHIA CHINENSIS CHINESE PISTACHE	24" BOX	45'/30'	DROUGHT TOLERANT
	STREET & PARKING SHADE TREE PLATANUS ACERIFOLIA - 'COLUMBIA' C. SYCAMORE	15 GAL.	50'/35'	MATCHING
	EVERGREEN BUILDING SCREENING TREE PODOCARPUS GRACILIOR FERN PINE	15 GAL.	30'/20'	UPRIGHT FORM
	EVERGREEN PARKING SHADE TREE QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 GAL.	60'/35'	DROUGHT TOLERANT
	BUILDING SCREENING TREE ULMUS PROPINQUA 'EMERALD SUNSHINE'- E.S. ELM	15 GAL.	35'/25'	UPRIGHT FORM

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	HT./SPR	WATER USE
	BUILDING FOUNDATION SHRUBS SUCH AS: CHONDROPETALUM TECTORIUM SMALL CAPE RUSH	5 GAL.	6'/4'	LOW
	DIANELLA TASMANICA 'VARIEGATA'- V. FLAX LILY	1 GAL.	2'/3'	LOW
	LOROPETALUM CHINENSIS 'CAROLINA MOON LIGHT'- C.M. FRINGE FLOWER	5 GAL.	3'/6'	LOW
	PHORMIUM HYBRID 'MAORI CHIEF'- M.C. FLAX	5 GAL.	6'/4'	MEDIUM
	SITE ENTRY ACCENT SHRUBS SUCH AS: ALOE 'BLUE ELF' BLUE ELF ALOE	1 GAL.	1'-6'/2'	LOW
	HEMEROCALLIS HYBRID DAY LILY	1 GAL.	1'-6'/2'	LOW
	PHORMIUM TENAX 'JACK SPRATT'- J.M. FLAX	1 GAL.	1'-6'/2'	LOW
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.	1'-6'/2'	LOW
	SCREENING SHRUBS SUCH AS: BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	5 GAL.	3'/5'	MEDIUM
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'- K.F. FEATHER REED GRASS	1 GAL.	3'/6'	LOW
	CALLISTEMON VIMINALIS 'BETTER JOHN'- B.J. BOTTLEBRUSH	5 GAL.	3'/3'	LOW
	DIETES BICOLOR AFRICAN IRIS	1 GAL.	2'/3'	LOW
	LOW SHRUB COVER SUCH AS: DIANELLA REVOLTA 'COOLVISTA'- C.V. FLAX LILY	1 GAL.	1'-6'/2'	LOW
	GALVEZIA SPECIOSA 'FIRE CRACKER'- F.V. BUSH SNAPDRAGON	5 GAL.	3'/3'	LOW
	NASSELLA TENUSSIMA MEXICAN FEATHER GRASS	1 GAL.	1'-6'/2'	LOW

GROUND COVER LEGEND

BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE
SITE ENTRY ACCENT GROUND COVER SUCH AS: FESTUCA GLAUCA 'ELIJAH BLUE'- E.B. FESCUE	LINERS	1'2"	LOW
GAZANIA 'MITSUA SUPER YELLOW'- E. GAZANIA	FLATS	8'/3'- 6"	MEDIUM



TOM SMITH ASSOCIATES
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OCTOBER 9, 2020

Richland Village
Yuba City, California

LANDSCAPE PLANT LEGENDS AND PICTURES



L2

ATTACHMENT E



**CITY OF YUBA CITY PLANNING
COMMISSION
STAFF REPORT**

Meeting Date: December 17, 2020
To: Chair and Members of the Planning Commission
From: Development Services Department
Presentation By: Benjamin Moody, Development Services Director

Subject: Development Plan (DP) 20-03 for a 176-unit affordable housing apartment complex located at 470 Bernard Drive; (APN 53-470-091)

Recommendation: Conduct a Public Hearing and make the necessary findings to recommend that the City Council:

1. Determine the project is Categorical Exempt pursuant to California Environmental Quality Act Section 15332, In-fill Development Projects.
2. Approve DP 20-03 to allow for the construction of a 176-unit affordable housing apartment complex with increases in density and reduced parking in accordance with state law, and subject to the project Conditions of Approval.

