



**City Council Goal Setting -- Development Services,  
Economic Growth & Public Affairs**

# Development Services Department



## Mission Statement

Create a distinctive and livable community through quality design, use of good site development and building standards, and efficient use of land and services. In so doing, provide everyone with professional and courteous service in a fair and timely manner.

# Economic Development



## Mission Statement

To create economic prosperity for the community by promoting a quality business climate and attracting/expanding job generating businesses.

- [illegible]

FIGURE 3: Commercial Development

# Priorities



- Processing all Applications in a Timely and Fair Manner
- Encouraging Infill Development
- Ensuring Development Codes & Approved Plans are Properly Implemented
- Improving the City's Brand, Reputation & Image
- Bogue Stewart Master Plan
- Cooperation Between City & County
- Retain & Expand Existing Businesses
- Fremont Medical Campus

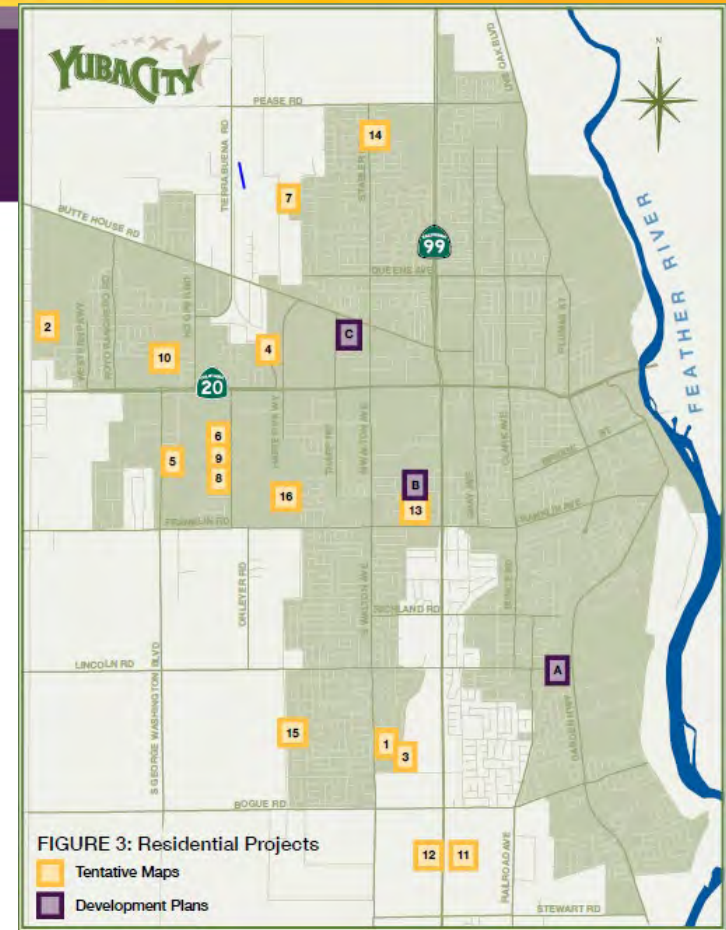
# Enhance our Image & Reputation



- Quarterly Building/Development Industry Luncheons
- Active Engagement with Regional Business Organizations
- Processing Projects in a Timely Manner
- Attracting New Businesses
- Annual Business Walk
- YConnect, Press Releases and Use of Social Media

# Prepare for Growth

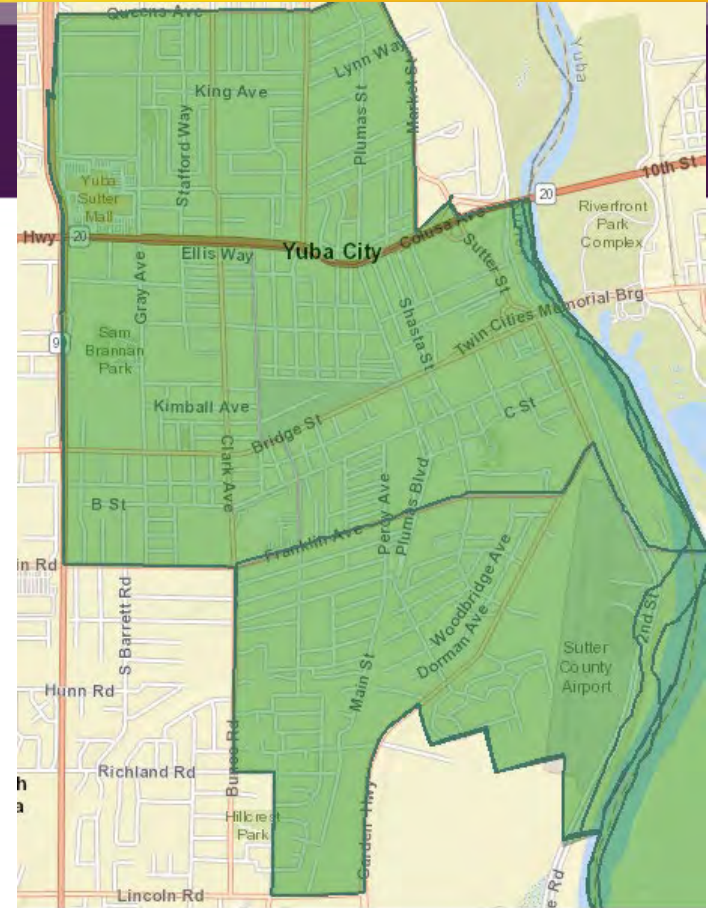
- Working with Property Owners to Process Development Plans
- Development of a Housing Strategy
- Updating City Zoning & General Plan Maps
- City/County Development Impact Fee MOU





