

Item 3

- Stabler Lane
 - General Plan No. 17-03
 - Specific Plan Amendment No. 17-01
 - Rezone No. 17-02
 - Tentative Map No. 17-02
 - Environmental Assessment No. 17-07

Project

- Proposal to:
 - Amend the General Plan from Community Commercial to Low Density Residential
 - Amend the Buttes Vista Neighborhood Plan from Commercial to Single Family Residential
 - Rezone the site from C-1/SP to R-1/SP/X
 - Tentative Parcel Map to create 4 residential lots.
- Requires an environmental determination.



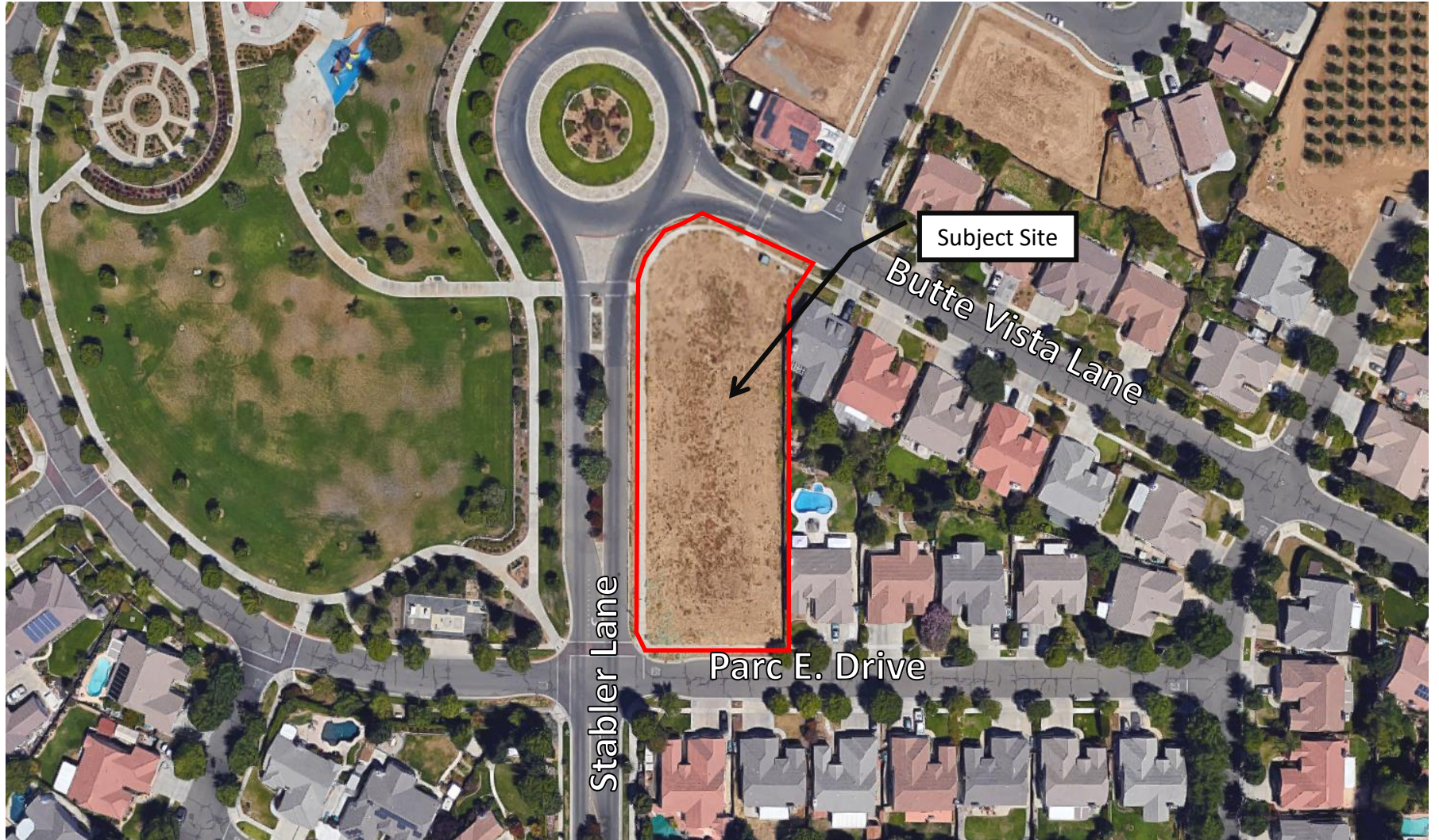
Project Location

- Project is 1.21 acres on the east side of Stabler Lane, south of Butte Vista Lane and north of Parc E. Drive
- Planned for Neighborhood Commercial
- Zoned C-1/SP (*Neighborhood Convenience Commercial/Specific Plan*)