Applicant/Owner: Regional Housing Authority
Gustavo Becerra, Executive Director

Project Location: 4.92-acre parcel located at 470 Bernard Drive;
(APN 53-470-091)

Project Number: Development Plan (DP) 20-03

General Plan/Zoning: General Plan: Medium/Low Density
Zoning: R-3, Multiple-Family Residence

Project Proposal:

Development Plan (DP) 20-03 would allow for the construction of a 176-unit residential affordable apartment complex. The residential complex will consist of 88 one-bedroom, 44 two-bedroom, and 44 three-bedroom units in eight residential buildings. Total square footage of all residential buildings is 141,849 square feet. A single-story, 2,795 square foot, community center is proposed that will include

a large meeting room, staff offices, a computer area, restrooms, maintenance and utility spaces, a laundry room and outdoor patio and recreation access. Each unit features a private balcony. The project also includes 197 on-site parking spaces; and parking for 84 bicycles in two secured storage facilities. The site will be fully landscaped per City standards. The project offers several outdoor recreation opportunities including a children's play area, barbeque areas, outdoor tables and seating and outdoor game areas. In addition, raised planter beds for gardening and fruit trees will be available for the residents.

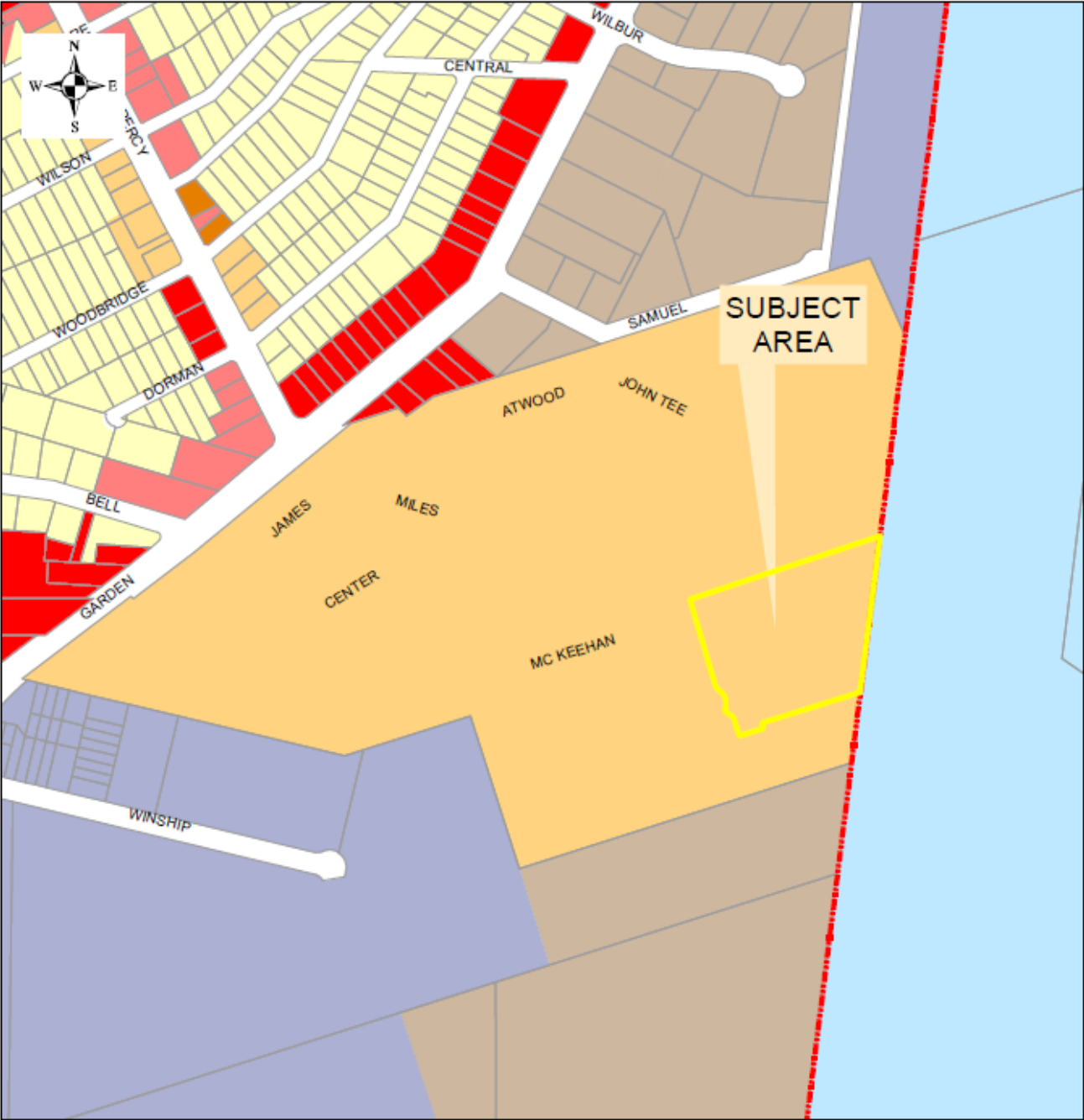
The applicant is requesting a deviation from the parking requirement as allowed under the State of California Density Bonus Law for affordable housing projects. This Development Plan requires City Council approval due to the number of units being proposed being greater than 100.

