



Land Use & Natural Resources Committee

Meeting Date: August 3, 2023

Agenda Item No. 4

City of Yuba City Planning Efforts: Bringing in Residential Infill Development

Information

Prepared by: Gregory Chew

Attachments: No

Approved by: Clint Holtzen

Referring Committee: Not Applicable

1. Issue:

The City of Yuba City has several planning efforts to encourage residential infill development within the city. The city's efforts coupled with SACOG grant funding are focused on reviewing the city's development process, policies and codes to encourage more infill, including Accessory Dwelling Units (ADUs) and corridor specific planning.

2. Recommendation:

The Land Use and Natural Resources Committee will hear a presentation from the City of Yuba City and is encouraged to ask questions and engage in a dialogue about lessons the city has learned that may be applicable elsewhere in the region. These local government presentations provide opportunity for committee members to take deep dives into specific examples of local implementation of the region's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and how SACOG and local agencies can partner through the Green Means Go program.

3. Background/Analysis:

Periodically, SACOG invites local agencies to share information about planning efforts that leverage regional funds, technical assistance, and local expertise in a way that highlights how SACOG and local agencies work together to implement the region's long range plan in a way that also advances local priorities. Some of the city of Yuba City's planning efforts are part of SACOG's Green Means Go and Regional Early Action Planning (REAP) programs that the Land Use and Natural Resources Committee is overseeing this year. The Green Means Go funding program aims to catalyze infill development that will improve housing affordability through non-transportation infrastructure and planning activities in locally adopted Green Zones. For more information on the Green Means Go program and the application materials, visit: <https://www.sacog.org/reap-2-green-means-go>.

4. Discussion/Analysis:

The city of Yuba City is making efforts on several planning fronts to bring in infill. First, the city has seven specific plans to provide location-based policies and recommendations in the City's various planning areas. Specific plans help refine the General Plan's citywide policies, designate land uses and housing densities, and include additional site-specific recommendations as needed. One of those specific plan areas, the Harter Parkway, received a GMG grant for \$1.35 million. The grant will construct sewer line in this corridor to facilitate an increase in affordable housing, multi-family housing, and single-family housing supply close to

numerous services, jobs, education, healthcare, recreation, and multimodal travel options.

In addition, the city received two REAP grants. With a \$65,000 REAP grant, the city is preparing an educational package for those considering building Accessory Dwelling Units (ADUs) in the city. The packet will include technical drawings that could be used by prospective individual users (or easily adapted to fit their specific situation) as part of a brochure to outline the requirements for ADUs as well as SB 9 urban lot splits. The focus of the materials would be on architectural/technical issues that must be commonly faced by ADU developers.

The city is utilizing a second REAP grant for \$100,000 to conduct a “Code Audit Project”. This effort will review the city’s current housing policies and analyze existing developing and zoning code standards. The project will conduct a market analysis versus the existing code to identify barriers to feasible and affordable development.

The cities of Yuba City and Marysville are working with SACOG and its consultants as a follow up from an Urban Land Institute (ULI) panel to take a deeper look at specific infill parcels for potential residential development. These organizations are evaluating one site in each city and producing a development scenario with a financial pro forma. The effort will also survey the major employers in the Yuba Sutter region for the types of housing their employees are seeking. Development professionals are then offering strategies for each city to consider in bringing these sites to actual development.

This presentation is part of an ongoing effort to bring more opportunities for shared learning across jurisdictions in the region and provide members of the committee with greater insights into local land use development activities that contribute to the SACOG board’s goals and objectives for catalyzing urban, suburban, and small-town infill and revitalization. As SACOG works to update the [2025 Blueprint](#) with a focus on advancing coequal goals in equity, economy, and environment, it is important to understand and learn from local experiences, strategies, and projects that support and implement our region’s vision. Understanding these efforts not only provides useful case studies for cities and counties looking to tackle similar challenges, but also helps SACOG identify implementation and assistance activities that we can take on to support member agencies.

5. Fiscal Impact/Grant Information:

SACOG’s housing and technical assistance programs are a combination of sources including state Sustainable Communities Formula Program Funds and Transportation Development Act-Local Transportation Funds. The Green Means Go program is funded through a combination of California Regional Early Action Program and Strategic Growth Council funds.