History

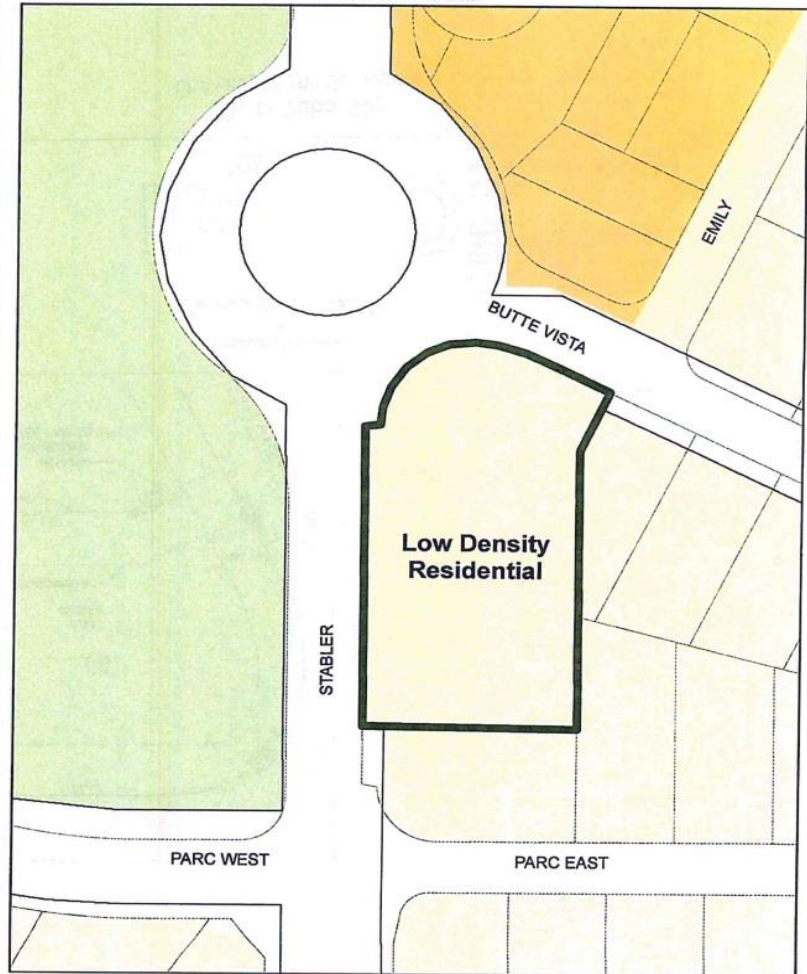
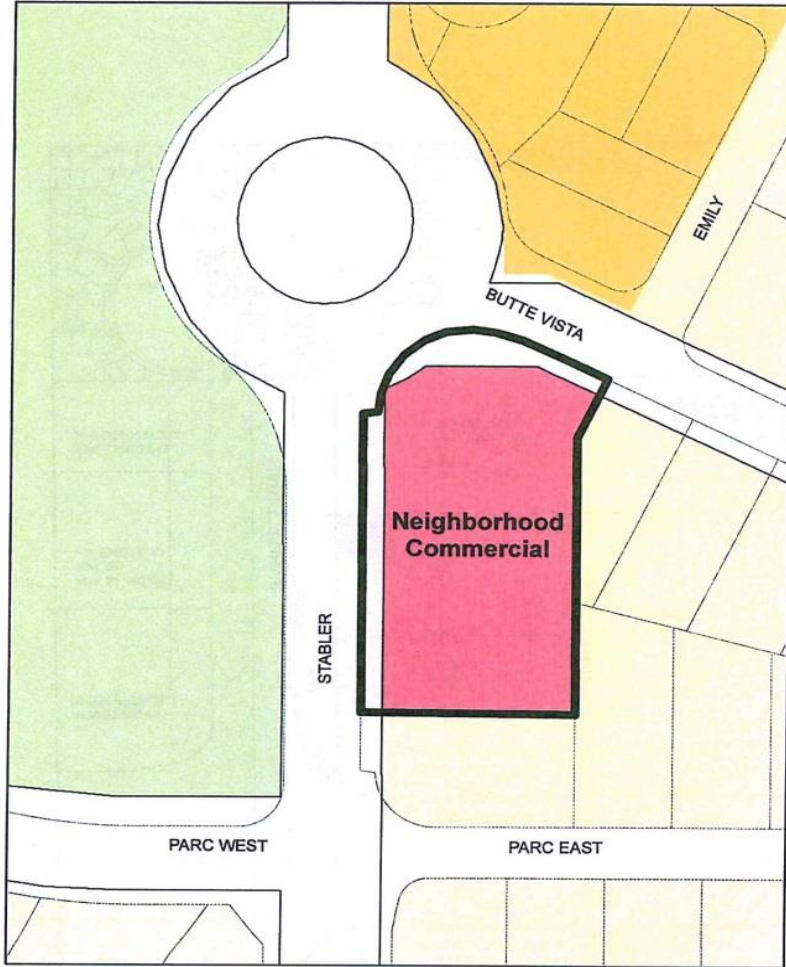
- August 2014 - applied for Medium Density to allow 9 lots; withdrew application
- January 2015 - applied for Low Density to allow 6 lots
- Modified plans for 4 single family homes

Aerial Photo



EXISTING

PROPOSED



City of Yuba City

General Plan

- | | | | |
|---------------------------------|--|---|--------------|
| Low Density Residential | Parks, Recreation & Open Space | Neighborhood Commercial | roads |
| Medium/Low Density Residential | Agricultural/Rural | Office & Office Park | Parcels |
| Medium/High Density Residential | HS-High School; EMS-Elementary/Middle School | Business, Technology & Light Industry | Greenways |
| Medium/High Density Residential | Regional Commercial | Manufacturing, Processing & Warehousing | Project Site |
| | Community Commercial | Highways | |