The Regional Housing Authority (RHA) is seeking entitlement of this project in coordination with a funding application to the State Department of Housing and Community Development (HCD). The construction of the project will hinge on the RHA's ability to receive state and federal funding. All 176 housing units will be affordable and designated for income levels ranging from 30% or below of Area Medium Income (AMI) to a maximum of 60% AMI.

Property Description:

The site is 4.9 acres in size, generally rectangular in shape with flat topography. Mobile homes currently exist on a portion of the site and will be relocated. The project site is accessed via Bernard Drive, a private roadway owned by Regional Housing Authority and directly adjacent to the airport.

GENERAL PLAN LAND USE

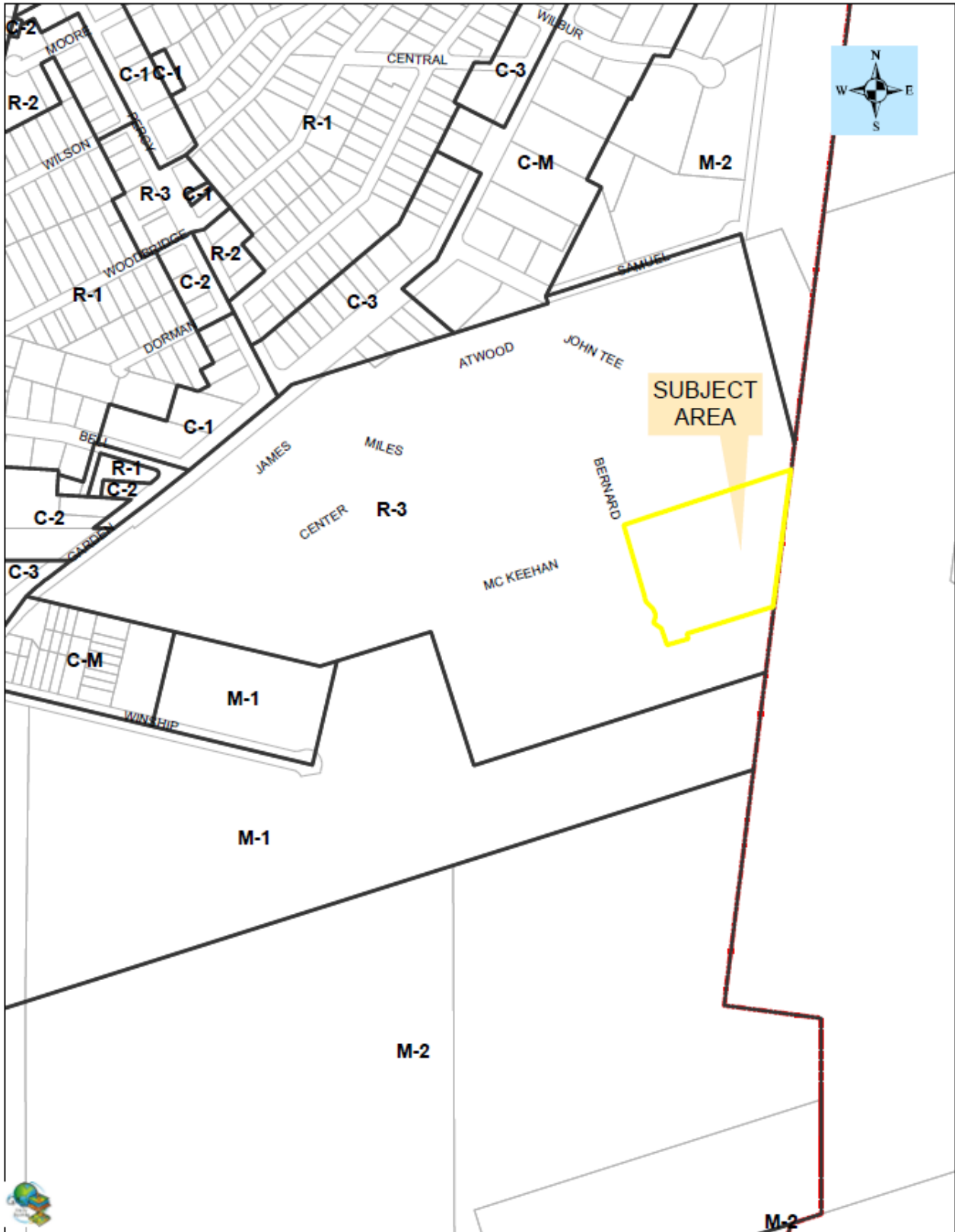


Legend

- | | | |
|--------------------------------|--------------------------------|---------------------------------------|
| 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



Adjacent Property Information:

The following table provides the General Plan Land Use and Zoning for adjacent properties:

Table 1: Project and Bordering Site Information

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

General Plan Land Use Classification:

The site is designated Low-Medium Density Residential, allowing 6-14 units per gross acre. The City has historically measured residential density across the full range of assembled Richland parcels (approximately 55 acres) as being one parcel when the General Plan was adopted. Per the Housing Authority, there are 410 existing units on these 55 acres; adding in the proposed 176 units of Richland Village would result in a total of 586 units, with a resultant density of approximately 11 units/acre on the full Richland site. This would be consistent with the Low-Medium Residential designation.

Zoning District Classification:

