

# **YORBA LINDA**

## **REPORT ON THE ACTIVITY AND FINDINGS OF THE YORBA LINDA HOUSING POLICY RESIDENT WORKING GROUP**



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Reviewed and Content Affirmed by  
**Housing Policy Resident Working Group**

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## **BACKGROUND ON WORKING GROUP FORMATION**

Yorba Linda has a voter-approved “right to vote” ordinance (known as Measure B) that gives the public direct control over zoning changes in the City when a zoning change is subject to a Measure B vote. This important measure creates a potential challenge for the City to comply with State mandates for housing development and meeting RHNA allocations as any effort to rezone property for the Housing Element to comply with State law must receive voter approval. The City has recognized this issue in their Housing Element Plan implementation plan, and in accordance with Measure B’s requirements took a ballot measure (Measure Z) to the community on the November 2022 general election ballot.

Measure Z would have approved a change in City zoning to fulfill the commitment of the Conditionally Certified Housing Element. However, the Measure failed: 7,221 votes (24.77%) Yes to 21,937 votes (75.23%) No. That failed ballot measure left the City on a pathway toward losing its conditional certification of its Housing Element. Not having a Certified Housing Element can result in several negative consequences for the City that are outlined below, but broadly include Builder’s Remedy development and loss of local zoning control.

In an effort to evaluate next steps and to expand overall resident engagement on this important and complex policy issue, the City Staff determined that a robust and extended dive into housing policy with a broad swath of residents would be helpful. The idea was to talk directly with residents about the background, policy choices and tradeoffs of land use policy, and to listen deeply to their ideas and suggestions for how to best address land use in the future of Yorba Linda. Additionally, the hope was to start with a group of these residents who were willing to dedicate several hours to the discussion and to learning in order to gather effective feedback that recognized the policy challenges in addition to general resident sentiment.

Participants in the Working Group were identified by City Staff and approached to join the effort using the following criteria:

1. The resident had expressed previous interest in Housing Issues
2. The final group would represent all points of view on housing while being solutions-oriented
3. That membership would have people who were geographically distributed throughout the City
4. That there were a mix of demographics in terms of age, gender and socio-economics
5. That no prior or current elected/appointed officials were included in the Working Group

The City Council gave no mandate pertaining to the Working Group. City Staff’s concept was to engage a consultant who would facilitate meetings of this group, bring the Working Group information, answer their questions and offer suggestions on possible approaches, tradeoffs and direction for the Working Group to consider.

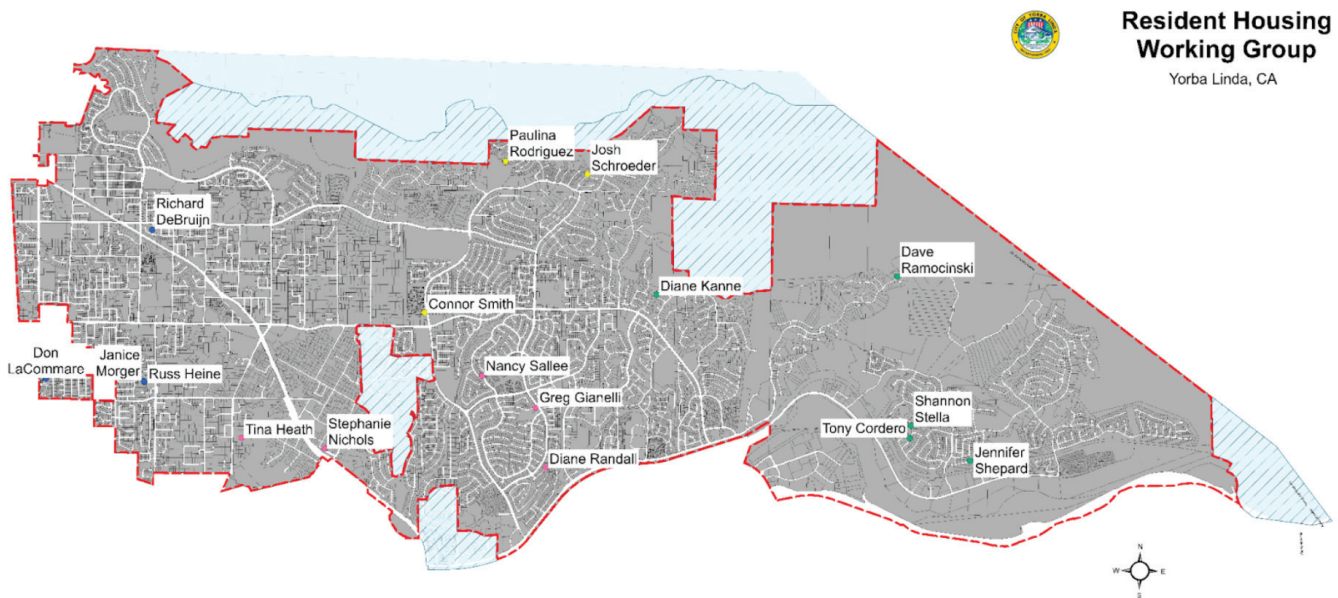
## **THE BEGINNING OF PUBLIC ENGAGEMENT - NOT THE END**

The Housing Element adoption process and the likely process of revisiting a modified Housing Element in the coming months requires an extensive, formal outreach process. City Staff have indicated their intent to engage in a robust, communitywide outreach program to garner feedback from all members of the community. The work of the Housing Policy Resident Working Group was intended as a starting point for public engagement. Because of the informal nature of this group, it created a more natural back-and-forth process and more of a collaborative effort than a traditional large group public hearing offers. The City will be conducting additional formal public hearings and less-formal workshops in the coming months to seek resident feedback on a potentially revised Housing Element.

# HOUSING POLICY RESIDENT WORKING GROUP MEMBERSHIP

The following residents volunteered their time and insights to engage in a robust resident-driven discussion about housing policy in Yorba Linda. The City Council has expressed their appreciation for giving their time to help the City navigate this challenging matter and appreciates their work.

- Connor Smith
- Dave Ramocinski
- Diane Kanne
- Diane Randall
- Don LaCommare
- Greg Gianelli
- Janice Morger
- Jennifer Shepard
- Josh Schroeder
- Nancy Sallee
- Paulina Rodriguez
- Richard DeBruijn
- Russ Heine
- Shannon Stella
- Stephanie Nichols
- Tina Heath
- Tony Cordero



## Working Group Guests

- Todd Litfin, City Attorney for Yorba Linda and Partner at Rutan & Tucker, LLP
- Nicole Morse, T&B Planning - City's Housing Element CEQA Consultant
- Jose Alire, Urban Crossroads - City's Traffic Engineer for CEQA Traffic Analysis
- Erin Sasse, Region Public Affairs Manager, League of California Cities

## Working Group Support Staff

- David Brantley - Community Development Director, City of Yorba Linda
- Nate Farnsworth - Planning Manager, City of Yorba Linda
- Allison Estes - Assistant to the City Manager, City of Yorba Linda
- Ryder Todd Smith - President, Tripepi Smith
- Jon Barilone - Principal, Tripepi Smith
- Mackenna Morrice - Junior Business Analyst, Tripepi Smith





## AGREED-UPON FACTS

It was important to our dialogue as a group that we agreed on certain facts to underpin our understanding of the situation the City of Yorba Linda is facing, as well as the potential tradeoffs with various responses to the future of handling the City’s Housing Element.

The following facts were repeatedly noted and had unanimous consent from the group as underpinning our discussions.

- The RHNA Housing Allocation is 2,415 units for the 6th Cycle (2021-29).
- Cities who do not have a “Certified” Housing Element face big negative impacts including loss of state funding, loss of local control and risk with Builder’s Remedy claims.
- November 2024 is the last opportunity for the City voters to approve a ballot measure to implement zoning that will deliver a Certified Housing Element. Failure to do so will result in the City losing its Conditionally Certified Housing Element.
- Legal pathways to battle against housing law and RHNA allocation are highly likely to fail, and certainly not likely to resolve before November 2024. As such, these can not be working assumptions for this Report or as a policy response to the Housing Element adoption.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and — even if successful — will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

## FINDINGS AND RECOMMENDATIONS

The Working Group came to a conclusion about key observations and suggestions. Through unanimous consent, they agreed on the following suggestions for the City Council to consider as it advances a new Housing Element approach for the City.

1. Retaining local control with a November 2024 ballot vote is important.
2. The City should pursue a November 2024 ballot measure to adopt zoning changes, and residents should seriously weigh the consequences if that ballot measure fails.
3. The City should deploy more tools to connect with residents on the need for adopting a Housing Element and perform the education necessary to ensure the public is informed on this complex subject. This may include engaging additional consulting resources to supplement the City’s outreach efforts for this acute need.

4. A resident survey on housing issues could better inform the City's engagement efforts and should be pursued.
5. The City should leverage Savi Ranch (to a reasonable extent) to create a new residential and mixed-use Downtown-like space for Yorba Linda.
6. The City should generally view mixed-use development as a positive and make it available where it is appropriate throughout higher-density sites in the City.

The Savi Ranch finding was the subject of a robust discussion among the Working Group. As we narrowed into details on what leveraging Savi Ranch meant, a few voices objected to some elements of the specifics, but a clear consensus in the room was supportive of each of these recommendations.

Based upon numerous voices and viewpoints being shared, City Staff assembled a model plan and presented it to the Working Group on June 26th. The following specific recommendations were made to inform a revised Housing Element as a starting point for City Staff. These recommendations represent changes to the Housing Element that would represent changes from the Measure Z ballot in November 2022:

1. Increase the allocation of residential units in Savi Ranch from 200 to 800 housing units.
2. Increase a Savi Ranch allowable density to 60 dwelling units per acre with a five story height limit. This density also includes a mixed-use overlay that would promote the integration of retail and high-density residential units.
3. Add an additional 8 acres of land from Bac Tran, an individual who owns several large commercial and retail properties in the Savi Ranch area, to the high density residential zoning plan.
4. Reduce the zoning density on the site commonly known as Christmas Tree or Richfield Pines Christmas Tree Farm to 10 dwelling units per acre - a unit density reduction of over 70%.
5. Retain zoning on Fairmont site at RM-10 and reduce the developable land to 3 total acres and also affirm the preservation of the open space adjacent to Chino Hills State Park - a unit count reduction of over 80%.
6. Reduce zoning on Bryant Ranch Shopping Center to RM-10 which would allow up to 78 housing units on the property, and retain a portion of the property to remain commercially zoned. Commercial zoning on Bryant Ranch Shopping Center was identified by the Working Group as needed given the overall lack of commercial services within this area of Yorba Linda - a unit count reduction of over 70%.
7. Remove Site S3-033 (Islamic Center), Site S3-210 (Shinnyo-En USA), and Site S4-204A (Chabad Center) - congregational overlay sites.
8. Remove Site S3-034 (Eureka Property northwest of Islamic Center), S3-205A (Highland property), and Site S3-074 (Yorba Linda Preschool).
9. Retain existing zoning capacity from sites removed where residential zoning capacity already exists.
10. Add in additional existing zoning capacity without rezoning from certain single-family zoned properties and churches that are not part of the Congregational Lands Overlay.
11. Leave the proposed Congregational Lands Overlay zone as originally proposed with the removal of the three sites described in Point 8.

The following tables depict the new site allocations and RHNA housing calculation based upon the above noted 11 changes.

## Draft Housing Element RHNA Calculations

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low ••••	Mod ••••	Above Mod •••••
	Entitled Projects (post 6/30/2021)					181	181			181
	Town Center Specific Plan						31		31	
	RM-30 (Postal Annex Site)						12		12	
	ADUs						400	272	120	8
	Single Family Zoning Potential (Including S3-034 and S3-025A + 45 SFR sites)					237	62		18	45
	Church Sites with Existing Zoning (Including removal of Chabad Center, Shinyo-En, and Islamic Center)					198	71		28	44
<i>Realistic Unit Potential on AHO Sites:</i>							<b>757</b>	<b>272</b>	<b>208</b>	<b>278</b>

### RM-50 – between 20 to 60 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low ••••	Mod ••••	Above Mod •••••
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD RM-60 standards	60	154	131	117	2	12
S6-020	Extended Stay America 22711 Oak Crest Circle	4.04	PD	PD RM-60 standards	60	242	206	103	39	64
New Site	Savi Ranch TBD	8	PD	PD RM-60 standards	60	480	453	300	58	95
<i>Realistic Unit Potential on AHO Sites:</i>							<b>790</b>	<b>520</b>	<b>99</b>	<b>171</b>



## Draft Housing Element RHNA Calculations

### Affordable Housing Overlay (AHO) Sites – up to 35 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low ••••	Mod ••••	Above Mod •••••
S1-200	SEC Rose Dr./Blake Rd	5.94	RE	RM-20 with AHO	35	208	177	177		
S3-082	4791 and 4811 Eureka Ave	1.75	CG	RM-20 with AHO	35	61	52	52		
S4-075	4742 Plumosa Drive	1.62	CG	RM-20 with AHO	35	57	48	48		
<b>Realistic Unit Potential on AHO Sites:</b>							<b>277</b>	<b>277</b>	<b>0</b>	<b>0</b>

### Congregational Land Overlay (CLO) Sites – up to 35 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low ••••	Mod ••••	Above Mod •••••
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	35	60	60	60		
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 developable)	RU	RE with CLO	35	55	55	55		
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RE with CLO	35	40	40	40		
S3-024	Friends Church Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	35	48	48	48		
<b>Realistic Unit Potential on AHO Sites:</b>							<b>203</b>	<b>203</b>	<b>0</b>	<b>0</b>

## Draft Housing Element RHNA Calculations

### Mixed Use Overlay (MUO) Sites – up to 35 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low ••••	Mod ••••	Above Mod •••••
S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	35	62	52	26	26	
<i>Realistic Unit Potential on AHO Sites:</i>							<b>52</b>	<b>26</b>	<b>26</b>	<b>0</b>

### RM-20 – up to 20 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low ••••	Mod ••••	Above Mod •••••
S4-200	18597-18602 Altrudy Lane	2	RS	RM-20	20	40	40	40		
S3-074	18132 Yorba Linda Blvd	3.9	RE	RM-20	20	78	66		25	41
<i>Realistic Unit Potential on AHO Sites:</i>							<b>106</b>	<b>40</b>	<b>25</b>	<b>41</b>

### RM – up to 10 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low ••••	Mod ••••	Above Mod •••••
S3-211	17651 Imperial Highway	2.32	RS	RM	10	23	20		7	12
S3-207	5300-5392 Richfield Rd	8.83	RU	RM	10	88	75		30	45
S5-008	Fairmont Blvd	3	PD	RM	10	30	30		10	16
<i>Realistic Unit Potential on AHO Sites:</i>							<b>125</b>	<b>0</b>	<b>47</b>	<b>77</b>

# Draft Housing Element RHNA Calculations

## PD

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low ••••	Mod ••••	Above Mod •••••
S3-203	18101-19251 Bastanchury	22.83	PD	PD	10	228	194		74	120
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	PD	10	92	78		23	54
<b>Realistic Unit Potential on AHO Sites:</b>							<b>272</b>	<b>0</b>	<b>97</b>	<b>175</b>