GP 17-03

Buttes Vista Master Plan Amendment

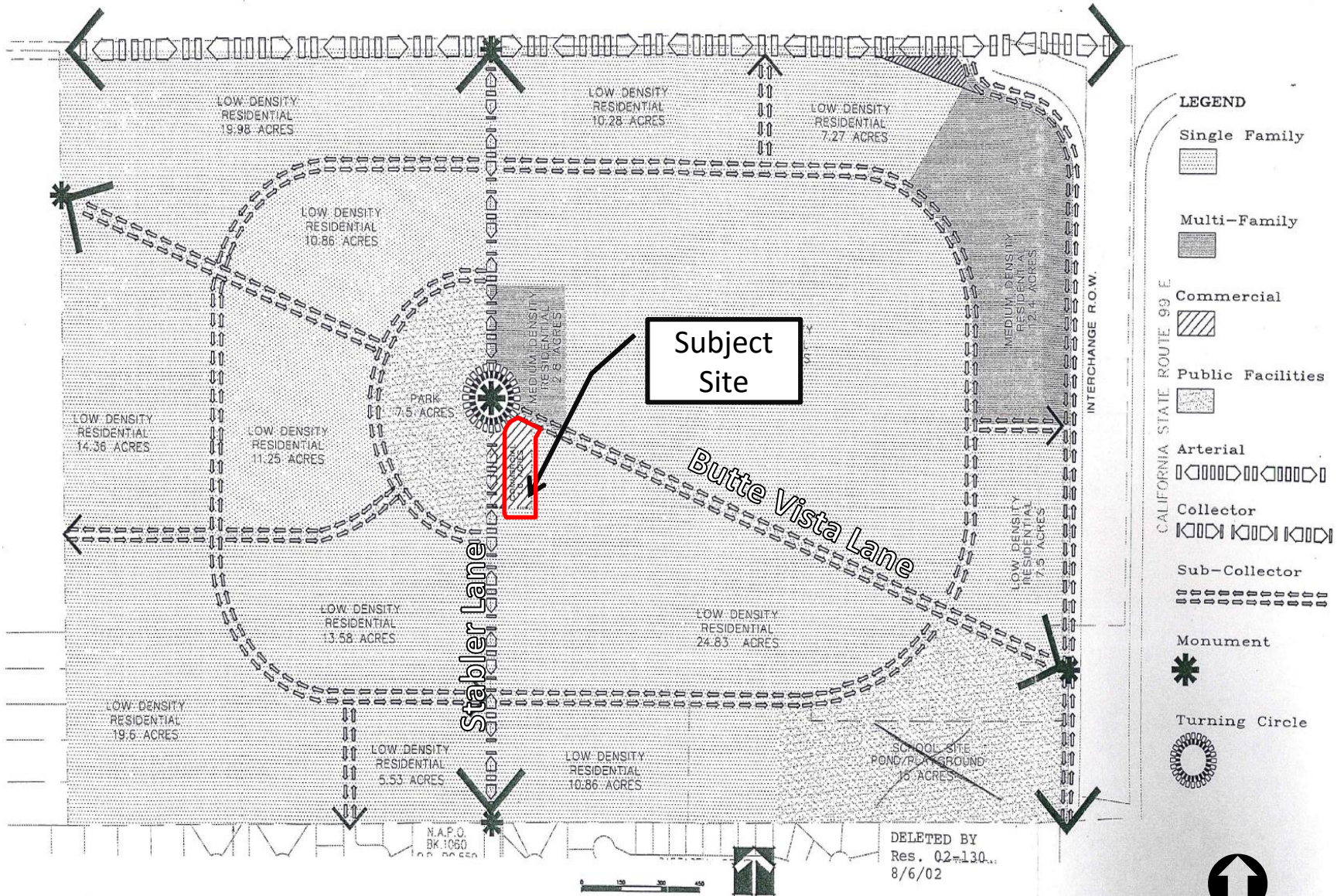
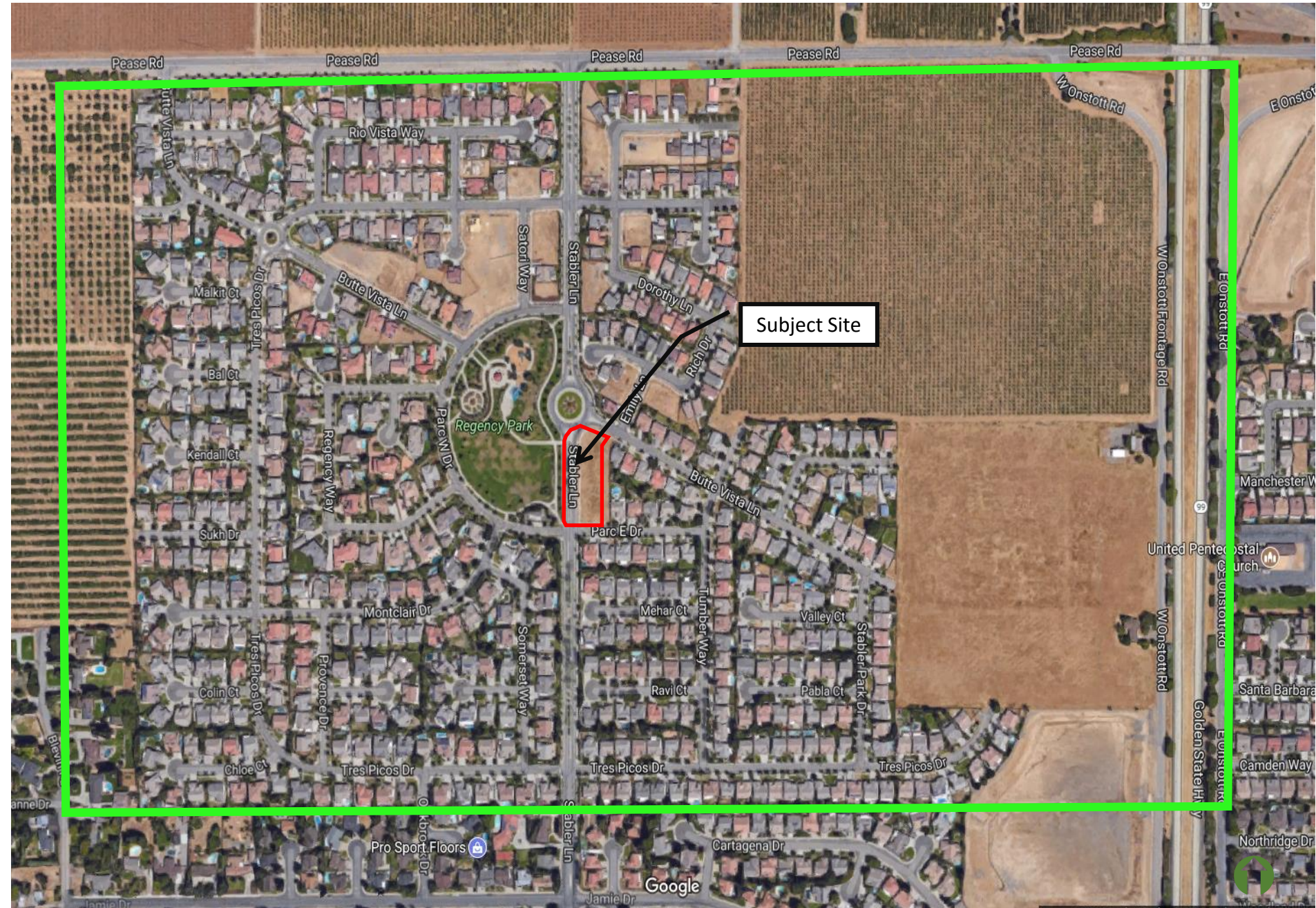