Residential Multi-Family (R-3) General Commercial (C3) X-5c (Combining District); This district is intended to provide for the highest density residential uses in appropriate locations, with a level of standards conducive to establishment of a suitable living environment to those living in multiple-family residences. The R-3 District is consistent with the Medium Density Residential and High Density Residential General Plan.

Previous Commission Action:

Development Plan 17-04 (New Haven Apartments) is the most recent Planning Entitlement activity for this area with the ultimate approval of a 40-unit affordable housing apartment complex located at the corner of Garden Highway and Miles Avenue.

Staff Comments:

General Plan

The project will not conflict with any land use plan, policy or regulations established by the City of Yuba City. General Plan Policy 3.4-G3 states: "Promote development patterns that maximize residents' accessibility to parks, open space, and shopping areas." The following Implementing Policies to Policy 3.4-G3 further support the project's amendment request:

3.4-G-2: "Promote a balanced land use program that increases the ability of people to live and work in the city."

3.4-I-5: "Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that ensures that Yuba City remains an inclusive, affordable community."

3.4-I-7: "Promote infill development that maintains the scale and character of established neighborhoods."

3.4-I-8: "Provide for concentrations of activity and mixed-use and pedestrian-oriented development in selected areas."

The proposed project will further the goals and policies of the City's General Plan with respect to providing affordable multi-family housing in an area that provides accessibility to shopping, public services and public transit. As previously stated, the site is designated Low-Medium Density Residential, 6-14 per gross units per gross acre and the City has historically measured residential density across the full range of assembled Richland parcels (approximately 55 acres) with the RHA parcel being separated to meet various funding requirements. This project would be consistent with the Low-Medium Residential land use designation for the RHA properties.