## TOTAL

	TOTAL	Very Low Low ••••	Mod ••••	Above Mod •••••
<b>TOTAL</b>	<b>2,582</b>	1338	503	742
Potential on all Opportunity Sites:	2415	1216	457	742
Total RHNA Targets:	167	122	46	0
Total RHNA Buffer:	167	122	46	0
RHNA Buffer Minimum (10%):	167	122	46	0
<b>RHNA Buffer Shortfall:</b>		<b>0</b>	<b>0</b>	<b>0</b>



This shift to a large increase in unit allocation to Savi Ranch was rooted in the following general concepts that the Working Group discussed:

1. More density in Savi Ranch could help revitalize that area of town, as it appears retail establishments are struggling to survive and some areas of Savi Ranch clearly warrant new investment.
2. Savi Ranch density is not adjacent to any existing single-family homes and, thus, reduces concerns about adjacency between high-density housing and single-family residences.
3. Working Group members are excited at the possibility of a “Downtown” experience with mixed-use integrated into Savi Ranch, creating a retail and residence district that is similar to such developments in Anaheim, Brea, Fullerton and Westminster.
4. While the reduction in density was dramatic for three larger areas (Christmas Tree, Bryant Ranch and Fairmont), the plan still reflected that those areas “did their fair share,” and each area took on some responsibility for providing housing units. No Working Group member suggested the complete removal of these sites for rezoning.
5. There was a general sentiment among the Working Group that 800 residential units represented a reasonable number to place in Savi Ranch, while respecting that housing needed to go in several other spots in the City and those areas should still take on units. The group felt it would have been unfair to the Savi Ranch area to have put more units in that location. Additional concerns were noted by City Staff that too many units being pushed into Savi Ranch might trigger regulatory and legal concerns from HCD staff.
6. The City completed a Vision Plan for Savi Ranch in April of 2015 that outlined a broad long term vision for housing and density in the Savi Ranch area. These concepts are consistent with that Vision Plan. Details on the Vision Plan can be found Page 170.
7. Finally, it was noted that traffic concerns in Savi Ranch are an issue. While the City is already in the design phase on improvements in that area that will help with traffic, it was noted this increase in units likely will return the traffic conditions back to similar to what they are, as of June 2023. The City has obtained a memo (See Exhibit I for a copy of the memo) from its traffic consultants affirming that 850 additional units can be added to Savi Ranch and still meet City traffic condition minimums.

As a consequence of the Savi Ranch reallocation of units and shifting of sites and density in other locations, the net result was a more balanced RHNA allocation plan that both met the income bracket requirements for housing viability while also meeting the total unit threshold required by the State.

The City has previewed these changes with officials from the State of California, Housing and Community Development Department (HCD). Those non-official communications have not raised any immediate objections to the tentative plan. That said, this new approach is ultimately subject to HCD review and approval. It is entirely possible that HCD may reject this plan and a modified approach will be required.



## IMPORTANT RECENT TIMELINE

The Working Group discussed the background and history of the complex world of housing policy in California. The following timeline of history and more recent events was discussed.

- Sep 2017 – Governor Brown signs major housing reform package of 15 bills to increase housing supply and affordability
- Oct 2018 – 6th Cycle Regional Housing Needs Assessment discussions begin at SCAG
- Oct 2019 – HCD establishes RHNA of 1.34 million for SCAG region
- Nov 2019 – SCAG approves RHNA methodology
- Oct 2020 – City appeals its draft RHNA allocation to SCAG but appeal is rejected
- Mar 2021 – SCAG approves final RHNA allocation for SCAG region
- Aug 2021 – City submits 1st draft Housing Element to HCD in attempts to meet Oct 2021 deadline
- Oct 2021 – State law deadline to submit Housing Element to HCD which allows 120 day grace period
- Dec 2021 – City submits 2nd draft Housing Element to HCD in attempts to meet “grace period” deadline
- Feb 2022 – City Council adopts Housing Element and submits 3rd draft to HCD in attempts to meet “grace period” deadline
- Apr 2022 – HCD conditionally certifies City’s Housing Element but City misses the deadline and must rezone by Oct 2022 per State law
- Jun 2022 – SB 197 passes extending the rezoning deadline for certified cities but City’s Housing Element has committed to a Nov 2022 vote
- Nov 2022 – Measure Z fails

## POTENTIAL FUTURE TIMELINE

The City Council retains control over the policy direction on handling the City's Housing Element. However, to provide context to the Working Group and the Yorba Linda community at large, should the City pursue the Working Group's recommendation for a new ballot measure in November 2024 to rezone the needed parcels to achieve compliance with HCD's mandates, the following timeline would be most likely.

- Dec 2023 – Submit draft revised Housing Element to HCD for review
- Apr 2024 – HCD recertification of revised Housing Element
- Apr 2024 – Begin environmental review of revised Housing Element for CEQA compliance
- Apr 2024 – Traffic Commission review of revised Housing Element
- May 2024 – Planning Commission public hearing on revised Housing Element
- Jul 2024 – City Council to consider adopting revised Housing Element and call for election
- Nov 2024 – Potential new rezoning ballot measure vote

## PRIORITY PLANNING PRINCIPLES

There was a wide array of planning principles discussed with the Working Group and surfaced by differing viewpoints. With this diversity of thought, the following principles seemed to drive the above noted prioritization of Savi Ranch units to alleviate density in other areas of the community.

- No single area of the City of Yorba Linda should be immune from doing its part to create housing opportunity areas.
- Increased density on existing, developed land in infill areas would be preferred to “greenfield” development that destroys open spaces in the City.
- Being aware of and making recommendations that attempt to mitigate Very High Fire Hazard Severity Zones should be a part of the City's planning - though it is not a part of the State Housing Element evaluation process. For example, proactive adoption of dual access roads as Brea is doing.
- Whenever reasonably possible, the zoning should avoid high density immediately adjacent to single-family residential neighborhoods.
- Where high density is adjacent to single-family residential areas, setbacks and design standards should be used to reduce the massing of buildings against property lines of the single-family residences. For example, the second story should continue to be set back 50 feet and a third story should be set back 100 feet.
- That mixed-used development, where possible, should be accommodated to create both housing opportunities and retail spaces/services that both enhance quality of life and provide needed sales tax revenue.
- Preserve the parks and trail systems throughout the City and provide recreation spaces for new residents that encourage community gathering and social interactions. These principles are consistent with the City's adopted General Plan and noted in the Land Use Element, Conservation Element and the Open Space and Recreation Element.

Additional planning principles were shared by the group and are outlined in Exhibit C - Planning Principles Inventory.



## BALLOT MEASURE LESSONS

At several points during meetings with the Working Group comments were made about the need to engage and educate residents — especially voters — about the consequences of not having a Certified Housing Element. These comments generally resonated around the need to pass a rezoning ballot measure and reflected on the failure to pass Measure Z in November 2022 by a large margin. Working Group members were asked for their insights as to why Measure Z failed and the following areas were denoted:

- There is a big desire to keep Yorba Linda rural or less dense.
- There was a lack of extensive education and engagement on the issue.
- There is distrust of the traffic study data versus the reality that people feel. As a result, there is distrust of the whole Housing Element. Generally, people see traffic as a problem and the rezoning is not going to make traffic better. Other residents who face wildfire risk see increased traffic as a public safety hazard due to evacuation routes.
- Residents had concerns about the increased infrastructure and services costs such as water delivery, utilities, public safety, and schools to support increased housing.
- The locations where the density was going in was a concern for many, especially those living near the new density.
- Compared to the impacts of rezoning, the impacts of not having a certified housing element were abstract, long term, and not well understood by the public. This usually meant a no vote
- Some residents were concerned that higher density housing near their single family residences would reduce their backyard privacy.
- There was no urgency from the public about the consequences of not having a Certified Housing Element as a result of the time extension granted by SB 197. Fundamentally, residents did not know the full consequences of the State taking over zoning in Yorba Linda.
- On a related point, some voters were ready to “wait and see” if the law or court cases would change the course of State housing mandates, and there was a concern the City was moving “too fast” on implementing State mandates.
- There is fear of “affordable housing” and what that means for quality of life and property values for some residents. See discussion later on misconceptions about affordable housing.
- The language of Ballot Measure Z was confusing and sounds like a huge amount of change. In such a circumstance, if that were all a voter read, they were going to vote no.

Working Group members consistently noted the wide gap in the “No” vote on Measure Z was rooted in both concerns with the zoning plans and voters not understanding the totality of the tradeoffs of voting yes or no. To address these concerns, Working Group members noted both a need to significantly revise the zoning plans and that a substantial outreach effort would be required to ensure the public is fully aware of the consequences of a repeat failure of a zoning measure that implements a revised Housing Element. City Staff reminded Working Group members that as a public agency, the City can not advocate for a particular vote outcome on a specific ballot measure, but that the City can and will do its best to provide education materials and resources to the public to ensure they are well-informed. In this case, a good outreach effort to inform residents would both address the consequences of losing a Certified Housing Element status with the State and would identify the upside benefits of the new Housing Element. Several Working Group members acknowledged the important role they could play in ensuring their neighbors were aware of all the facts that were at play on any future ballot measure vote.

## HOUSING POLICY 101 AND RHNA

Well over an hour of Working Group time was committed to just understanding how housing policy works in California and explaining key terminology such as the Regional Housing Needs Assessment (RHNA). This discussion was prioritized with a core belief that if the Working Group had the depth of understanding on the complex issues the City was facing, it would better inform their ideas on how to develop a Housing Element approach that would meet the community's goals and achieve compliance with State mandates.

While a much longer document could be assembled and delivered on this subject, for the purposes of the public who read this report, the following general points and facts are being noted to provide context and information about the need for a certified Housing Element and why the City Council has such a huge policy interest in this matter.

Land use in cities is accomplished through zoning. Zoning can restrict how a land owner can use their land. Commercially zoned land can have retail and offices. Residential low density zoning allows for single family homes. High density residential allows for condos and apartments. Zoning for residential is often measured in terms of dwelling units per acre - more dwelling units per acre means more density. By State standards, more density should also translate into more affordable housing, so in the context of creating zoning for affordable housing, that simply means creating zoning for more density. Specifically, zoning 20 dwelling units per acre or more is considered by the State as zoning for affordable housing.

Cities have been compelled by the State of California to zone for more housing over the last several decades. The general process works as follows (see Page 25 for more details).. The State of California Department of Housing and Community Development creates a goal number for a period of time. The State then goes to regional governing bodies that cover the state that are amalgamations of counties and cities to have them create the details on how they will allocate zoning goals for housing units. Yorba Linda resides in the Southern California Association of Governments (SCAG) region that consists of Ventura, Los Angeles, Orange, San Bernardino and Riverside Counties. This SCAG region was assigned 1.34 million units. Leadership of SCAG consists of city council members and county officials who are placed on the SCAG Regional Council through an appointments process or serve ex-officio depending on the position. SCAG's Regional Council ultimately establishes a formula for allocating housing units to each government entity within the SCAG footprint. It was the Regional Council that adopted a housing allocation formula (over the objections of many other cities and regions including Yorba Linda and Orange County generally) that determined the Regional Housing Needs Assessment number for Yorba Linda at 2,415 units.

Once a number has been assigned to Yorba Linda, the City must take steps to adopt a Housing Element plan that demonstrates how the City’s zoning will accommodate the number of assigned units. Importantly, the City does not build housing. The market and market influences, such as certain subsidies, determine what housing gets built. The City’s role is to create zoning that would theoretically allow that number of housing units to be built over the RHNA period, in this case 2021 to 2029.

To further complicate this high-level overview, the zoning must not only accommodate the assigned number of housing units, but it must also have zoning that allows for an array of types of housing to be built that will provide housing for a range of incomes. In the context of RHNA, this is often where residents hear about “low-income housing.” For purposes of RHNA calculations, creating zoning for low-income housing simply means the zoning density on the land is 20 dwelling units or more per acre. Meaning a developer could build a sixty-unit apartment complex on a three-acre site zoned for 20 dwelling units per acre, and then charge \$2,000 for a studio apartment in that complex if that is what the market demands. So, in that example, while it was zoned “low-income housing” based on density, the market may make the actual units quite expensive.

The subject of housing policy, the fairness of the RHNA allocation, the base assumption of over three million housing units for the whole state are all subjects of discussion and policy debate for their merits and actual impact on the housing market. However, what is not up for debate is that the City must develop a Housing Element and implement zoning to enable the development of those units to take place from 2021 to 2029 or else the City is not in compliance with State law and a wide array of negative impacts are highly-likely to be felt by Yorba Linda residents. For more details see Frequent Questions and Common Misconceptions.



## FREQUENT QUESTIONS AND COMMON MISCONCEPTIONS

Throughout the discussions at Working Group meetings there were either notations that residents were surprised by some fact or confused by some other policy matter. The following is a compilation of some of those issues that were raised and some helpful answers that could assist a resident who is learning about the City's Housing Element process and background.

### **Won't the State Legislature change course on housing policy when it becomes clear that cities are getting pushback and many have not complied with State Housing mandates?**

While Sacramento policy decisions are hard to predict, it is pretty clear from Sacramento policy experts that the legislature is even more bullish on housing mandates and that, rather than rolling back recent policy requirements, the State Legislature is adding on more mandates or expanding the applicability of mandates. The housing advocates in Sacramento reportedly have the ear of elected officials and are driving policy while local governments are attempting to defend and retain their diminished local control. The November 2022 election results only strengthened the housing advocates political power.

### **Aren't there lawsuits that are going to overturn these State housing mandates? Can't that alleviate the 2,415 RHNA housing allocation?**

Yes, there are lawsuits in action now by cities. Indeed, Yorba Linda is a member of the Orange County Council of Government (OCCOG), which has sued the State over the RHNA number for the SCAG region. Additionally, the City of Huntington Beach is on the front line of challenging the State and the Attorney General. There are several other lawsuits that are also in play across the State. The viability of those lawsuits winning and reducing the incursion of state mandates remains unclear at best. Preliminary results have certainly broken in favor of the State and housing advocates and not local governments.

### **I hear there are citizen initiatives being drafted that would return local control to cities and roll back many State housing policies. Can't we wait for those to win before we commit to this new housing?**

First: if those initiatives are successful, they will not reduce or change the current RHNA housing allocation. They may affect future ones, but all cities are obligated under existing law to address their RHNA housing allocation.

Second: the viability of those initiatives appears low at this time. While there is enthusiasm among local elected leaders and some outspoken members of the public, getting these initiative to the ballot will be very challenging



**The California Environmental Quality Act (CEQA) analysis on the Housing Element seemed to just accommodate the growth rather than indicate the negative impacts. Don't the negative impacts of more housing prevent the City from having to accept more housing?**

No. A Housing Element has never been rejected because the environmental impacts were too negative. CEQA analysis generally notes what environmental impacts there are, then attempts to identify how those impacts can be mitigated. While concerns like increased traffic, wildfires, or water availability are valid, and the City of Yorba Linda is working to address these impacts, the negative consequences of these issues will not provide a reason for the City to not fulfill its RHNA requirements.