Figure 4-A Land Use Plan

Butte Vista Master Plan



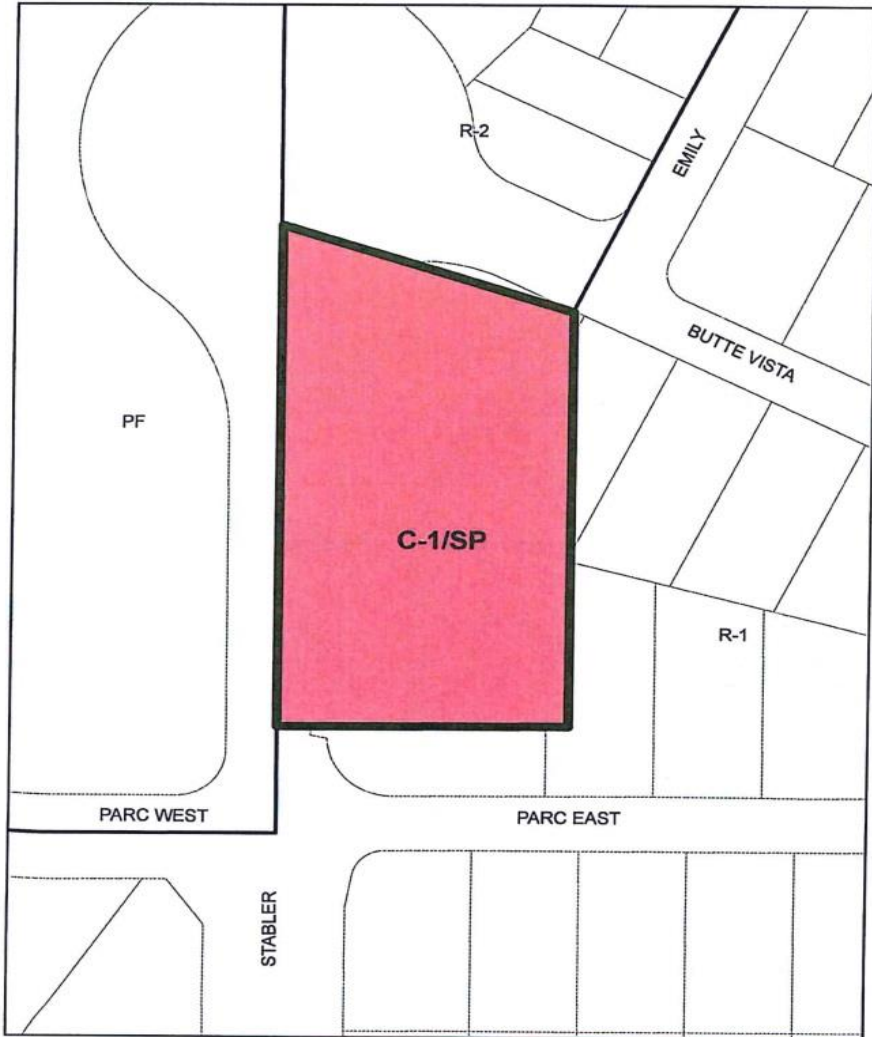
Big Picture

- The site was envisioned as neighborhood serving commercial (i.e., coffee, yogurt, etc.)
- The area, sans the northeast area, has developed as envisioned
- There are a handful of vacant lots in the immediate area

Big Picture

- While the site can still accommodate commercial, commercial development *may* introduce lifestyle conflicts (i.e., hours of operation, deliveries, traffic) that may place limitations on potential users
- Commercial tenants examine traffic; recent survey indicated 8,121 vehicle trips during a 48 hour period on Stabler
 - Lincoln Rd. & S. Walton Ave. has more than double

