P l a n n i n g  C o m m i s s i o n  m e e t i n g
Agenda

3. Approval of minutes from March 8, 2017
4. Tentative Subdivision Map (SM 06-04) Harter Estates-South: Extension of time
5. Housing Element Report
- Request for an 18 month extension of time
- Originally approved September 19, 2006
- Map expires May 21, 2017
- Map has received numerous extensions allowed by State law and local ordinance
- Approval would extend map to November 21, 2018
Project Location

- Project is located south of proposed Jefferson Blvd., west of Ruth Avenue, east of Harter Parkway, and north of State Route 20
- Part of Harter Specific Plan
- Planned for Low Density Residential, Office and Office Park, and Regional Commercial
- Zoned One-Family Residence-Specific Plan (R-1 SP), Community Commercial-Specific Plan (C-2 SP), & General Commercial-Specific Plan (C-3 SP)
Recommendation

- Recommend that the Planning Commission:
  - Determine no further environmental review is required pursuant to CEQA Section 15162; and
  - Approve an 18 month extension of time for the Harter Estates – South Tentative Subdivision Map (SM 06-04) pursuant to Yuba City Municipal Code Section 8-2.610, resulting in a new expiration date of November 21, 2018.
Housing Element

- One of the 7 mandated elements of the City’s General Plan
- Only Element that must be approved by the State and updated every 8 years
- Housing Element contains
  - Assessment of housing needs, inventory of resources, and analysis of constraints to housing development
  - City’s goals, quantified objectives, and policies
  - An eight-year program for implementing the policies and achieving the Housing Element goals and objectives
Housing Element

- Requires that communities plan for growth
- The City’s Housing Element was updated in 2013
- City will need to update its Housing Element in 2021
Needs Assessment

- Population Growth
- Household Characteristics
- Local Housing Supply
- Employment
- Income and Housing Costs
- Special Needs Groups
## Regional Needs

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<th></th>
<th>Extremely Low-Income Units</th>
<th>Very Low-Income Units</th>
<th>Low-Income Units</th>
<th>Moderate-Income Units</th>
<th>Above Moderate-Income Units</th>
<th>Total Units</th>
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<td>2013–2021 RHNA</td>
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Land Inventory

- Existing Land Uses
- Progress Toward Meeting Housing Needs
- Opportunity Sites
- Includes Specific Plan Areas
Governmental Constraints and Resources

Local Housing Resources

Section 8 Housing Voucher Program

Market Constraints

Environmental Constraints
Implementation

- Program Accomplishments
- Quantified Objectives
- Housing Program Schedule