**Does zoning for “affordable housing” mean that Section 8 supported housing or other housing that some might view as having a detrimental impact be built on those sites?**

Any residential unit in Yorba Linda, including new units built on the higher density “low income qualifying” sites would be available for Section 8 support if the owner chooses to accept Section 8 vouchers.

“Affordable housing” is a term that has taken on some negative connotations for some community members and the mere term can raise their concerns. It is notable that there are already several “low-income” developments in Yorba Linda, and there is no evidence of any negative repercussions from those developments. See Exhibit F in this report for an inventory of those developments. Residents are encouraged to drive by those developments and observe for themselves if they see negatives with these developments.

Affordable housing also means different things in different contexts. For purposes of RHNA housing and housing designed to be affordable for low- and very-low-income residents, that only means that the zoning on a site must be 20 dwelling units per acre or more. The theory of that formula is that, if you spread the cost of land over more housing units, then the cost per housing unit can drop and become more affordable. That said, there is also ample evidence of many high-density developments in Orange County where the per unit rent or purchase price is still quite high.

Finally, affordability is calculated using certain income assumptions and that 30% of the household income is spent on housing. In this formula, and using the more recent data inputs from HUD, a “Very-Low-Income” qualifying household with a family of four would have an annual income of up to \$71,750 and spend \$1794/month on rent. And “Low-Income” for a family of four would have an annual income of up to \$114,800 and spent \$2,870/month on rent.

**Why don't we just reject the changes in zoning and battle the State? What is the worst they can do to the City of Yorba Linda?**

There are diverse views on the battle to maintain local control, but the general trend is that State mandates preempt local control and the State politics on this are trending toward more State control. Under current law and threats made by the State, here are a few likely outcomes if we fail to adopt a Certified Housing Element.



1. **Builder's Remedy.** Builder's Remedy allows a builder to take any residential property in a city and, if they commit to a certain percentage of affordable units, can build high density on that land and the city will have little to no authority on the design or amount of density of that development. As an example of this threat, see this article about a developer who proposed a swath of tall apartment towers directly adjacent to single family residences in Santa Monica. <https://calmatters.org/housing/2023/06/california-builders-remedy/>. There also are a growing number of Builder's Remedy projects occurring in Orange County cities, including the cities of Orange and La Habra.
2. **Elimination of Grants and other State Funds.** The City applies for and receives grant funds from the State of California and other regional governments. If the City does not have a Certified Housing Element, the City can be prevented from receiving State grants such as SB 1 funding that helps pay for local streets or funding that is used by Yorba Linda to contribute to our regional homeless solutions. It would have a significant impact on the City's operating budget. Yes, it is unfair that Yorba Linda residents pay taxes to the State, then have those taxes held back from the City to benefit taxpayers who paid them; but, at this time, that is State policy.
3. **State Moratorium on Permits.** The State of California can literally take over permitting in the City and place a moratorium on all construction permits until the City is in compliance with State law.
4. **The State can fine the city up to \$400,000 a month through an escalating series of fine increases.**

The Working Group looked deep into these risks and concluded that achieving a Certified Housing Element is the best course of action for the community.

## CONCLUSION

The Housing Policy Resident Working Group has completed more than 12 hours of meetings over six nights. The group arrived with different viewpoints and having voted differently on Measure Z, but shared a common hope for a future Yorba Linda that maintained its high quality of life and expanded resident amenities. In a society where community engagement is a constant challenge and trust in institutions is at an all-time low, the meetings and conversations were rooted in transparency, good intent and respect for differing viewpoints. While likely that no member of the Working Group left the meeting 100% thrilled with the compromise positions that were recommended, there was genuine respect for the diverse viewpoints and a sense of shared mission that progress had been made by the group.

The Working Group members have an urgency for seeing a Housing Element formally certified by the State so the City can retain local control and design standards and avoid the risks and consequences of having no certified Housing Element. Indeed, particularly as it relates to mixed-use development, there is some excitement for targeted density that may bring new experiences and amenities to Yorba Linda while revitalizing some retail centers.

Yorba Linda is not alone in trying to navigate between resident demands to resist State mandates while facing the reality that non-compliance is a huge risk with dire consequences. The City Council should take pride in how this Working Group comported itself to listen, learn and be gracious to one another. Now, it is time to turn ideas into action.

# EXHIBIT A

## WORKING GROUP COMMUNICATIONS AND CORRESPONDENCE FROM CITY



These communications were conveyed to all Working Group members and are being provided here for transparency purposes. The invitation email provides more direct context on the initial invitation to community members. Following each meeting of the Working Group a summary email was sent and resource links were provided. Those emails offer a form of “minutes” from each meeting that may be helpful to provide context for the work of each meeting.

## Invitation to Join the Working Group

Dear xxxxx,

The City of Yorba Linda is working hard to deliver for the residents of the community and maintain our “Land of Gracious Living” lifestyle. We are doing this work in the context of a complex series of State laws that, to be blunt, are inconsistent with our history of housing policy and land use plans.

A few things are clear at this time. Land use policies that have been passed in Sacramento are not going to ease up any time soon. A complex legal environment has the potential to shake up the law. Inaction on the part of the City could have grave consequences for sustaining some semblance of local control.

We are inviting community members with diverse viewpoints and curious minds to engage in conversation and learning to help our City and community navigate these complex issues. Our vision is to create a space for effective conversation, collaborative learning and a facilitated process that leverages resident insights to help the City address this complex housing issue.

City leadership has identified you as a committee candidate, and we hope you will agree to join the committee. At the direction of the City Council, the City is prepared to invest resources in this Resident Committee to ensure it is both intellectually stimulating and an effective use of your time. The duration of the work could last for several months, but the nature of the work and its direction is not written in stone. It is subject to the viewpoints and feedback of the very residents we are looking to engage in this process. As such, I can’t affirm how much time or how many meetings this may involve. I do foresee there will likely be at least three to five meetings lasting 1.5 to 2 hours each over the course of the next three months. The meetings will be from 6:00-8:00 PM on the following days:

- Monday, May 15: Yorba Linda Cultural Arts Center (Arts Studio), 4802 Lakeview Ave, Yorba Linda, CA 92886
- Wednesday, May 31: Yorba Linda Public Library (Community Room), 4852 Lakeview Ave, Yorba Linda, CA 92886
- Monday, June 5: Yorba Linda Public Library (Community Room), 4852 Lakeview Ave, Yorba Linda, CA 92886
- Monday, June 12: Yorba Linda Cultural Arts Center (Arts Studio), 4802 Lakeview Ave, Yorba Linda, CA 92886

Yorba Linda is a better community because of the passion our residents have for their neighborhoods and the community at large. I hope you will join us in this important effort. We would appreciate your RSVP at your earliest convenience.

Respectfully,

DAVID BRANTLEY

Community Development Director



## POST-MEETING 1 WRAP UP

Dear Resident Housing Working Group,

Thank you for joining us for our first meeting of the Housing Policy Resident Working Group (RHWG). Our team hopes you learned a lot, came away feeling like you were getting answers to your questions and that you feel more empowered to evaluate the state of housing policy both in California and in Yorba Linda.

Many of you were engaged in healthy chatter and community discussions before and after the meeting, and we hope that trend continues. We encourage you to arrive early to the meetings if you want to visit with your fellow engaged residents and talk through life outside of government policy... or government policies. Your choice. Either way, conversation is the start of our important work.

In follow-up to our meeting, I am providing additional documents:

- A link to a PDF of the PPT deck that we reviewed:
- A link to a memo that explains the SCAG methodology in great detail for how they formulate allocated RHNA housing numbers to each jurisdiction: <https://scag.ca.gov/sites/main/files/file-attachments/scag-final-rhna-methodology-030520.pdf?1602189316> with more information available at <https://scag.ca.gov/rhna>.
- Pages 81-98 of the conditionally approved Housing Element provides a good summary of the approach to accommodate our RHNA allocation, including our use of entitled housing projects, use of ADUs, and rezoning properties. It also provides an explanation of each of the zones: [https://www.ylhousingelementupdate.com/\\_files/ugd/b90adb\\_72f774e8743b407b92b209308dc7d759.pdf](https://www.ylhousingelementupdate.com/_files/ugd/b90adb_72f774e8743b407b92b209308dc7d759.pdf).
- Appendix C (starting on page 73) of the conditionally approved Housing Element shows the housing sites that were approved by HCD: [https://www.ylhousingelementupdate.com/\\_files/ugd/b90adb\\_15058cb9c49149cdaff91b05eacc43f0.pdf](https://www.ylhousingelementupdate.com/_files/ugd/b90adb_15058cb9c49149cdaff91b05eacc43f0.pdf). It is important to note that the City Council unanimously supported the removal of Sites S4-053, S4-060, S4-201, and S7-005. These sites will be removed from the revised Housing Element that is resubmitted to HCD.
- A link to the Program Environmental Impact Report approved by the City Council, including all appendices: <https://www.yorbalindaca.gov/341/Environmental-Documents>
- A link to the City's General Plan Map, which shows residential densities by zone: <https://www.yorbalindaca.gov/DocumentCenter/View/465>
- A link to the City's Zoning Code for reference: <https://www.yorbalindaca.gov/DocumentCenter/View/466>

If we have missed another follow-up request regarding additional information that you seek as a member of the Working Group, please let us know. We will try to quickly get that to you.

At our next meeting, we are going to cover these general areas:

- Agreeing on the facts of the current situation our community must face.
- Hearing from a League of California Cities ("Cal Cities") representative to discuss the policy realities of Sacramento and state initiatives, plus housing priorities for Cal Cities.
- Discussion on specific sites identified in the Housing Element for rezoning.
- A discussion with the Working Group on the next meeting and agenda for that meeting.

If you have constructive feedback for us on the resources or meeting format, we are ready to hear from you to ensure we are providing an effective experience.

As a team at City Hall, we felt really positively about your engagement, constructive conversation and commitment to civil and civic engagement. Breaking bread together and engaging in high-level policy discussions to understand the issues and help City Staff make Yorba Linda a great community is important to everyone.

As a reminder, our next meeting is Wednesday, May, 31 at the Yorba Linda Public Library (Community Room), 4852 Lakeview Ave, Yorba Linda, CA 92886. Dinner will again be served.

Regards,

NATE FARNSWORTH  
Planning Manager



## Welcome

# Let's Mingle and Be Friendly

CITY of YORBA LINDA

## Thank You!

CITY of YORBA LINDA

## Tonight's Goals



Meet Your Neighbors



Ask Questions



Ponder the Future

CITY of YORBA LINDA

## How did we get here?

- Measure Z Fails
  - 7,221 – Yes 25%
  - 21,937 – No 75%
- City Continued Working with Housing and Community Development
- City Determined Residents Need to Get Involved Directly
- You Were Invited to Committee



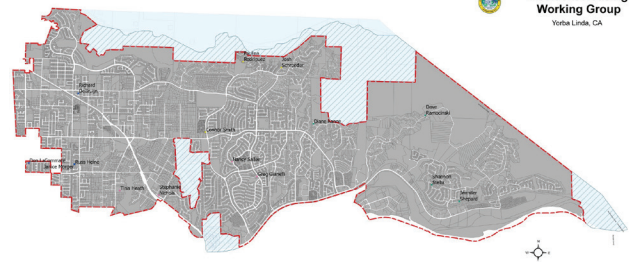
CITY of YORBA LINDA

## Why You?

- Diverse Viewpoints
- Diverse Geography
- Diverse Experiences
- A reputation for being thoughtful, open-minded and collaborative

CITY of YORBA LINDA

## Your Neighborhoods



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# Meeting 1: PowerPoint

## Who is this Ryder guy?

Transparency of Intent



**Family Man, Ladera Ranch Resident**

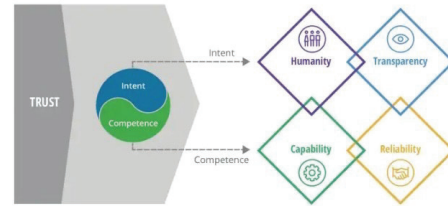


**Ryder's Day Job**  
Communications and City Consulting

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## Building Trust

Four trust signals contribute to greater trust



Source: Deloitte analysis.

Deloitte Insights | deloitte.com/insights

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## Housing Element 101

- 1969 – State mandates that all jurisdictions must plan for its housing needs
  - This process is referred to as the Regional Housing Needs Assessment (RHNA)
  - This is a planning requirement and not a construction requirement
- Currently in the 6<sup>th</sup> Housing Cycle of RHNA (2021-2029)
- HCD establishes a “regional determination” for each region
  - OC is part of SCAG along with Los Angeles, Riverside, San Bernardino, Imperial and Ventura
  - SCAG was assigned 1.34 million units for the 6<sup>th</sup> cycle
- SCAG determines how to equitably distribute the regional determination throughout the region
  - Focus for the 6<sup>th</sup> cycle was on proximity to regional transit and jobs instead of availability of land which shifted a significant portion of the RHNA to Los Angeles and Orange Counties
  - Yorba Linda was assigned 2,415 units (669 units assigned in the 5<sup>th</sup> cycle)
- Jurisdictions must determine how to accommodate their RHNA through rezoning

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## Critical Recent Timeline

- Sep 2017 – Governor Brown signs major housing reform package of 15 bills to increase housing supply and affordability
- Oct 2018 – 6<sup>th</sup> Cycle Regional Housing Needs Assessment discussions begin at SCAG
- Oct 2019 – HCD establishes RHNA of 1.34 million for SCAG region
- Nov 2019 – SCAG approves RHNA methodology
- Oct 2020 – City appeals its draft RHNA allocation to SCAG but appeal is rejected
- Mar 2021 – SCAG approves final RHNA allocation for SCAG region
- Aug 2021 – City submits 1<sup>st</sup> draft Housing Element to HCD in attempts to meet Oct 2021 deadline
- Oct 2021 – State law deadline to submit Housing Element to HCD which allows 120 day grace period
- Dec 2021 – City submits 2<sup>nd</sup> draft Housing Element to HCD in attempts to meet “grace period” deadline
- Feb 2022 – City Council adopts Housing Element and submits 3<sup>rd</sup> draft to HCD in attempts to meet “grace period” deadline
- Apr 2022 – HCD conditionally certifies City’s Housing Element but City misses the deadline and must rezone by Oct 2022 per State law
- Jun 2022 – SB 197 passes extending the rezoning deadline for certified cities but City’s Housing Element has committed to a Nov 2022 vote
- Nov 2022 – Measure Z fails

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## A Future Timeline?

- Dec 2023 – Submit revised Housing Element to HCD for review
- Apr 2024 – HCD recertification of revised Housing Element
- Apr 2024 – Begin revised environmental review of Housing Element for CEQA
- Apr 2024 – Traffic Commission review of revised Housing Element
- May 2024 – Planning Commission public hearing on revised Housing Element
- Jul 2024 – City Council to consider adopting revised Housing Element and call for election
- Nov 2024 – Potential new rezoning ballot measure vote

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## Consequences of No Certified Housing Element

- Loss of state funding
- Housing and Community Development has a big new enforcement arm
- Opens up a city to significant legal action by pro-housing groups
  - “Loss of Local Control”
- State takeover the permitting authority for the City

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# Meeting 1: PowerPoint

## Legal Update

- What legal actions has the City taken on these State mandates?
- What is the status of the Huntington Beach lawsuit?
- What about lobbying efforts by the City to address State policy?
- What is the state of affairs with Builder's Remedy claims?