# Prepare for Growth

- Workforce Development – National Resource Network Report (SCOPE)
- Fremont Hospital Campus
- Promote Qualified Opportunity Zones
- Expand Regional Economic Development Opportunities



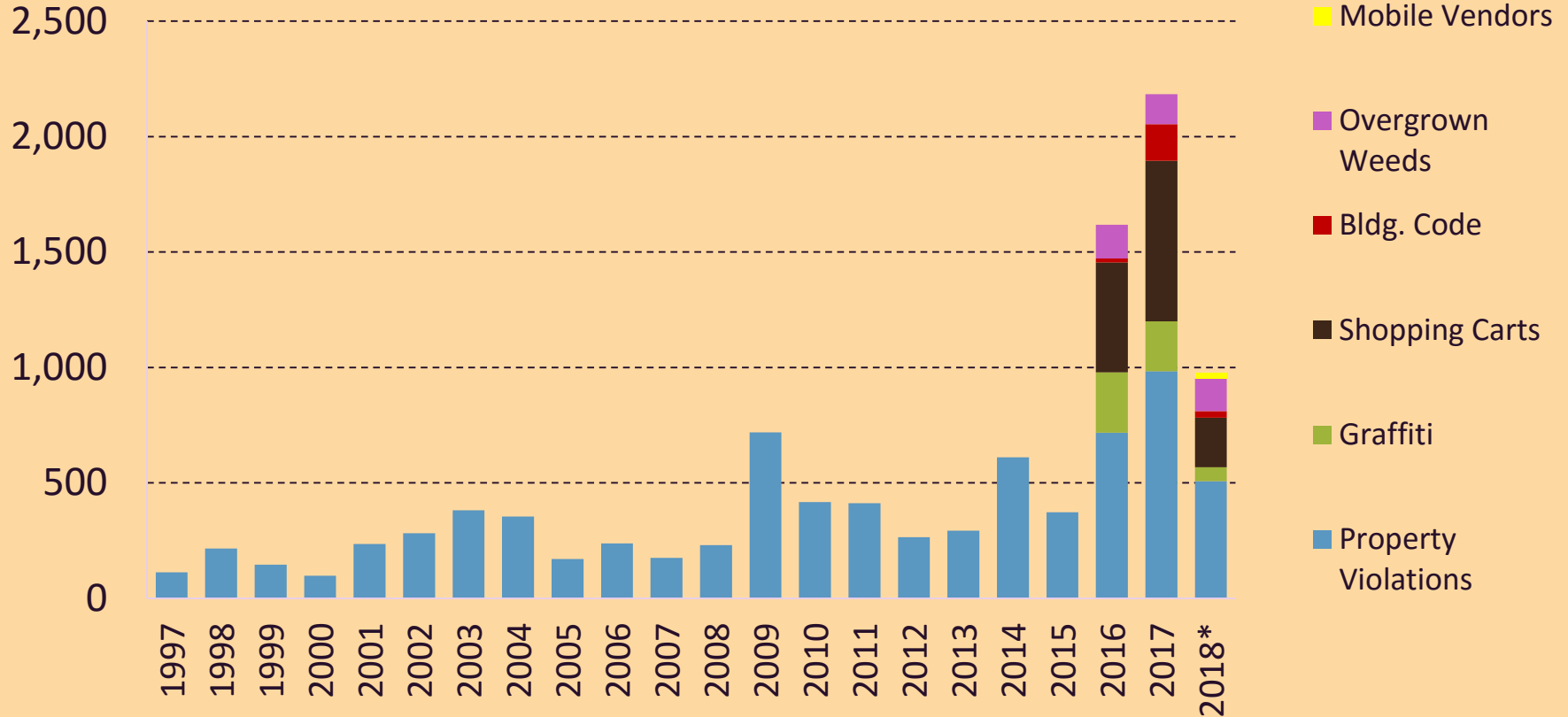


# Public Safety



- Code Enforcement Activities
- \$100,000 CDBG Funds to Yuba Sutter Homeless Consortium
- Building Inspections
- Active Participation on Sutter County Homeless Ad-Hoc Citizens Advisory Group
- Supportive Housing for Homeless

# New Code Enforcement Cases Reported per Year



\*Through 5 31 18; does not include itinerant vendors

# Challenges



- Triage Mode
- Development Services Staffing
- Out of Date Zoning Code (SB2 Funding)
- Customer Service Complaints regarding Planning Processes & Design Review
- Master Tax Exchange Agreement for Bogue Stewart Master Plan
- Code Enforcement – Limited proactive measures
- High Cost of Development

# Challenges



- Lack of Quality Vacant Properties to Attract New Businesses
- Impacts of Vagrancy on Community
- Lack of Incentive Programs
- No Industrial Properties Available
- Infrastructure needs, parcel configuration, traffic routes, and zoning regulations to create a competitive advantage
- Housing Starts

# Staffing Request



- Full Time Planning Tech (front counter staff)
- Additional Full-Time Code Enforcement Officer(s)
- Planning GIS Analyst
- Planner (Advanced Planning)
- Accela Integration (Contract Staff)

# 2019 Planning Projects

- El Margarita Master Plan
- Update to the Harter Park Specific Plan
- Bogue-Stewart Master Plan
- The Church of Jesus Christ of Latter-day Saints Temple
- Bars & nightclubs
- Feather River Mills
- Housing Element





# Current Projects

- ✓ Carriage Square
- ✓ Sullivan Dealership
- ✓ Mechanic & Irrigation Systems
- ✓ Bride Church expansion
- ✓ McDonald's renovation
- ✓ Hotels
- ✓ Raley's Shopping Center
- ✓ Dutch Bros
- ✓ Olive Garden





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