EXISTING



PROPOSED



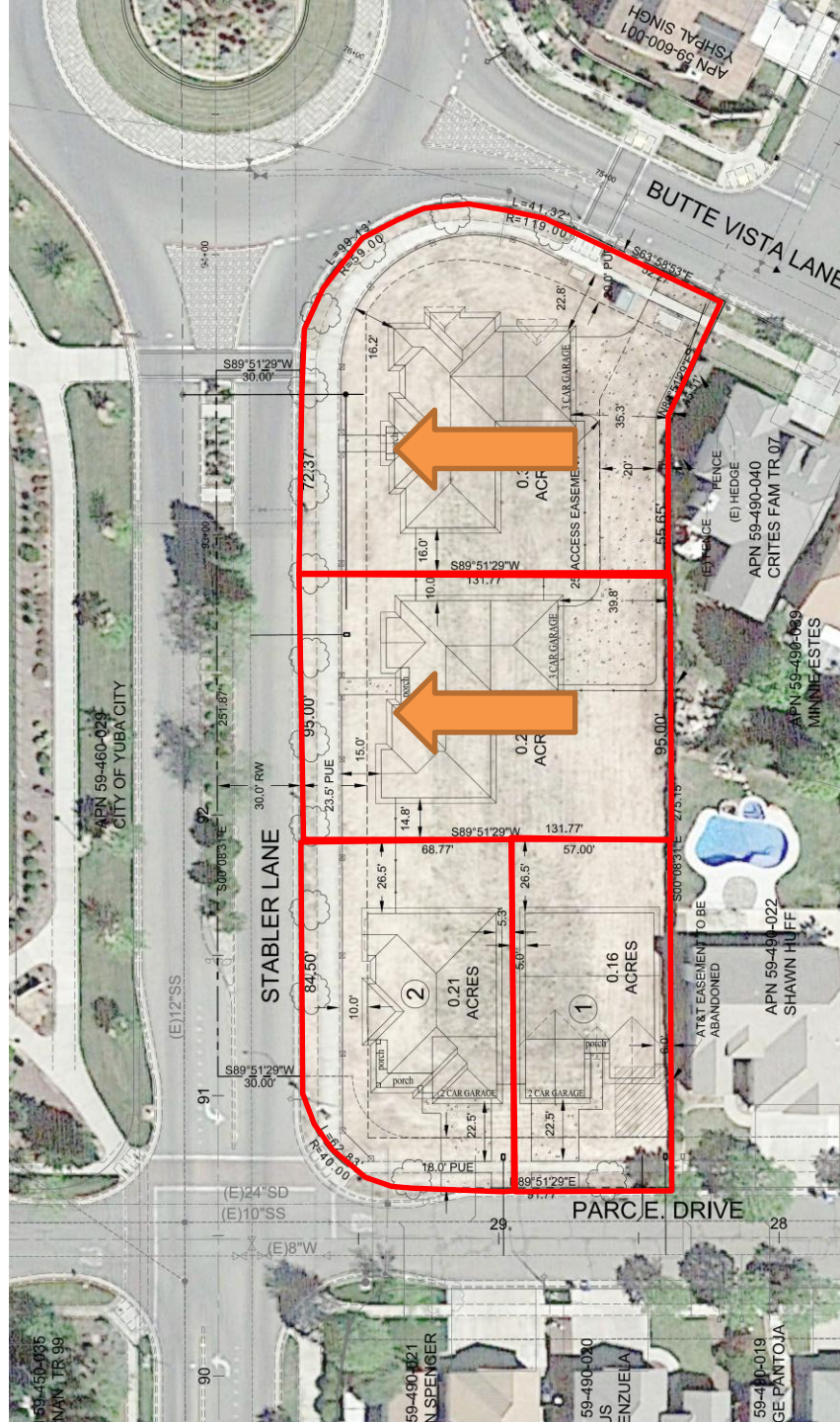
City of Yuba City

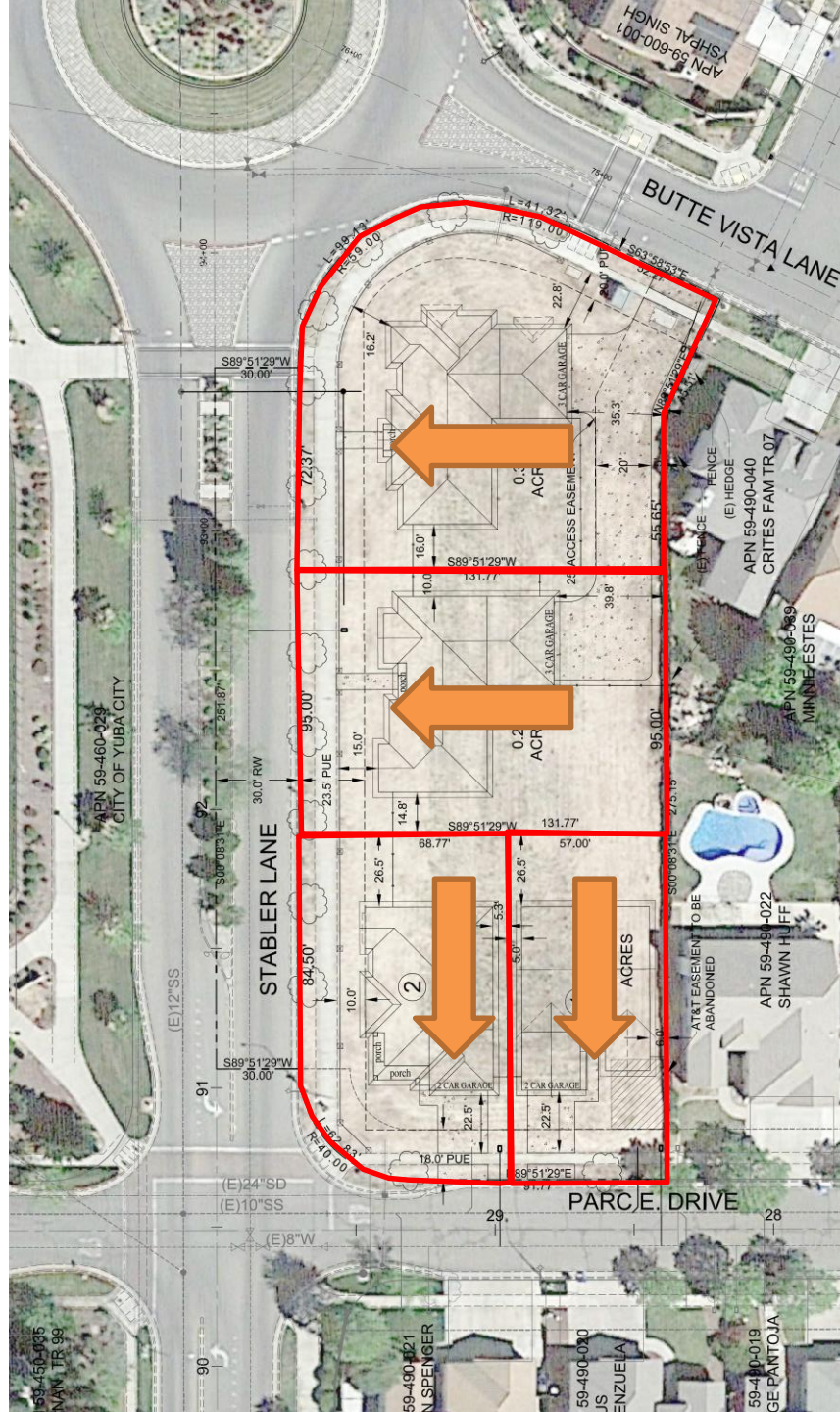
- Zoning
- Parcels
- Project Site

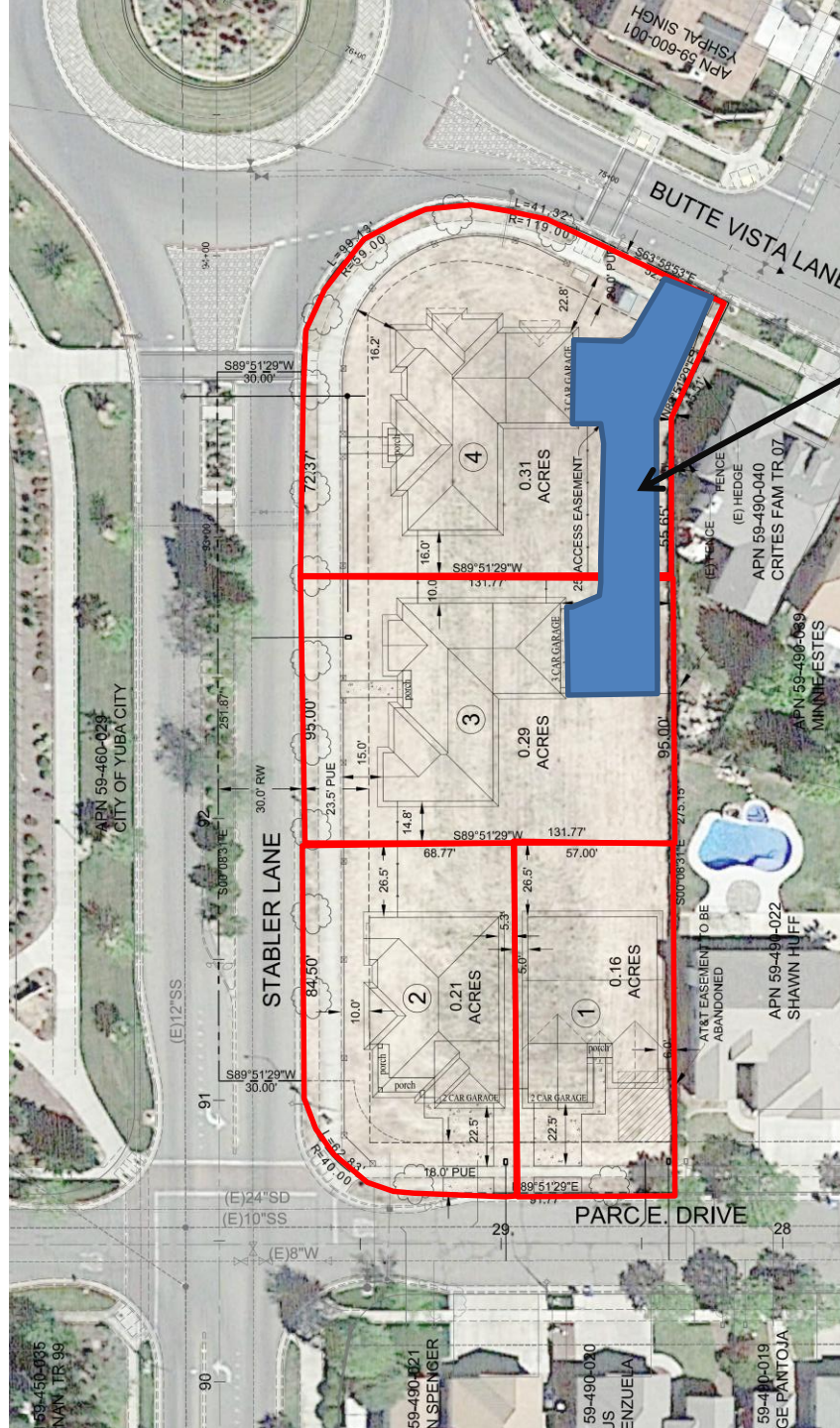


RZ 17-02



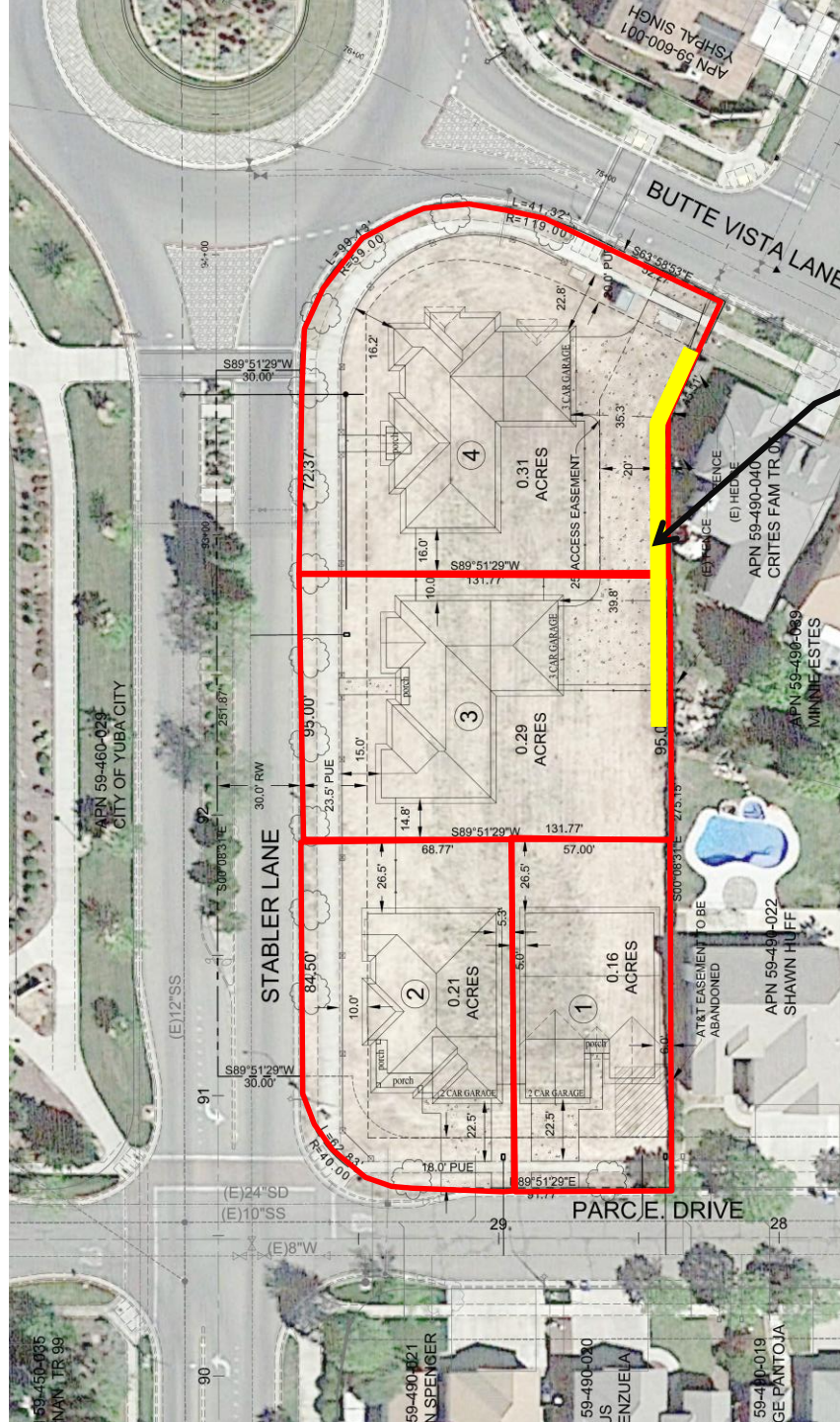






Private drive-aisle
for the 2
northernmost
homes. Access via
Butte Vista Lane