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## An Informal Resident Housing Working Group

### Why Informal Matters

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## Why Did Measure Z Fail?

## Next Meeting Dates

Yorba Linda Public Library  
Community Room  
Wednesday, May 31<sup>st</sup>  
6:00 PM

YL Public Library  
Community Room  
Monday, June 5<sup>th</sup>  
6:00 PM

YL Cultural Arts  
Center – Arts Studio  
Monday, June 12<sup>th</sup>  
6:00 PM

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## Homework

Read Up on Prior  
Housing Plan Elements

Talk to Neighbors  
and About This  
Working Group

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# Meeting 1: Final RHNA Allocation Methodology

## Final RHNA Allocation Methodology

### EXECUTIVE SUMMARY

*SCAG is required to develop a final RHNA methodology to distribute existing and projected housing need for the 6th cycle RHNA for each jurisdiction, which will cover the planning period October 2021 through October 2029. Following extensive feedback from stakeholders during the proposed methodology comment period and an extensive policy discussion, SCAG’s Regional Council voted to approve the Draft RHNA Methodology on November 7, 2019, as described below, and provide it to the State Department of Housing and Community Development (HCD) for their statutory review. On January 13, 2020, HCD completed its review of the draft methodology and found that it furthers the five statutory objectives of RHNA and on March 4, 2020, SCAG’s Regional Council voted to approve the Final RHNA Methodology. The overall framework for this methodology is included in the table below and further described in the rest of this document.*

Projected need	Existing need	Income categories
Household growth 2020-2030	Transit accessibility (HQTA population 2045)	150% social equity adjustment minimum
Future vacancy need	Job accessibility	0-30% additional adjustment for areas with lowest or highest resource concentration
Replacement need	Residual distribution within the county	

### HOUSING CRISIS

There is no question that there is an ongoing housing crisis throughout the State of California. A variety of measures indicate the extent of the crisis including overcrowding and cost-burdened households, but the underlying cause is due to insufficient housing supply despite continuing population growth over recent decades.

As part of the RHNA process SCAG must develop a final RHNA methodology, which will determine each jurisdiction’s draft RHNA allocation as a share of the regional determination of existing and projected housing need provided by the California Department of Housing and Community Development (HCD). There are several requirements outlined by Government Code Section 65584.04, which will be covered in different sections of this packet:

- Allocation methodology, per Government Code 65584.04(a)
- How the allocation methodology furthers the objectives State housing law, per GC 65584.04(f)

## Meeting 1: Final RHNA Allocation Methodology

- How local planning factors are incorporated into the RHNA methodology, per GC 65584.04(f)
- Furthering the objectives of affirmatively furthering fair housing (AFFH), per GC 65584.04(d)
- Public engagement, per GC 65584.04(d)

Additionally, SCAG has developed a dynamic estimator tool and data appendix that contains a full set of various underlying data and assumptions to support the methodology. Due to the size of the appendix, a limited number of printed copies are available. SCAG has posted the dynamic estimator tool and full methodology appendix, on its RHNA webpage: [www.scag.ca.gov/rhna](http://www.scag.ca.gov/rhna).

Per State housing law, the RHNA methodology must distribute existing and projected housing need to all jurisdictions. The following section provides the final methodology for distributing projected and existing need to jurisdictions from the RHNA regional determination provided by the California Department of Housing and Community Development (HCD) pursuant to Government Code Section 65584.01.

### Guiding Principles for RHNA Methodology

In addition to furthering the five objectives pursuant to Government Code 65585(d), there are several guiding principles that SCAG staff has developed to use as the basis for developing the distribution mechanism for the RHNA methodology. These principles are based on the input and guidance provided by the RHNA Subcommittee during their discussions on RHNA methodology between February 2019 and June 2019.

1. The housing crisis is a result of housing building not keeping up with growth over the last several decades. The RHNA allocation for all jurisdictions is expected to be higher than the 5<sup>th</sup> RHNA cycle.
2. Each jurisdiction must receive a fair share of their regional housing need. This includes a fair share of planning for enough housing for all income levels, and consideration of factors that indicate areas that have high and low concentration of access to opportunity.
3. It is important to emphasize the linkage to other regional planning principles to develop more efficient land use patterns, reduce greenhouse gas emissions, and improve overall quality of life.

The jurisdictional boundaries used in the recommended RHNA methodology will be based on those as of August 31, 2016. Spheres of influence in unincorporated county areas are considered within unincorporated county boundaries for purposes of RHNA.

### Proposed RHNA Allocation Methodology

The proposed RHNA methodology, which was released for public review on August 1, contained three (3) options to distribute HCD's regional determination for existing and projected need for the



## Meeting 1: Final RHNA Allocation Methodology

SCAG region. HCD provided SCAG a final regional determination of 1,341,827 units for the 6<sup>th</sup> cycle RHNA on October 15, 2019.<sup>1</sup>

The three options were developed based on RHNA Subcommittee feedback on various factors at their meetings between February and June 2019 and feedback from stakeholders. SCAG solicited formal public comment on the three options and any other factors, modifications, or alternative options during the public comment period, which commenced on August 1 and concluded on September 13, 2019.

Four public hearings were conducted to formally receive verbal and written comments on the proposed RHNA methodology, in addition to one public information session with a total participation of approximately 250 people. Almost 250 written comments were submitted to SCAG specifically on the proposed methodology and over 35 verbal comments were shared at four (4) public hearings held in August 2019.

### Draft and Final RHNA Allocation Methodology

Based on comments received during the public comment period, staff recommended a combination of the three options in the proposed methodology further enhanced by factors specifically suggested by stakeholders.

On November 7, 2019, SCAG's Regional Council voted to approve the Draft RHNA Methodology. The approved draft methodology included modifications to the staff-recommended draft methodology for calculating existing housing need to more closely align the methodology with job and transit accessibility factors.

On January 13, 2020, HCD completed their statutory review and found that SCAG's Draft RHNA Methodology furthers the five statutory objectives of RHNA, which allows SCAG to finalize the RHNA methodology and issue draft RHNA allocations to each individual jurisdiction. HCD's comment letter, which can be found at [www.scag.ca.gov/rhna](http://www.scag.ca.gov/rhna), notes:

*"HCD has completed its review of the methodology and finds that the draft SCAG RHNA methodology furthers the five statutory objectives of RHNA. HCD acknowledges the complex task of developing a methodology to allocate RHNA to 197 diverse jurisdictions while furthering the five statutory objectives of RHNA. This methodology generally distributes more RHNA, particularly lower income RHNA, near jobs, transit, and resources linked to long term improvements of life outcomes. In particular, HCD applauds the use of objective factors specifically linked the statutory objectives in the existing need methodology."*

Following this finding, staff recommended the draft RHNA methodology as the final RHNA methodology. On March 5, 2020, SCAG's Regional Council approved Resolution No. 20-619-2

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<sup>1</sup> On September 5, 2019, the SCAG Regional Council voted to object to HCD the regional determination of 1,344,740, per Government Code Section 65584.01, that was provided on August 15, 2019. After review of SCAG's objection letter, HCD provided a final regional determination of 1,341,827 units on October 15, 2019.

## Meeting 1: Final RHNA Allocation Methodology

adopting the Final RHNA Methodology for the Sixth Housing Element Cycle. Following the formal distribution of draft RHNA allocations based on the Final RHNA methodology and a separate appeals phase described in Government Code 65584.05 et seq., RHNA allocations will be finalized in approximately October 2020.

The next section describes the final RHNA methodology mechanism to distribute the 1,341,827 housing units determined by HCD to all SCAG jurisdictions.

### Determining Existing Need and Projected Need

SCAG's final RHNA methodology starts with the total regional determination provided by HCD and separates existing need from projected need.

Projected need is considered as household growth for jurisdictions between the RHNA projection period between July 1, 2021 and October 1, 2029, in addition to a calculated future vacancy need and replacement need. For projected household growth, SCAG's Connect SoCal growth forecast for the years 2020-2030 is used as the basis for calculating projected housing unit need for the region. The anticipated growth in households over this period is multiplied by 0.825 to approximate growth during the 8.25-year RHNA projection period of July 1, 2021 to October 1, 2029.

For several jurisdictions, SCAG's growth forecast includes projected household growth on tribal land. For these jurisdictions, SCAG's estimate of household growth on tribal land from July 1, 2021 to October 1, 2029 is subtracted from the jurisdictional projected household growth (see note in the accompanying dynamic estimator tool). A vacancy adjustment of 1.5% for owner-occupied units and 5% for renter-occupied units representing healthy-market vacancy will be applied to projected household growth to determine future vacancy need. Next a replacement need is added, which is an estimate of expected replacement need over the RHNA period. **Based on these components, the regional projected need is 504,970 units.**

Existing need is considered the remainder of the regional determination after projected need is subtracted. **Based on this consideration, the regional existing need is 836,857 units.**

### Determining a Jurisdiction's RHNA Allocation (Existing and Projected Need)

In determining the existing need and projected need for the region, the methodology applies a three-step process to determine a jurisdiction's RHNA allocation by income category:

1. Determine a jurisdiction's projected housing need
  - a. Assign household growth to jurisdictions based on SCAG's Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast between 2020 and 2030
  - b. Calculate a jurisdiction's future vacancy need by applying a healthy market vacancy rate separately to the jurisdiction's owner and renter households
  - c. Assign a replacement need to jurisdictions based on each jurisdiction's share of regional net replacement need based on information collected from the replacement need survey submitted by local jurisdictions

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2. Determine a jurisdiction’s existing housing need
  - a. Assign 50 percent of regional existing need based on a jurisdiction’s share of region’s population within the high quality transit areas (HQTAs) based on future 2045 HQTAs
  - b. Assign 50 percent of regional existing need based on a jurisdiction’s share of the region’s jobs that can be accessed within a 30-minute driving commute
  - c. For extremely disadvantaged communities (hereafter “DACs,” see definition below), identify residual existing need, which is defined herein as total housing need in excess of household growth between 2020 and 2045<sup>2</sup>. DACs are jurisdictions with more than half of the population living in high segregation and poverty or low resource areas as defined by the California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Index Scores further described in the document.
  - d. Reallocate residual existing need by county to non-DAC jurisdictions within the same county based on the formula in (a) and (b) above, i.e. 50% transit accessibility and 50% job accessibility.
  
3. Determine a jurisdiction’s total housing need
  - a. Add a jurisdiction’s projected housing need from (1) above to its existing housing need from (2) above to determine its total housing need.
  
4. Determine four RHNA income categories (very low, low, moderate, and above moderate)
  - a. Use a minimum 150% social equity adjustment
  - b. Add an additional percentage of social equity adjustment to jurisdictions that have a high concentration of very low or very high resource areas using the California Tax Credit Allocation Committee (TCAC)’s index scoring
    - i. Add a 10% social equity adjustment to areas that are designated as 70-80% very high or very low resource area
    - ii. Add a 20% social equity adjustment to areas that are designated as 81-90% very high or very low resource area
    - iii. Add a 30% social equity adjustment to areas that are designated as 91-100% very high or very low resource area

Methodology Component	Assigned units
Projected need: Household growth	466,958
Projected need: Future vacancy need	14,467
Projected need: Replacement need	23,545
Projected need subtotal	504,970

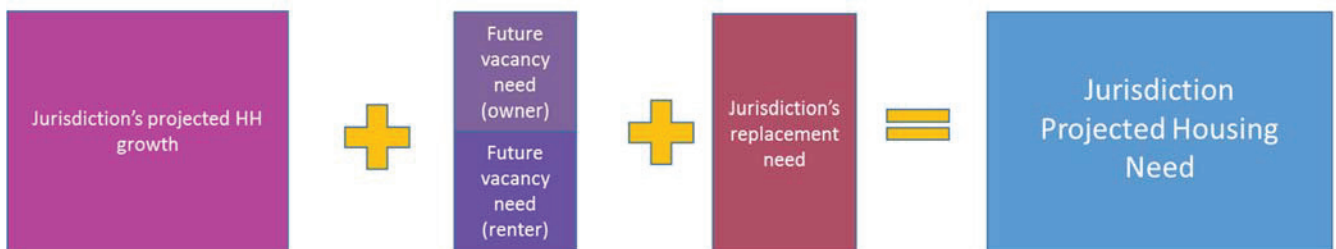
<sup>2</sup> Since HCD’s regional determination of 1,341,827 exceeds SCAG’s 2020-2045 household growth forecast of 1,297,000 by 3.46 percent, for the purposes of existing need allocation, exceeding “local input” or more accurately, Connect SoCal Growth Forecast, household growth shall mean exceeding 1.0368 times household growth.

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	Percentage of Existing Need	Assigned units
Existing need: Transit accessibility	50%	418,429
Existing need: Job accessibility	50%	418,428
Existing need subtotal		836,857
Total regional need		1,341,827

### Step 1: Determine Projected Housing Need

The first step of the RHNA methodology is to determine a jurisdiction's projected need. From the regional determination, projected need is considered to be regional household growth, regional future vacancy need, and regional replacement need.



To determine a jurisdiction's projected need, the methodology uses a three-step process:

- a. Determine the jurisdiction's regional projected household growth based on local input
- b. Determine future vacancy need based on a jurisdiction's existing composition of owner and renter households and apply a vacancy rate on projected household growth based on the following:
  - a. Apply a 1.5% vacancy need for owner households
  - b. Apply a 5.0% vacancy need for renter households
- c. Determine a jurisdiction's net replacement need based on replacement need survey results

### Step 1a: Projected Household Growth

SCAG's Connect SoCal regional growth forecast reflects recent and past trends, key demographic and economic assumptions, and local, regional, state, and national policy. SCAG's regional growth forecasting process also emphasizes the participation of local jurisdictions and other stakeholders. The growth forecast process kicked off on May 30, 2017 with a panel of experts meeting wherein fifteen academic scholars and leading practitioners in demographics and economics were invited to review key input assumptions for the growth forecast including expected job growth, labor force

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participation, birth rates, immigration and household formation rates. SCAG staff then incorporated the recommendations of the panel of experts into a preliminary range of population, household, and employment growth figures for 2016, 2020, 2030, 2035, and 2045 for the region and six counties individually.

SCAG further projects jurisdiction-level and sub-jurisdiction-level employment, population, and households using several major data sources, including:

- California Department of Finance (DOF) population and household estimates;
- California Employment Development Department (EDD) jobs report by industry;
- 2015 existing land use and General Plans from local jurisdictions;
- 2010 Census and the latest ACS data (2013-2017 5-year samples);
- County assessor parcel databases;
- 2011 and 2015 Business Installment data from InfoGroup; and
- SCAG's 2016 RTP/SCS growth forecast.