Project Design

As previously stated, the proposed project is a 176-unit, affordable apartment community with a mix of 88 one-bedroom, 44 two-bedroom and 44 three-bedroom residential units in eight buildings that are three, two, and one stories in height, with a maximum proposed building height of 34' 11". The building design uses contemporary architecture in brown, beige, and green "earth" tones, with limited horizontal siding to help reduce the mass of the buildings. Following the initial review, staff requested changes to the design of the exterior staircases and the painting scheme of the two- and three-story buildings. The applicant complied and added design articulation to the staircases and provided additional color to the building elevations.

The project also proposes a 2,795 square foot community center with leasing office. The community center will offer computer stations, a mail center, a great room with hospitality kitchen, restrooms, and a laundry facility. There will be an additional laundry facility located in the southeast area of the site adjacent to Building 7. Outdoor amenities will include a children's play area, barbeque areas, outdoor tables and seating, outdoor game areas, raised planter beds for residents, and fruit trees.

The applicant further describes the project design: "*A major component of the project design is the use of exterior walkways and balconies to articulate the front façade. The buildings are one -unit deep which provides cross ventilation for all residents. The access to each unit is from the interior courtyard*

areas between the buildings, with the walkways and balconies forming a “front porch” concept to each unit from the courtyard. This design provides active outdoor areas for residents overseeing the courtyard areas. This allows for gathering spaces that are visible, providing additional safety for residents”.

The applicant is proposing a “Net Zero Energy” development. The buildings will be arranged in a grid pattern with the lengths of the buildings running east and west in order to maximize the south roof exposure and provide maximum exposure to the photovoltaic panel area. In addition, the apartment buildings are separated by 55 feet and 75 feet to reduce shading of the solar panels by adjacent buildings.

Compatibility with Surrounding Uses

The proposed project is not expected to impact the uses surrounding it. Those uses include multi-family residences to the north, multi-family residences and the Yuba City Unified School District (YCUSD) Children’s Center to the west, the Sutter County Airport to the east, and farmland to the south.

Development Standards

The project is compliant with City standards for the R-3 multiple family residential zoning district with regards to building setbacks, height 34’11” (max 48’) and lot coverage, 26% (max 60%). As previously stated, the project proposes 176 residential units. The standard for medium density residential allows 1 unit/ 1,500 square feet of lot area. Based on the total square footage of the project site, only 146 residential units would be allowed, however, the California Density Bonus Law allows for an exception in density. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level in the total project. Because the number of affordable units in this project is 100%, the project is eligible for up to an 80% increase in density, and the project can accommodate the 176 units proposed.

Landscaping will be required to meet City standards. HVAC units will be screened from sight and low-profile landscaping, including screening shrubs. The planting design will utilize a variety of Mediterranean-style, native, drought-tolerant, and low-fuel species to create layers of color to complement the architecture style and setting. Fruit trees are included in the landscape design for the use of residents and large shade trees are provided throughout the site.

Sutter County Airport

The building heights across the site would comply with the height restrictions of the Comprehensive Land Use Plan (CLUP) for the Sutter County Airport. The buildings are low on the east side of the site, 15 feet, and raise in height to the west. The CLUP height contours are identified on the project site plan and the relative number of floors for each building are identified on the site plan to meet the height restrictions from the CULP. Buildings closest to the side of the airport runway are approximately 260 +/- feet from the runway center line and do not exceed 15 feet in height. Therefore, the project is not expected to pose any conflict with airport operations. The project was referred to County Planning and the Airport representative for their review and consideration. No comments were received from either entity.

Parking

Zoning Code Section 8-5.6102 prescribes the Off-Street Parking and Loading requirements for all

uses. For Multi-Family residential, the required parking is: *1 space per studio apartment or 1-bedroom dwelling unit; 1.5 spaces per 2-bedroom dwelling unit; and 2 spaces per 3 or more-bedroom dwelling unit; Plus 1 guest space for each 10 units.* The required parking for the proposed project would be 260 spaces.