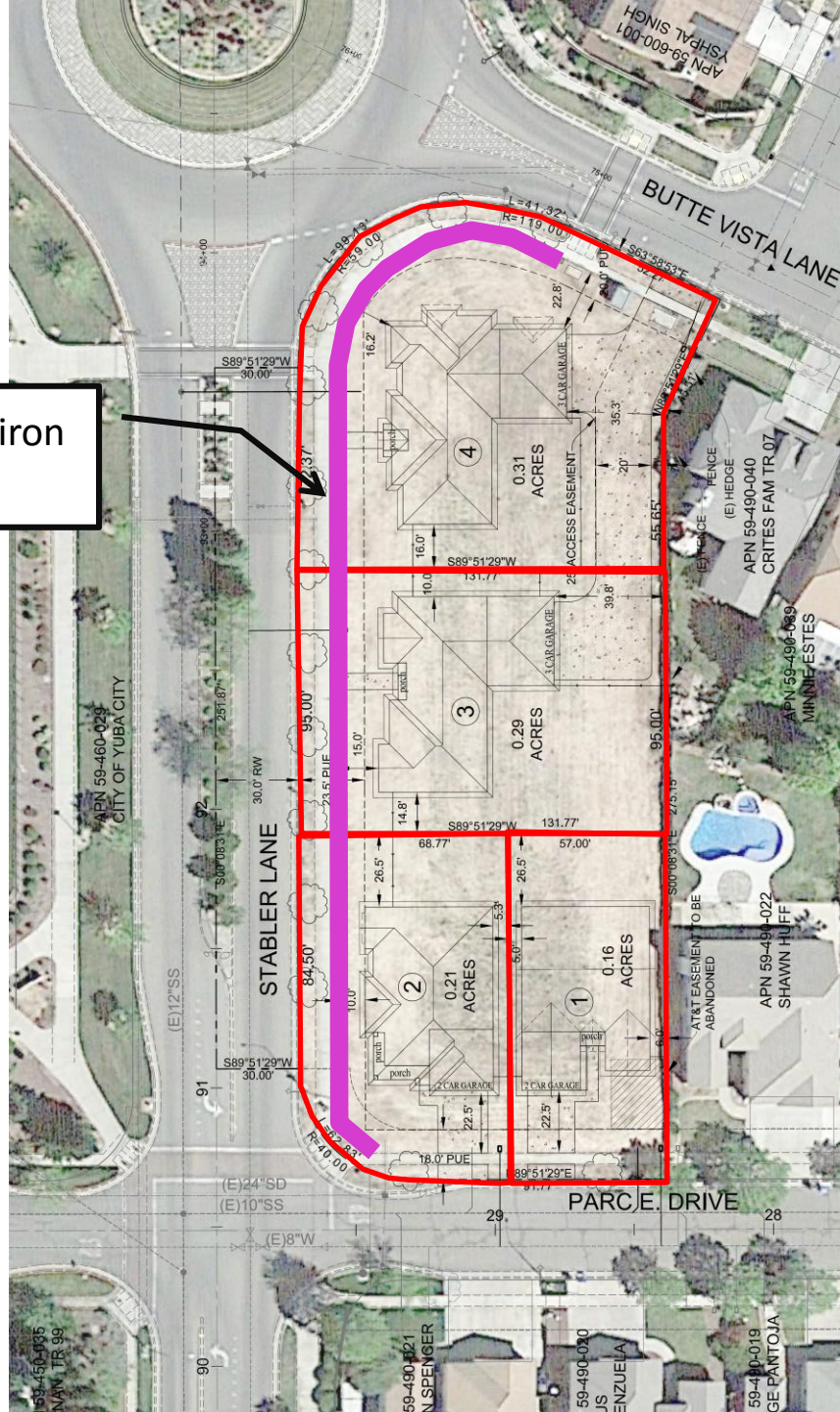




6 ft. tall masonry wall with cap, plus landscaping



Wrought iron fence





PARC WEST DRIVE

REGENCY VILLAS

LOT 1



PARC WEST DRIVE



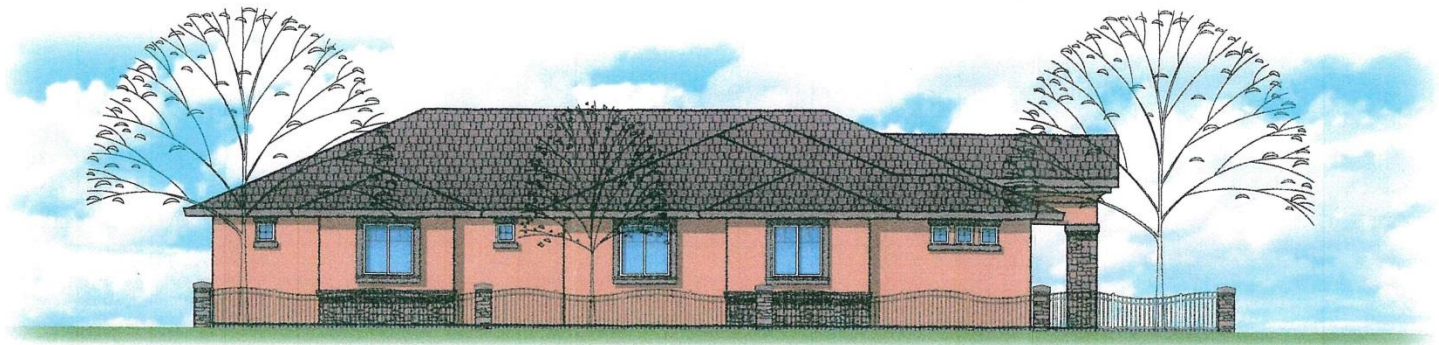
STABLER LANE

REGENCY VILLAS
LOT 2



STABLER LANE

REGENCY VILLAS
LOT 3



BUTTE VISTA LANE



STABLER LANE

REGENCY VILLAS
LOT 4

CEQA

- An environmental assessment including an initial study and mitigated negative declaration was prepared and circulation to state and Tribal consultation
- Mitigation is incorporated into the conditions of approval to decrease impacts to *less than significant*

Recommendation

- Recommend that City Council:
 - Adopt the environmental assessment including an initial study and Mitigated Negative Declaration
 - Approve the General Plan and Specific Plan Amendments, and Parcel Map and make the findings as outlined in the staff report
 - Introduce an ordinance to rezone the property and waive the first hearing

Aerial Photo