On October 31, 2017, the preliminary small area (i.e. jurisdiction and sub-jurisdiction) growth forecasts were released to local jurisdictions for their comments and input. This kicked off SCAG's *Bottom-Up Local Input and Envisioning Process* which provided each local jurisdiction with their preliminary growth forecast information as well as several other data elements both produced by SCAG and other agencies which are related to the development of Connect SoCal. Data map books were generated and provided electronically and in hard copy format and included detailed parcel-level land use data, information on resource areas, farmland, transportation, geographical boundaries and the draft growth forecast. Complete information on the Data map books and the Bottom-Up Local Input and Envisioning Process can be found at <http://scagrtpscs.net/Pages/DataMapBooks.aspx>. Over the next eight months, SCAG staff conducted one-on-one meetings with all 197 local jurisdictions to explain methods and assumptions behind the jurisdiction and sub-jurisdiction growth forecast as well as to provide an opportunity to review, edit, and approve SCAG's preliminary forecast for population, employment, and households for 2016, 2020, 2030, 2035, and 2045.

Between October 2018 and February 2019, SCAG reviewed local input on the growth forecast and other data map book elements. The local input growth forecast was evaluated at the county and regional level for the base year of 2016 and the horizon year of 2045 and was found to be technically sound. Specifically, as it relates to SCAG's local input household forecast:

- The forecast generates a 2045 regional unemployment rate of 4.7 percent which is reasonable based on past trends and ensured that the forecast is balanced, i.e. there are not too many jobs for the number of anticipated workers
- The forecast generates a 2045 population-to-household ratio of 2.9 which is consistent with the preliminary forecast and reflects expert-anticipated decreases in this ratio, ensuring that there are not too many people for the anticipated number of households region-wide
- From 2020-2045, the forecast anticipates household growth of 21 percent and population growth of 15 percent, indicating an alleviation of the region's current housing shortage over this future period.



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SCAG's growth forecast for the years 2020-2030 is used as the basis for calculating projected housing unit need. Because the 6th cycle RHNA projection period covers July 1, 2021 through October 15, 2029, it is necessary to adjust reported household growth between 2020 and 2030 and adjust it to an 8.25 year projection period. The anticipated growth in households over this period is multiplied by 0.825 to approximate growth during the 8.25-year RHNA projection period (July 1, 2021 to October 15, 2029).

### Step 1b: Future Vacancy Need

The purpose of a future vacancy need is to ensure that there are enough vacant units to support a healthy housing market that can genuinely accommodate projected household growth. An undersupply of vacant units can prevent new households from forming or moving into a jurisdiction. Formulaically, future vacancy need is a percentage applied to the jurisdiction's household growth by tenure type (owner and renter households). While individual jurisdictions may experience different vacancy rates at different points in time, future vacancy need is independent of existing conditions and instead is a minimum need to support household growth.

To calculate a jurisdiction's future vacancy need, its proportion of owner-occupied units and renter-occupied units are determined using American Community Survey (ACS) 2013-2017 data—the most recent available at the time of the draft methodology's development. The percentages are applied to the jurisdiction's projected household growth from the previous step, which results in the number of projected households that are predicted to be owners and those that are predicted to be renters.

Next, two different vacancy rates are applied based on the regional determination provided by HCD. The recommended methodology uses 1.5 percent for owner-occupied units and a rate of 5 percent for renter-occupied units. The difference is due to the higher rates of turnover generally reported by renter units in comparison to owner-occupied units. The vacancy rates are applied to their respective tenure category to determine how many future vacant units are needed by tenure and then added together to get the total future vacancy need.

### Step 1c: Replacement Need

Residential units are demolished for a variety of reasons including natural disasters, fire, or desire to construct entirely new residences. Each time a unit is demolished, a household is displaced and disrupts the jurisdiction's pattern of projected household growth. The household may choose to live in a vacant unit or leave the jurisdiction, of which both scenarios result in negative household growth through the loss of a vacant unit for a new household or subtracting from the jurisdiction's number of households.

For these reasons, replacement need is a required component of the regional determination provided by HCD. The methodology's replacement need will be calculated using a jurisdiction's net replacement need based on data submitted for the replacement need survey, which was conducted between March and April 2019.

Each jurisdiction's data on historical demolitions between reporting years 2008 and 2018, which was collected from the California Department of Finance (DOF), was tabulated and provided to

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jurisdictions in the replacement need survey. Jurisdictions were asked to provide data on units that replaced the reported demolished units. A net replacement need was determined based on this information for each jurisdiction.

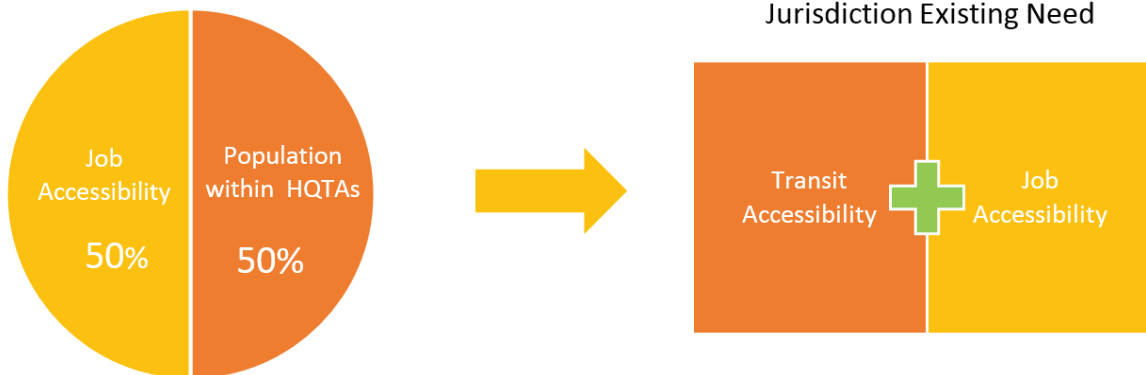
After determining each of the projected housing need components, they are combined to determine a jurisdiction's projected housing need.

### Step 2: Determine Existing Housing Need

After determining a jurisdiction's projected need, the next step is to determine a jurisdiction's existing need. Following the above discussion and based on HCD's determination of total regional housing need, existing need is defined as the total need minus the projected need—approximately 62 percent of the entire regional determination. SCAG's Regional Council determined that the regional existing need be split into two parts:

- Fifty (50) percent on population near transit (HQTAs), or 31 percent of total need
- Fifty (50) percent on job accessibility, or 31 percent of total need

#### Regional Existing Need



### Step 2a: Share of Regional HQTAs Population

The next step involves the consideration of proximity to transit to distribute fifty (50) percent of the region's existing housing need, in an effort to better align transportation and housing planning.

For several years, SCAG has developed a measure called High Quality Transit Areas (HQTAs) which are areas within a half-mile of transit stations and corridors with at least a fifteen (15) minute headway during peak hours for bus service. HQTAs are based on state statutory definitions of high-quality transit corridors (HQTCS) and major transit stops. For the development of Connect SoCal, freeway-running HQTCS have been excluded from HQTAs to better reflect the level of service they provide to nearby areas.

Planned HQTCS and major transit stops for future years are improvements that are expected to be implemented by transit agencies by the Connect SoCal horizon year of 2045. SCAG updates its inventory with the quadrennial adoption of each RTP/SCS; however, planning and environmental

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impact studies may be completed by transit agencies more frequently. Therefore, HQTAs in future years reflect the best information currently available to SCAG regarding the location of future high-quality transit service accessibility. More detailed information on HQTAs-related definitions is available in the data appendix.

50 percent of the regional existing housing need will be distributed based on a jurisdiction's share of regional residential population within an HQTAs, based on the HQTAs boundaries used in the final Connect SoCal Plan anticipated to be adopted by SCAG in April 2020. Not all jurisdictions have an HQTAs within their jurisdictional boundaries and thus may not receive existing need based on this factor.

### Step 2b: Job Accessibility

The concept behind job accessibility is to further the statewide housing objective and SCAG's Connect SoCal objective of improving the relationship between jobs and housing. While none of the three options presented in the proposed RHNA methodology included a factor directly based on job accessibility, an overwhelming number of public comments expressed support for the methodology to include this specific component.

The methodology assigns fifty (50) percent of regional existing need based on job accessibility. Job accessibility is based on the share of the region's jobs accessible by a thirty (30) minute commute by car in 2045. Importantly, the RHNA methodology's job access factor is *not* based on the number of jobs within a jurisdiction from SCAG's Connect SoCal Plan or any other data source. Rather, it is a measure based on of how many jobs can be *accessed* from that jurisdiction within a 30-minute commute, which includes jobs in other jurisdictions. Since over 80 percent of SCAG region workers live and work in different jurisdictions, genuinely improving the relationship between jobs and housing necessitates an approach based on job access rather than the number of jobs in a jurisdiction.

These job accessibility data are derived at the transportation analysis zone (TAZ) level from travel demand modelling output from SCAG's final Connect SoCal Plan. SCAG realizes that in many jurisdictions, especially larger ones, job access many not be uniform in all parts of the city or county. However, since the RHNA process requires allocating housing need at the jurisdictional-level, staff reviewed several ways to measure the typical commuter's experience in each jurisdiction. Ultimately, the share of the region's jobs that could be accessed by a jurisdiction's *median TAZ* was found to be the best available measure of job accessibility for that jurisdiction. Based on this measure, in central parts of the region, residents of some jurisdictions can access as much as 23 percent of the region's jobs in a 30 minute car commute, while the average across all the region's jurisdictions was 10.5 percent.

This measure is multiplied by a jurisdiction's share of total population in order to allocate housing unit need to jurisdictions. This important step ensures that the potential beneficiaries of greater accessibility (i.e., the population in a jurisdiction with good job access) are captured in the methodology. Based on this approach, jurisdictions with limited accessibility to jobs will receive a smaller RHNA allocation based on this component.

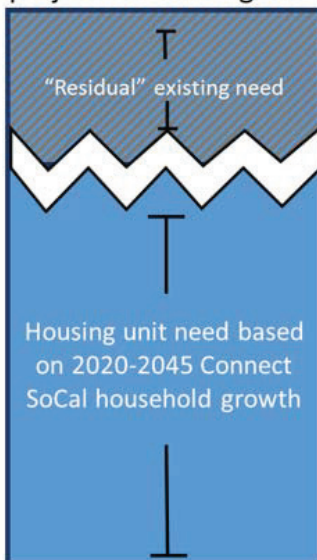
### Step 2c: "Residual" Adjustment Factor for Existing Need

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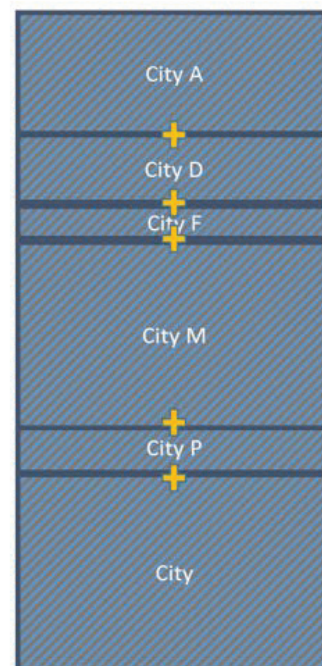
In many jurisdictions defined as “disadvantaged communities (DACs)”, the calculated projected and existing need is higher than its household growth between 2020 and 2045, as determined by the SCAG Growth Forecast used in the final Connect SoCal regional plan. Those DAC jurisdictions that have a need as determined by the RHNA methodology as higher than its 2020 to 2045 household growth<sup>3</sup> will be considered as generating “residual” existing need. Residual need will be subtracted from jurisdictional need in these cases so that the maximum a DAC jurisdiction will receive for existing need is equivalent to its 2020 to 2045 household growth. Not all DAC jurisdictions will have a residual existing need.

### Extremely Disadvantaged Communities:

City A calculated projected +existing need



### County “residual” existing need



A county total of residual existing need will be calculated and then redistributed with the same county to non-DAC jurisdictions. The redistribution will be assigned to jurisdictions based on transit accessibility (50%) and job accessibility (50%), and will exclude DAC jurisdictions which have over 50% of their populations in very low resource areas using California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Indices.

Very low resource areas are areas that have least access to opportunity as measured by indicators such as poverty levels, low wage job proximity, math and reading proficiency, and pollution levels. This mechanism will help to further AFFH objectives since residual existing RHNA need, which includes additional affordable units, will be assigned to areas that are not identified as those with the

<sup>3</sup> Since HCD’s regional determination of 1,341,827 exceeds SCAG’s 2020-2045 household growth forecast of 1,297,000 by 3.68 percent, for the purposes of existing need allocation, exceeding “local input” or “Connect SoCal” household growth shall mean exceeding 1.0368 times household growth.

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lowest resources, which will increase access to opportunity. A full discussion on the TCAC opportunity indicators is provided in the following section on social equity adjustment. Data relating to the TCAC opportunity indicator categories for each jurisdiction can be found in the RHNA methodology data appendix and in the accompanying RHNA allocation estimator tool on the RHNA webpage: [www.scag.ca.gov/rhna](http://www.scag.ca.gov/rhna).

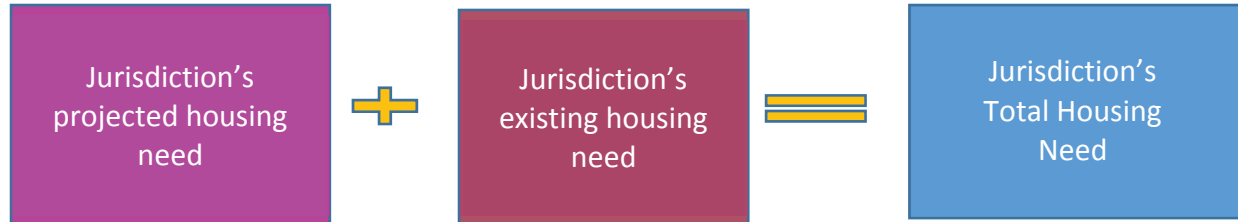
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### Step 3: Determining Total Housing Need

After determining a jurisdiction's projected housing need from step 1 and its existing housing need from step 2, the sum of the projected and existing need becomes a jurisdiction's total housing need.



### Step 4: Determining Four Income Categories through Social Equity Adjustment

After determining a jurisdiction's total RHNA allocation, the next step is to assign the total into four RHNA income categories. The four RHNA income categories are:

- Very low (50 percent or less of the county median income);
- Low (50-80 percent);
- Moderate (80 to 120 percent); and
- Above moderate (120 percent and above)

The fourth RHNA objective specifically requires that the RHNA methodology allocate a lower proportion of housing need in jurisdictions that already have a disproportionately high concentration of those households in comparison to the county distribution. Additionally, the fifth objective, affirmatively furthering fair housing (AFFH), requires that the RHNA methodology further the objectives of addressing significant disparities in housing needs and access to opportunity in order to overcome patterns of segregation.

To further these two objectives, the RHNA methodology includes a minimum 150 percent social equity adjustment and an additional 10 to 30 percent added in areas with significant populations that are defined as very low or very high resource areas, referred to as an AFFH adjustment. This determines the distribution of four income categories for each jurisdiction.