Per the California State Density Bonus Law, parking can be reduced to 0.5 spaces per unit under the following conditions: *Rental projects 100% affordable to lower income and within 1/2 mile of accessible major transit stop.* The applicant has provided verification to the City that the development will be 100% affordable. In addition, there are two transit stops within ½ mile of the project site. Therefore, the proposed project qualifies for the reduction in parking which would lower the required parking to 90 spaces. Based on the results of the onsite circulation study the applicant is proposing a total of 186 on-site parking spaces, which meets the parking requirement for this affordable housing development.

Bicycle Parking

There will be long-term bicycle storage for a total of 84 bicycles provided in two secured bicycle parking storage facilities located in the center of the proposed complex. The storage location will connect to the new bicycle path leading out to Bernard Drive along the north west property line.

Circulation

Vehicle access to the project site will be from Bernard Drive on the west and Samuel Drive on the northeast side of the property. Both roads are private streets in the area of the project. A new bicycle path will provide access to Bernard Drive and McKeehan Drive, connecting to the bicycle path along Garden Highway. A traffic study for the project has been conducted, confirming that facilities are adequate to handle expected traffic associated with the project.

Environmental Determination:

Pursuant to California Environmental Act (CEQA) Article 19. *Categorical Exemptions*, and after reviewing and considering the project in its entirety, a determination has been made that the Project is categorically exempt from CEQA pursuant Section 15332 Infill Development Projects, Class 32 of the CEQA Guidelines. Class 32 consists of projects characterized as in-fill development meeting the conditions described below:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The proposed project meets the City's R-3 zoning regulations with the State density bonus laws allowing increased density and reduced parking; Residential low-medium General Plan designation; availability of utilities; no presence of critical habitat areas; no significant traffic, noise or significant traffic, noise or air quality impacts; and location on a site less than five acres in size. Also noted is that

a federal-level (NEPA) environmental clearance is needed based on use of federal funding for the project. The applicant has prepared traffic, noise, and air quality analyses for the project. The traffic and noise analyses found that there would be no anticipated significant impacts and no project mitigation measures required. The air quality analysis noted that during project construction, short-term NOx emissions could be significant. Therefore, a condition of approval has been added that will address short-term construction impacts, primarily through use of appropriate equipment that will minimize emissions.

Recommended Action:

The appropriateness of the proposed project has been examined with respect to its consistency with the General Plan, the Zoning Regulations, and its compatibility with surrounding uses. These factors have been evaluated as described above. Therefore, staff recommends that the Planning Commission make the necessary findings to recommend that the City Council:

1. Adopt the following findings:

A. Environmental:

Determine the project is Categorical Exempt pursuant to California Environmental Quality Act Section 15332, In-fill Development Projects.

B. Development Plan:

Based upon analysis of the Development Plan application and subject to the applicant's compliance with the conditions of approval, the following required findings of Section 8-5.7001(C) of the Municipal Code can be made:

- i) *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 (Zoning Regulations).*

The approximately 4.9-acre site is adequate as proposed in the Development Plan to accommodate the proposed structures, yards, landscaping and all required features of the Zoning Code. Parking is reduced in compliance with the California State Density Bonus Law.

- ii) *The streets serving the site are adequate to carry the quantity of traffic generated by the proposed use.*

There will be no significant traffic impacts. The existing circulation system is adequate to accommodate the additional traffic from the proposed project.

- iii) *The site design, design of the building, and scale of the project will complement neighboring facilities.*

The development in the project area is a mix of multi-family housing and public severing facilities. The proposed project will integrate well with the existing uses surrounding it. The contemporary architectural design using concrete plaster and wood siding in earth tones, along with metal balcony and stair railings, will blend with the existing buildings in the area.

iv) *The application satisfies at least one of the findings found in Title 6, Chapter 9, Article 6 of the Municipal Code.*

The project satisfies the following finding:

- (a) The facilities of the State plan of flood control or other flood management facilities protect the property to the urban level of flood protection in urban and urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in nonurbanized areas
2. Approve DP 20-03 to allow for the construction of a 176-unit affordable housing apartment complex with increases in density and reduced parking in accordance with state law, and subject to the project Conditions of Approval.

Attachments:

- A) Site Map - Location
- B) Elevations
- C) Conditions of Approval