#### Social equity adjustment



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A social equity adjustment ensures that jurisdictions accommodate their fair share of each income category. First, the percentage of each jurisdiction’s distribution of four income categories is determined using the county median income as a benchmark. For example, in Los Angeles County, a household earning less than \$30,552 annually, or 50 percent of the county median income, would be considered a very low income household. A household in Los Angeles County earning more than \$73,218 annually, or 120 percent of the county median income, would be counted in the above moderate category. The number of households in each category is summed and then a percentage of each category is then calculated.

For reference, below is the median household income by county.

- Imperial County: \$44,779
- Los Angeles County: \$61,015
- Orange County: \$81,851
- Riverside County: \$60,807
- San Bernardino County: \$57,156
- Ventura County: \$81,972
- SCAG region: \$64,114

*Source: American Community Survey (ACS) 2013-2017 5-year estimates*

Once a jurisdiction’s household income distribution by category is determined, the percentage is compared to the county’s percentage of existing household income distribution. For example, if a jurisdiction has an existing distribution of 30 percent of very low income households while the county is 25 percent, the jurisdiction is considered as having an overconcentration of very low income households compared to the county. A social equity adjustment ensures that the jurisdiction will be assigned a smaller percentage of very low income households for its RHNA allocation than both what it and the county currently experience.

If the jurisdiction is assigned a social equity adjustment of 150 percent, the formula to calculate its very low income percentage is:

Household Income Level	Formula to Calculate City A Social Equity Adjustment of 150%
Very Low Income	$30\% - [(30\% - 25\%) \times 1.5] = 22.5\%$

In this example, 22.5 percent of the jurisdiction’s total RHNA allocation would be assigned to the very low income category. This adjustment is lower than both its existing household income distribution (30 percent) and the existing county distribution (25 percent).

The inverse occurs in higher income categories. Assuming 20 percent of a jurisdiction’s households are above moderate income while 25 percent of the county’s households are above moderate income, the jurisdiction will be assigned a distribution of 27.5 percent for above moderate income need.

Household Income Level	Formula to Calculate City A Social Equity Adjustment of 150%
Above moderate income	$20\% - [(20\% - 25\%) \times 1.5] = 27.5\%$

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If the adjustment was 100 percent a jurisdiction’s distribution would be exactly the same as the County’s distribution. Conceptually a 150 percent adjustment means that the City meets the County distribution and goes beyond that threshold by 50 percent, resulting in a higher or lower distribution than the County depending on what existing conditions are in the City. The higher the adjustment, the more noticeable the difference between the jurisdiction’s existing household income distribution and its revised distribution.

The RHNA methodology recommends a minimum of 150 percent social equity adjustment with an additional 10, 20, or 30 percent added depending on whether the jurisdiction is considered a very low or very high resource area based on its Opportunity Index score.

In 2015 the U.S. Department of Housing and Urban Development (HUD) developed a set of “Opportunity Indices” to help states and localities identify factors that contribute to fair housing issues in their region and comply with the federal Fair Housing Act. In late 2017, a Task Force convened by HCD and the California Tax Credit Allocation Committee (TCAC) released an “Opportunity mapping” tool based on these HUD indices to identify areas in California that can “offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.”<sup>4</sup>

The TCAC and HCD Opportunity mapping tool includes a total of eleven (11) census-tract level indices to measure exposure to opportunity in local communities. The indices are based on measures of economic, environmental, and educational opportunities within communities. Regional patterns of segregation are also identified based on this tool. Below is a summary table of the 11 indices sorted by type:

Economic	Environment	Education
Poverty	CalEnviroScreen 3.0 indicators	Math proficiency
Adult education	<ul style="list-style-type: none"> <li>• <i>Ozone</i></li> </ul>	Reading proficiency
Employment	<ul style="list-style-type: none"> <li>• <i>PM2.5</i></li> </ul>	High school graduation rates
Low-wage job proximity	<ul style="list-style-type: none"> <li>• <i>Diesel PM</i></li> </ul>	Student poverty rate
Median home value	<ul style="list-style-type: none"> <li>• <i>Drinking water contaminates</i></li> <li>• <i>Pesticides</i></li> <li>• <i>Toxic releases from facilities</i></li> <li>• <i>Traffic density</i></li> <li>• <i>Cleanup sites</i></li> <li>• <i>Groundwater threats</i></li> <li>• <i>Hazardous waste</i></li> <li>• <i>Impaired water bodies</i></li> <li>• <i>Solid waste sites</i></li> </ul>	

<sup>4</sup> California Fair Housing Taskforce Revised opportunity Mapping Technology, Updated November 27, 2018: <https://www.treasurer.ca.gov/ctcac/opportunity/final-opportunity-mapping-methodology.pdf>

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Based on its respective access to opportunity, each census tract is given a score that designates it under one of the following categories:

- High segregation & poverty
- Low resource
- Moderate resource
- High resource
- Highest resource

Tract-level indices were summed to the jurisdictional-level by SCAG using area-weighted interpolation. Using 2013-2017 American Community Survey population data, SCAG determined the share of each jurisdiction’s population in each of these five categories. For example:

	Lowest Resource				Very High Resource
Opportunity Indicator Category	High segregation & poverty	Low resource	Moderate resource	High resource	Highest resource
City A Percentage of population	10%	10%	30%	30%	20%
City B Percentage of population	90%	5%	5%	0%	0%
City C Percentage of population	0%	0%	10%	15%	75%

The recommended methodology determines high resource concentration using the “very high” resource area score. The recommended methodology determines “lowest” resource areas by combining the two lowest measures. In the above table, City B would be considered to have a much higher concentration of lower resource areas than City A. City C would be considered to have a much higher concentration of highest resource areas.<sup>5</sup>

- High segregation & Poverty + Low Resource = Lowest Resource
- Highest Resource

Jurisdictions that are identified as having between 70 and 100 percent of the population within a lowest or very high resource area are assigned an additional 10 and 30 percent social equity adjustment:

<sup>5</sup> As a cross-reference, if City B has both a high job and transit accessibility it would be exempt from the redistribution of residual existing need from the RHNA methodology’s Step 2d because more than 50 percent of its population is within a very low resource area. On the other hand City A and City C, if they have a high job and transit access, would not be exempt from receiving regional residual need because they have only 20 percent and 0 percent of their respective population within a very low resource area.

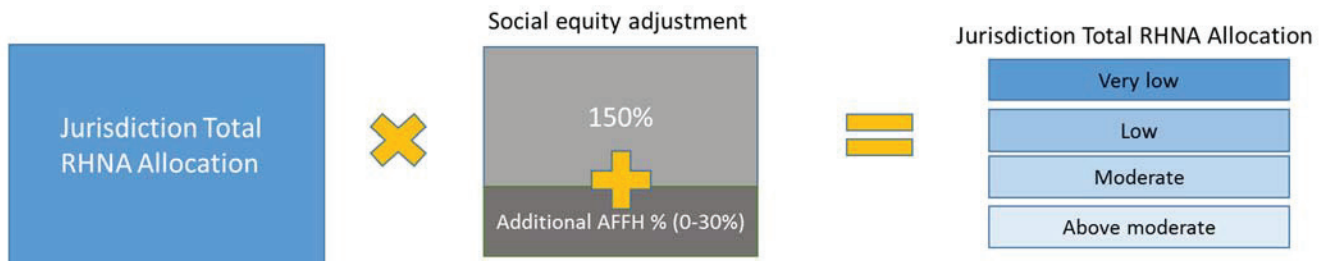
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Concentration of population within very low or very high resource area	Additional social equity adjustment
70-80%	+10%
80-90%	+20%
90-100%	+30%

In the example table, City B would receive an additional social equity adjustment of 30% because 95% of its population is within a lowest resource area (sum of high segregation & poverty and low resource measures). City C would receive an additional social equity adjustment of 10% because 75% of its population is within a very high resource area. City A would not receive a further adjustment because it does not have a high enough concentration of population within either the lowest or very high resource categories.

Assigning a higher social equity adjustment based on Opportunity Indices will result in a higher percentage of affordable housing units to areas that have higher resources. Concurrently, it will assign a lower percentage of affordable housing in areas where they is already an overconcentration. Because Opportunity Indices consider factors such as access to lower wage jobs, poverty rates, and school proficiency, the social equity adjustment in the RHNA methodology will result in factors beyond simply household income distribution. This additional adjustment will help to adjust the disparity in access to fair housing across the region, furthering the AFFH objective required in State housing law.

Once the social equity adjustment is determined, it is used to assign need to the four income categories.



### Final Adjustments

On a regional level the final RHNA allocation plan must be the same as the regional determination, by income category, provided by HCD. The final RHNA methodology will result in slight differences, among income categories, since income categories are required to use county distributions as benchmarks and the HCD determination does not include county-level benchmarks. For this reason, after the initial income categories are determined for jurisdictions, SCAG will apply a normalization adjustment to the draft fsRHNA allocation to ensure that the regional total by income category is maintained.



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Additionally, in the event that a jurisdiction receives an allocation of zero (0) units under the RHNA methodology a minimum RHNA allocation of eight (8) units would be assigned. Government Code Section 65584.04(m)(2) requires that the final RHNA allocation plan ensure that each jurisdiction receive an allocation of units for low- and very low income households. Under these circumstances, SCAG will assign those jurisdictions a minimum of four (4) units in the very low income category and four (4) units in the low income category for a draft RHNA allocation of eight (8) units.

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### Meeting the Objectives of RHNA

Government Code Section 65584.04(a) requires that the RHNA methodology furthers the five objectives of the Regional Housing Needs Assessment:

- (1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.
- (2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.
- (3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- (4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- (5) Affirmatively furthering fair housing.
  - (e) For purposes of this section, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

On January 13, 2020, HCD completed its review of SCAG's draft RHNA methodology and found that it furthers the five statutory objectives of RHNA.

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### Local Planning Factors

As part of the development of the proposed RHNA methodology, SCAG must conduct a survey of planning factors that identify local conditions and explain how each of the listed factors are incorporated into the RHNA methodology. This survey, also known as the “Local Planning Factor” survey, is a specific requirement for the RHNA methodology process and is separate from the local review process of the Growth Forecast used as the basis for determining future growth in the Connect SoCal plan.

The survey was distributed to all SCAG jurisdictions in mid-March 2019 with a posted due date of May 30, 2019. One-hundred and nine (109) jurisdictions, or approximately 55%, submitted a response to the local planning factor survey. To facilitate the conversation about local planning factors, between October 2017 and October 2018 SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. The formal local planning factor survey was pre-populated with the pre-survey answers to help facilitate survey response. The full packet of local planning factor surveys can be downloaded at [www.scag.ca.gov/rhna](http://www.scag.ca.gov/rhna).

SCAG staff reviewed each of the submitted surveys to analyze planning factors opportunities and constraints across the region. The collected information was used to ensure that the methodology will equitably distribute housing need and that underlying challenges as a region are collectively addressed.

*(1) Each member jurisdiction’s existing and projected jobs and housing relationship. This shall include an estimate, based on readily available data, of the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate, based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.*

The RHNA methodology directly considers job accessibility and determines a portion of housing need for each jurisdiction based on this factor. Using transportation analysis zones as a basis, the percentage of jobs accessible within a 30 minute drive for a jurisdiction’s population is determined and then weighted based on the jurisdiction’s population size to determine individual shares of regional jobs accessible. Based on a review of other potential mechanisms to factor in jobs into the RHNA methodology, SCAG staff has determined that this mechanism most closely aligns with the goals of State housing law.

A supplemental analysis of the impact of the draft RHNA methodology’s impact on jobs-housing relationships and low-wage jobs-housing relationships was provided to the Regional Council on February 5, 2020.

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- (2) *The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:*
- (A) *Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.*
  - (B) *The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.*
  - (C) *Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to non-agricultural uses.*
  - (D) *County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to non-agricultural uses.*

Consideration of the above planning factors have been incorporated into the Growth Forecast process and results by way of analysis of aerial land use data, general plan, parcel level property data, open space, agricultural land and resource areas, and forecast surveys distributed to local jurisdictions. The bottom-up Local Input and Envisioning Process, which is used as the basis for both RHNA and SCAG's Connect SoCal (Regional Transportation Plan/Sustainable Communities Strategy) started with an extensive outreach effort involving all local jurisdictions regarding their land use and development constraints. All local jurisdictions were invited to provide SCAG their respective growth perspective and input. The RHNA methodology directly incorporates local input on projected household growth, which should be a direct reflection of local planning factors such as lack of water or sewer capacity, FEMA-designated flood sites, and open space and agricultural land protection.

Prior RHNA cycles did not promote direct linkage to transit proximity and the methodology encourages more efficient land use patterns by utilizing existing as well as future planned transportation infrastructure and preserves areas designated as open space and agricultural

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lands. In particular the inclusion of transit proximity places an increased emphasis on infill opportunities and areas that are more likely to support higher residential densities.

- (3) The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.*

As indicated above, the Growth Forecast used as the basis for the Connect SoCal Plan is also used as the basis for projected household growth in the RHNA methodology. The weighting of a jurisdiction's population share within an HQTAs directly maximizes the use of public transportation and existing transportation infrastructure.

- (4) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county, and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to nonagricultural uses.*

This planning factor has been identified through the local input process and local planning factor survey collection as affecting growth within Ventura County. The urban growth boundary, known as Save Our Agricultural Resources (SOAR), is an agreement between the County of Ventura and its incorporated cities to direct growth toward incorporated areas, and was recently extended to 2050. Based on the input collected, SCAG staff has concluded that this factor is already reflected in the RHNA methodology since it was considered and incorporated into the local input submitted by jurisdictions.

- (5) The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583 that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.*

The conversion of low income units into non-low income units is not explicitly addressed through the distribution of existing and projected housing need. Staff has provided statistics in the RHNA methodology appendix on the potential loss of units in assisted housing developments. The loss of such units affects the proportion of affordable housing needed within a community and the region as a whole.

Local planning factor survey responses indicate that the impact of this factor is not regionally uniform. Many jurisdictions that replied some units are at-risk for losing their affordability status in the near future have indicated that they are currently reviewing and developing local resources to address the potential loss. Based on this, SCAG staff has determined that at-risk units are best addressed through providing data on these units as part of the RHNA methodology and giving local jurisdictions the discretion to address this factor and adequately plan for any at-risk unit loss in preparing their housing elements.



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*(6) The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.*

An evaluation of survey responses reveals that cost-burdened households, or those who pay at least 30 percent of their household income on housing costs, is a prevalent problem throughout the region. The RHNA methodology also includes in its appendix data from the ACS 2013-2017 on cost-burdened statistics for households who pay more than 30 percent of their income on housing by owner and renter, and for renter households who pay 50 percent or more of their income on housing. The general trend is seen in both high and low income communities, suggesting that in most of the SCAG region high housing costs are a problem for all income levels.

Nonetheless a large number of jurisdictions indicated in the survey that overpaying for housing costs disproportionately impacts lower income households in comparison to higher income households. This issue is exacerbated in areas where there is not enough affordable housing available, particularly in higher income areas. For this reason, the RHNA methodology incorporates not only a 150 percent social equity adjustment, but also uses the TCAC Opportunity Indices to distribute the RHNA allocation into the four income categories in areas identified as being the highest resource areas of the region. The Opportunity Indices include a proximity to jobs indicator, particularly for low-wage jobs, which identifies areas with a high geographical mismatch between low wage jobs and affordable housing. Increasing affordable housing supply in these areas can help alleviate cost-burden experienced by local lower income households because more affordable options will be available.

The reason for using social equity adjustment and opportunity indices to address cost-burden households rather than assigning total need is because it is impossible to determine through the methodology how and why the cost-burden is occurring in a particular jurisdiction. Cost-burden is a symptom of housing need and not its cause. A jurisdiction might permit a high number of units but still experiences cost-burden because other jurisdictions restrict residential permitting. Or, a jurisdiction might have a large number of owner-occupied housing units that command premium pricing, causing cost-burden for high income households and especially on lower income households due to high rents from high land costs. An analysis of existing need indicators by jurisdiction, which is part of the RHNA methodology data appendix, does not reveal a single strong trend to base a distribution methodology for cost-burden and thus the RHNA methodology distributes this existing need indicator regionally using social equity adjustment and Opportunity Indices rather than to where the indicators exist.

*(7) The rate of overcrowding.*

An evaluation of survey responses indicates that there is a variety of trends in overcrowding throughout the region. Overcrowding is defined as more than 1.01 persons per room (not bedroom) in a housing unit. Some jurisdictions have responded that overcrowding is a severe issue, particularly for lower income and/or renter households, while others have

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responded that overcrowding is not an issue at all. At the regional determination level HCD applied an overcrowding component, which is a new requirement for the 6<sup>th</sup> RHNA cycle. Because

Similar to cost-burden, overcrowding is caused by an accumulated housing supply deficit and is considered an indicator of existing housing need. The reason for not assigning need directly based on this indicator is because it is impossible to determine through the methodology how and why the overcrowding is occurring in a particular jurisdiction. A jurisdiction that has an overcrowding rate higher than the regional average might be issuing more residential permits than the regional average while the surrounding jurisdictions might not have overcrowding issues but issue fewer permits than the regional average. An analysis of existing need indicators by jurisdiction, which is part of the RHNA methodology data appendix, does not reveal a single strong trend to base a distribution methodology for overcrowding and thus the methodology distributes this existing need indicator regionally rather than to where the indicators exist.

While not specifically surveyed, several jurisdictions have indicated that density has affected their jurisdictions and have requested that the methodology should consider this as a factor. While density is not directly addressed as a factor, the social equity adjustment indirectly addresses density particularly for lower income jurisdictions. In housing elements, jurisdictions most demonstrate that a site is affordable for lower income households by applying a “default density”, defined in State housing law as either 20 or 30 dwelling units per acre depending on geography and population. In other words, a site that is zoned at 30 dwelling units per acre is automatically considered as meeting the zoning need for a low income household.

However there is not a corresponding default density for above moderate income zoning. Assigning a lower percentage of lower income households than existing conditions indirectly reduces future density since the jurisdiction can zone at lower densities if it so chooses. While this result does not apply to higher income jurisdictions, directing growth toward less dense areas for the explicit purpose of reducing density is in direct contradiction to the objectives of state housing law, especially for promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development pattern.

### *(8) The housing needs of farmworkers.*

The RHNA methodology appendix provides data on agricultural jobs by jurisdiction as well as workers by place of residence. The survey responses indicate that most jurisdictions do not have agricultural land or only have small agricultural operations that do not necessarily require designated farmworker housing. For the geographically concentrated areas that do have farmworker housing, responses indicate that many jurisdictions already permit or are working to allow farmworker housing by-right in the same manner as other agricultural uses are allowed. Jurisdictions that are affected by the housing needs of farmworkers can be assumed to have considered this local factor when submitting feedback on SCAG’s Growth

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Forecast. A number of jurisdictions reiterated their approach in the local planning factor survey response.

Similar to at-risk units, the RHNA methodology does not include a distribution mechanism to distribute farmworker housing. However, SCAG has provided data in its RHNA methodology appendix related to this factor and encourages local jurisdictions to adequately plan for this need in their housing elements.

*(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.*

SCAG staff has prepared a map outlining the location of four-year private and public universities in the SCAG region along with enrollment numbers from the California School Campus Database (2018). Based on an evaluation of survey responses that indicated a presence of a university within their boundaries, SCAG staff concludes that most housing needs related to university enrollment are addressed and met by dormitories provided by the institution both on- and off-campus. No jurisdiction expressed concern in the surveys about student housing needs due to the presence of a university within their jurisdiction.

However, some jurisdictions have indicated outside of the survey that off-campus student housing is an important issue within their jurisdictions and are in dialogue with HCD to determine how this type of housing can be integrated into their local housing elements. Because this circumstance applies to only a handful of jurisdictions, it is recommended that housing needs generated by a public or private university be addressed in the jurisdiction's housing element if it is applicable.

*(10) The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.*

Replacement need, defined as units that have been demolished but not yet replaced, are included as a component of projected housing need in the RHNA methodology. To determine this number, HCD reviewed historical demolition permit data between 2008 and 2017 (reporting years 2009 and 2018) as reported by the California Department of Finance (DOF), and assigned SCAG a regional replacement need of 0.5% of projected and existing need, or 34,010 units.

There have been several states of emergency declared for fires in the SCAG region that have destroyed residential units, as indicated by several jurisdictions in their local planning factor survey responses. Survey responses indicate that a total of 1,785 units have been lost regionally from fires occurring after January 1, 2018. Units lost from fires that occurred prior to January 1, 2018, have already been counted in the replacement need for the 6<sup>th</sup> RHNA cycle.

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In spring 2019, SCAG conducted a replacement need survey with jurisdictions to determine units that have been replaced on the site of demolished units reported. Region wide 23,545 of the region's demolished units still needed to be replaced based on survey results. The sum of the number of units needing to be replaced based on the replacement need survey and the number of units reported as lost due to recent states of emergency, or 25,330, is lower than HCD's regional determination of replacement need of 34,010. One can reasonably conclude that units lost based on this planning factor are already included in the regional total and distributed, and thus an extra mechanism to distribute RHNA based on this factor is not necessary to meet the loss of units.

*(11) The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080.*

An assessment of survey responses indicate that a number of jurisdictions in the SCAG region are developing efforts for more efficient land use patterns and zoning that would result in greenhouse gas emissions. These include a mix of high-density housing types, neighborhood based mixed-use zoning, climate action plans, and other local efforts to reduce greenhouse gas emissions at the regional level.

The RHNA methodology includes a distribution of 50 percent of regional existing need based on a jurisdiction's share of regional population within an HQT. The linkage between housing planning and transportation planning will allow for a better alignment between the RHNA allocation plan and the Connect SoCal RTP/SCS. It will promote more efficient development land use patterns, encourage transit use, and importantly reduce greenhouse gas emissions. This will in turn support local efforts already underway to support the reduction of regional greenhouse gas emissions.

Moreover the RHNA methodology includes the Growth Forecast reviewed with local input as a distribution component, particularly for projected housing need. Local input is a basis for SCAG's Connect SoCal Plan, which addresses greenhouse gas emissions at the regional level since it is used to reach the State Air Resources Board regional targets. An analysis of the consistency between the RHNA and Connect SoCal Plan is included as an attachment to this document.

*(12) Any other factors adopted by the council of governments that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.*

No other planning factors were adopted by SCAG to review as a specific local planning factor.

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### Affirmatively Furthering Fair Housing (AFFH)

Among a number of changes due to recent RHNA legislation is the inclusion of affirmatively furthering fair housing (AFFH) as both an addition to the listed State housing objectives of Government Section 65588 and to the requirements of RHNA methodology as listed in Government Code Section 65584.04(b) and (c), which includes surveying jurisdictions on AFFH issues and strategies and developing a regional analysis of findings from the survey.

#### AFFH Survey

The AFFH survey accompanied the required local planning factor survey and was sent to all SCAG jurisdictions in mid-March 2019 with a posted due date of May 30, 2019. Ninety (90) of SCAG's 197 jurisdictions completed the AFFH survey, though some jurisdictions indicated that they would not be submitting the AFFH survey due to various reasons. The full packet of surveys submitted prior to the development of the proposed methodology packet can be downloaded at [www.scag.ca.gov/rhna](http://www.scag.ca.gov/rhna).

Jurisdictions were asked various questions regarding fair housing issues, strategies and actions. These questions included:

- Describe demographic trends and patterns in your jurisdiction over the past ten years. Do any groups experience disproportionate housing needs?
- To what extent do the following factors impact your jurisdiction by contributing to segregated housing patterns or racially or ethnically-concentrated areas of poverty?
- To what extent do the following acts as determinants for fair housing and compliance issues in your jurisdiction?
- What are your public outreach strategies to reach disadvantaged communities?
- What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

The survey questions were based on the U.S. Department of Housing and Urban Development (HUD) Analysis of Impediments to Fair Housing Choice survey that each jurisdiction, or their designated local Housing Authority, must submit to HUD to receive Community Development Block Grant (CDBG) funds. For the AFFH survey, jurisdictions were encouraged to review their HUD-submitted surveys to obtain data and information that would be useful for submitting the AFFH survey.

Pursuant to Government Code Section 65584.04(c), the following is an analysis of the survey results.

#### *Themes*

Several demographic themes emerged throughout the SCAG region based on submitted AFFH surveys. A high number of jurisdictions indicated that their senior populations are increasing and many indicated that the fixed income typically associated with senior populations might have an effect on housing affordability. Other jurisdictions have experienced an increase in minority populations, especially among Latino and Asian groups. There is also a trend of the loss of young adults (typically younger than 30) and a decrease in the number of families with children in more suburban locations due to the rise in housing costs.



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### *Barriers*

There was a wide variety of barriers reported in the AFFH survey, though a number of jurisdictions indicated they did not have any reportable barriers to fair access to housing. Throughout the SCAG region, communities of all types reported that community opposition to all types of housing was an impediment to housing development. Sometimes the opposition occurred in existing low income and minority areas. Some jurisdictions indicated that high opportunity resource areas currently do not have a lot of affordable housing or Section 8 voucher units while at the same time, these areas have a fundamental misunderstanding of who affordable housing serves and what affordable housing buildings actually look like. Based on these responses, it appears that community opposition to housing, especially affordable housing and the associated stigma with affordable housing, is a prevalent barrier throughout the SCAG region.

Other barriers to access to fair housing are caused by high land and development costs since they contribute to very few affordable housing projects being proposed in higher opportunity areas. The high cost of housing also limits access to fair housing and is a significant contributing factor to disparities in access to opportunity. Increasing property values were reported across the region and some jurisdictions indicated that they are occurring in existing affordable neighborhoods and can contribute to gentrification and displacement. Additionally, during the economic downturn a large number of Black and Latino homeowners were disproportionately impacted by predatory lending practices and therefore entered foreclosure in higher numbers than other populations.

Other barriers reported in the AFFH survey include the lack of funding available to develop housing after the dissolution of redevelopment agencies in 2012. Moreover, some jurisdictions indicated that the lack of regional cooperation contributes to segregation.

### *Strategies to Overcome Barriers*

All submitted AFFH surveys indicated that their respective jurisdictions employed at least a few strategies to overcome barriers to access fair housing. These strategies ranged from local planning and zoning tools to funding assistance to innovative outreach strategies.

In regard to planning and zoning tools, a number of jurisdictions indicated they have adopted inclusionary zoning ordinances or an in-lieu fee to increase the number of affordable units within their jurisdictions. Others have adopted an accessory dwelling unit (ADU) ordinance with accommodating standards to allow for higher densities in existing single-family zone neighborhoods. A few jurisdictions indicated that they have adopted an unpermitted dwelling unit (UDU) ordinance, which legalizes unpermitted units instead of removing them provided that the units meet health and safety codes. In addition to ADU and UDU ordinances, some jurisdictions have also adopted density bonuses, which allow a project to exceed existing density standards if it meets certain affordability requirements. Some responses in the survey indicate that the establishment of some of these tools and standards have reduced community opposition to projects. In addition, some jurisdictions responded that they have reduced review times for residential permit approvals and reduced or waived fees associated with affordable housing development.

To combat gentrification and displacement, some jurisdictions have established rent-stabilization ordinances while others have established a rent registry so that the jurisdiction can monitor rents

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and landlord practices. Some jurisdictions have adopted relocation plans and others are actively seeking to extend affordability covenants for those that are expiring.

In regard to funding, SCAG jurisdictions provide a wide variety of support to increase the supply of affordable housing and increase access to fair housing. A number of jurisdictions provide citywide rental assistance programs for low income households and some indicated that their programs include favorable home purchasing options. Some of these programs also encourage developers to utilize the local first-time homebuyer assistance program to specifically qualify lower income applicants.

Other jurisdictions indicate that they manage housing improvement programs to ensure that their existing affordable housing stock is well maintained. Some AFFH surveys describe local multiple rental assistance programs, including Section 8 Housing Choice vouchers and financial support of tenant/landlord arbitration or mediation services.

Some jurisdictions indicated that they have focused on mobile homes as a way to increase access to fair housing. There are programs described that assist households that live in dilapidated and unsafe mobile homes in unpermitted mobile home parks by allowing the household to trade in their mobile home in exchange for a new one in a permitted mobile park. Other programs include rental assistance specifically for households who live in mobile homes.

In regard to community outreach, a large number of jurisdictions in the SCAG region have established or are seeking to establish innovative partnerships to increase access to fair housing and reduce existing barriers. Many jurisdictions work with fair housing advocacy groups such as the Housing Rights Center, which provide community workshops, counseling, and tenant-landlord mediation services. Other jurisdictions have established landlord-tenant commissions to resolve housing disputes and provide services to individuals with limited resources. Some jurisdictions have partnered with advocacy groups, such as the League of United Latin American Citizens (LULAC), to hold community-based workshops featuring simultaneous multi-lingual translations. Other innovative partnerships created by jurisdictions include those with local schools and school districts and public health institutions to engage disadvantaged groups and provide services to areas with limited resources.

A large number of jurisdictions have also indicated that they have increased their social media presence to reach more communities. Others have also increased their multi-lingual outreach efforts to ensure that limited-English proficiency populations have the opportunity to engage in local fair housing efforts.

Based on the AFFH surveys submitted by jurisdictions, while there is a wide range of barriers to fair housing opportunities in the SCAG region there is also a wide range of strategies to help overcome these barriers at the local level.

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### Meeting AFFH Objectives on a Regional Basis

To work towards the objective of AFFH, several benchmarks were reviewed as potential indicators of increasing access to fair housing and removing barriers that led to historical segregation patterns.

### *Opportunity Indices*

The objectives of affirmatively furthering fair housing are to not only overcome patterns of segregation, but to also increase access to opportunity for historically marginalized groups, particularly in racially and ethnically concentrated areas of poverty. In 2015 the U.S. Department of Housing and Urban Development (HUD) developed a set of indices, known as “Opportunity Indices” to help states and jurisdictions identify factors that contribute to fair housing issues in their region and comply with the federal Fair Housing Act.

In 2015 the U.S. Department of Housing and Urban Development (HUD) developed a set of indices, known as “Opportunity Indices” to help states and jurisdictions identify factors that contribute to fair housing issues in their region and comply with the federal Fair Housing Act. In late 2017, a Task Force convened by HCD and the California Tax Credit Allocation Committee (TCAC) released an “Opportunity mapping” tool based on these HUD indices to identify areas in California that can “offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.”

The TCAC and HCD Opportunity mapping tool includes a total of eleven (11) census-tract level indices to measure exposure to opportunity in local communities. Regional patterns of segregation can be identified based on this tool. The indices are based on indicators such as poverty levels, low wage job proximity, pollution, math and reading proficiency. Below is a summary table of the 11 indices sorted by type:

<b>Economic</b>	<b>Environment</b>	<b>Education</b>
Poverty	CalEnviroScreen 3.0 indicators	Math proficiency
Adult education		Reading proficiency
Employment		High school graduation rates
Low-wage job proximity		Student poverty rate
Median home value		<ul style="list-style-type: none"> <li>• <i>Ozone</i></li> <li>• <i>PM2.5</i></li> <li>• <i>Diesel PM</i></li> <li>• <i>Drinking water contaminates</i></li> <li>• <i>Pesticides</i></li> <li>• <i>Toxic releases from facilities</i></li> <li>• <i>Traffic density</i></li> <li>• <i>Cleanup sites</i></li> <li>• <i>Groundwater threats</i></li> <li>• <i>Hazardous waste</i></li> <li>• <i>Impaired water bodies</i></li> <li>• <i>Solid waste sites</i></li> </ul>

To further the objectives of AFFH, SCAG utilizes the Opportunity indices tool at multiple points in the RHNA methodology. Jurisdictions that have the highest concentration of population in low resource areas are exempted from receiving regional residual existing need, which will result in fewer units

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assigned to areas identified as having high rates of poverty and racial segregation. Additionally, jurisdictions with the highest concentration of population within highest resource areas will receive a higher social equity adjustment, which will result in more access to opportunity for lower income households.

### Public Engagement

The development of a comprehensive RHNA methodology requires comprehensive public engagement. Government Code Section 65584.04(d) requires at least one public hearing to receive oral and written comments on the proposed methodology, and also requires SCAG to distribute the proposed methodology to all jurisdictions and requesting stakeholders, along with publishing the proposed methodology on the SCAG website. The official public comment period on the proposed RHNA methodology began on August 1, 2019 after Regional Council action and concluded on September 13, 2019.

To maximize public engagement opportunities, SCAG staff hosted four public workshops to receive verbal and written comment on the proposed RHNA methodology and an additional public information session in August 2019:

- August 15, 6-8 p.m. Public Workshop, Los Angeles (View-only webcasting available)
- August 20, 1-3 p.m. Public Workshop, Los Angeles (Videoconference at SCAG regional offices and View-only webcasting available)
- August 22, 1-3 p.m., Public Workshop, Irvine
- August 27, 6-8 p.m., Public Workshop, San Bernardino (View-only webcasting available)
- August 29, 1-3pm Public Information Session, Santa Clarita

Approximately 250 people attended the workshops in-person, at videoconference locations, or via webcast. Over 35 individual verbal comments were shared over the four workshops.

To increase participation from individuals and stakeholders that are unable to participate during regular working hours, two of the public workshops were held in the evening hours. One of the workshops was held in the Inland Empire. SCAG worked with its Environmental Justice Working Group (EJWG) and local stakeholder groups to reach out to their respective contacts in order to maximize outreach to groups representing low income, minority, and other traditionally disadvantaged populations.

Almost 250 written comments were submitted by the comment deadline and included a wide range of stakeholders. Approximately 50 percent were from local jurisdictions and subregions, and the other 50 percent were submitted by advocacy organizations, industry groups, residents and resident groups, and the general public. All of the comments received, both verbal and written, were reviewed by SCAG staff, and were used as the basis for developing the RHNA methodology.

The increased involvement by the number of jurisdictions and stakeholders beyond the municipal level compared to prior RHNA cycles indicate an increased level of interest by the public in the housing crisis and its solutions, and the efforts of SCAG to meet these interests. As part of its housing

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program initiatives, SCAG will continue to reach out to not only jurisdictions, but to advocacy groups and traditionally disadvantaged communities that have not historically participated in the RHNA process and regional housing planning. These efforts will be expanded beyond the RHNA program and will be encompassed into addressing the housing crisis at the regional level and ensuring that those at the local and community level can be part of solutions to the housing crisis.

### Additional RHNA Methodology Supporting Materials

Please note that additional supporting materials for the RHNA Methodology have been posted on SCAG's RHNA website at [www.scag.ca.gov/rhna](http://www.scag.ca.gov/rhna) including Data Appendix, Local Planning Factor Survey Responses and Affirmatively Furthering Fair Housing Survey Responses.

### IV. HOUSING RESOURCES

This section presents the various resources available for the development, rehabilitation, and preservation of housing in Yorba Linda. This includes the availability of land resources, financial resources available to support housing in the community; administrative resources available to assist in implementing Yorba Linda’s housing programs; and resources for energy conservation and reducing greenhouse gas emissions.

#### A. AVAILABILITY OF SITES FOR HOUSING

This section documents the availability of sites for future development and the adequacy of these sites to address Yorba Linda’s regional housing needs for the 2021-2029 planning period. The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements with occupancy post 6/30/2021
- Sites with zoning in place (Town Center Specific Plan and RM-30 zoned sites)
- Provision of accessory dwelling units
- Rezoning of multi-family opportunity sites and designation of select sites with an Affordable Housing Overlay
- Designation of a key shopping center site and vacant commercial parcel with a Mixed-Use Housing Overlay
- Designation of congregational sites with a Congregational Land Overlay

Table IV-1 on the following page summarizes the residential unit potential from the above methods and provides a comparison with Yorba Linda’s 2021-2029 RHNA. Parcel specific site inventories and maps are included in Appendix C to the Element.



## Meeting 1: Yorba Linda Housing Element

**Table IV-1: Potential Housing Units during 2021-2029 Planning Period**

Income Levels	Very Low	Low	Moderate	Above Mod	Total
<b>2021-2029 RHNA Targets</b>	<b>765<sup>1</sup></b>	<b>451</b>	<b>457</b>	<b>742</b>	<b>2,415</b>
<b>Existing Zoning</b>					
Entitled Projects (post 6/30/2021 occupancy)				181	<b>181</b>
Town Center Specific Plan			31		<b>31</b>
RM-30			12		<b>12</b>
Accessory Dwelling Units	100	172	120	8	<b>400</b>
<b>Existing Site Capacity</b>	<b>272</b>		<b>163</b>	<b>189</b>	<b>624</b>
<b>RHNA Shortfall</b>	<b>(944)</b>		<b>(294)</b>	<b>(553)</b>	<b>(1,791)</b>
<b>Rezone Sites</b>					
Planned Development			64	130	<b>194</b>
RM			129	209	<b>338</b>
RM-20	40		26	40	<b>106</b>
Affordable Housing Overlay	710			72	<b>782</b>
Mixed Use Housing Overlay	26		136	163	<b>325</b>
Congregational Land Overlay	355				<b>355</b>
<b>Total Site Capacity (Existing + Rezone Sites)</b>	<b>1,403</b>		<b>518</b>	<b>803</b>	<b>2,724</b>
<b>RHNA Buffer</b>	<b>+187</b>		<b>+61</b>	<b>+61</b>	<b>+309</b>

<sup>1</sup>One-half of the City's Very-Low Income housing needs are for Extremely-Low Income households.

As shown in Table IV-1, the City has a total capacity for 624 units with zoning in place, reflecting a shortfall in 1,791 units needed to address the RHNA. The City has conducted extensive community outreach and meetings with property owners to identify those sites most suitable for rezoning to multi-family use at 10+ units per acre to address this shortfall. To specifically address the need for housing to address the needs of lower income households, the City is proposing to establish several new Housing Overlay zones: an Affordable Housing Overlay, a Mixed-Use Housing Overlay, and a Congregational Land Overlay, each described later in this section. Sites recommended for re-designation were selected based on several factors: existing land use and feasibility for redevelopment within the planning period; property owner interest; neighborhood compatibility and community context; and an overriding goal to disperse affordable housing opportunities throughout the community. The Housing Element includes a rezoning program (Program 8) for these sites. Prior to implementation of the rezoning, a ballot measure will be required to obtain voter approval, as stipulated by Measure B.

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for the use of "default densities" to assess affordability. Based on its population and location within Orange County, Yorba Linda falls within the default density of 30 units per acre for providing sites affordable to very low and low income households; sites suitable for moderate density households can be provided at 10 units per acre. The City has used these default density thresholds as a guide

in allocating its sites inventory by income category, as presented in Table IV-1. A comparison of the site's inventory income distribution under the proposed rezoning program with the City's RHNA identifies sufficient sites at appropriate densities to accommodate Yorba Linda's regional housing needs.

It is to Yorba Linda's benefit that its residential site capacity exceeds the minimum RHNA required within each income category to help offset any sites that may be developed with fewer units or to a lesser affordability than assumed in the Housing Element sites inventory. A healthy buffer above the required RHNA therefore provides a "margin of safety" from having to rezone additional sites during the 2021-2029 planning period of the element.

## 1. Projects with Entitlements

Yorba Linda has two projects with development entitlements that will contribute towards addressing its future RHNA needs, as described below:

- **ETCO Homes.** This approximately 5-acre site located at Mariposa and Lakeview was identified in the prior Housing Element and upzoned to RM-30. On July 25, 2018, the Planning Commission approved a senior, continuing care community on the site consisting of 82 independent living units, 76 assisted living units, and 82 units for residents with memory care needs. Construction on the project is anticipated to start the end of summer 2021.
- **West Bastanchury.** This 13.1 acre site located south of Bastanchury between Casa Loma and Eureka is being developed by Shea Homes with 23 homes on 15,000 square foot parcels. Building permits are anticipated in late 2021.

## 2. Sites with Zoning in Place

Of the 14 sites that were rezoned as part of Yorba Linda's 4<sup>th</sup> cycle Housing Element, just one remains to be developed. The ½ acre Postal Annex and self-serve car wash site was previously rezoned to RM-30, providing for development of 14 units. Recent discussions with the property owner indicate a strong interest in moving forward with housing on the site, along with the parcel immediately to the west, which has been included in the 6<sup>th</sup> cycle Housing Element for upzoning as a means of creating a larger parcel for development.<sup>12</sup>

The Town Center Specific Plan, adopted in 2011, provides some limited opportunities for residential mixed use. Within the Historic Town Center District along Main and Olinda Street, the Specific Plan allows development to incorporate apartments above or behind ground floor retail. Densities of up to 10 units/acre and heights of up to 35 feet are permitted in this district. Staff has evaluated the parcels in this area, and identified the potential for 31 residential units.

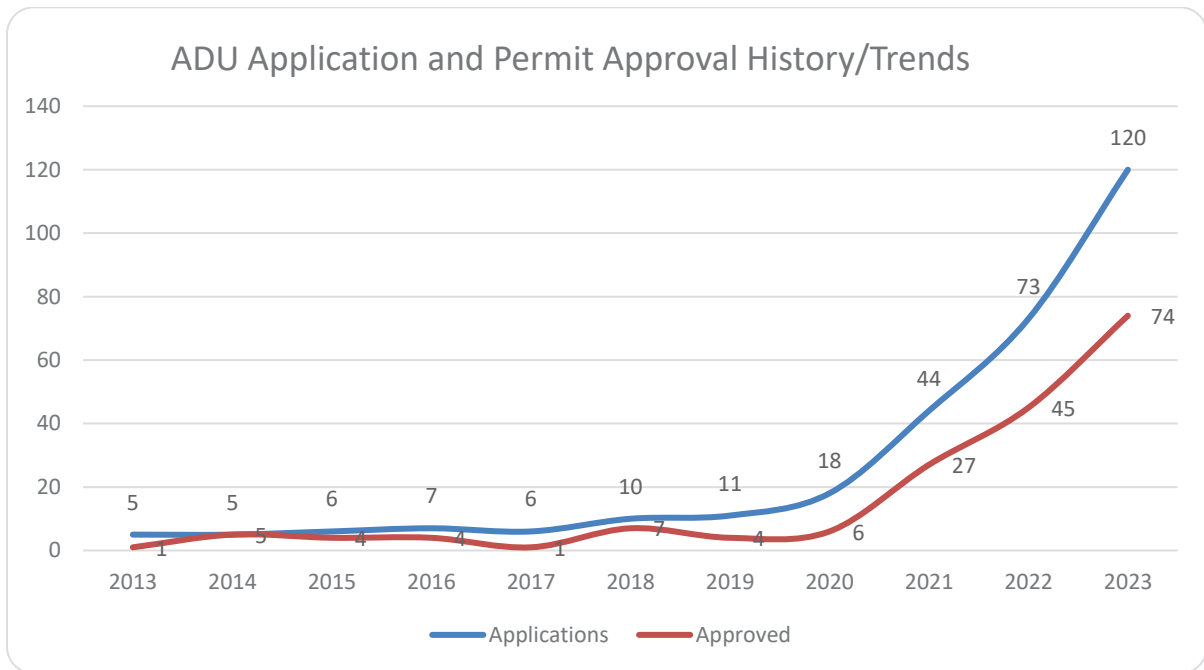
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<sup>12</sup> Because this site has not been identified to accommodate a lower income RHNA need, it is not subject to by-right development approval under AB 1397.

### 3. Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner.

Between 2018-2020, the City has approved 31 ADUs or approximately 10 ADUs per year; however, in 2021, the City has seen a trend of approximately one ADU application per week (or nearly 50 per year). In fact, the City has approved 27 ADU permits in 2021, an increase of 65% over the previous average three-year history from 2018-2020. Based on the growth trends over the past three years (2019-2021), the City anticipates approving 50 ADU permits in 2022.



As shown in the chart above, upon adoption of the City’s ADU Ordinance in March 2020, the City began seeing a significant increase in the number of ADU applications. Furthermore, with adoption of the fee waiver pilot program ADU permit and plan check fees in June 2021, the City saw a 2.5 times increase in applications from the prior year. As the City has become more efficient in processing ADU applications, including eliminating the requirement for internal review by the City’s Planning Review Committee, the time between application submittal and permit issuance has narrowed significantly. Pursuant to AB 671, the Housing Element includes a program to further incentivize the production of affordable ADUs, including a pilot program to waive ADU plan check and permit fees; pre-approved ADU plans to streamline the project application and review process and reduce upfront project costs; promotion of ADUs through handouts, simplified application forms and an ADU website page; and exploration of a program to provide ADU funding assistance to homeowners that provide affordability covenants.

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Yorba Linda has a number of unique characteristics that make the realistic development capacity of ADUs significantly higher than in many other parts of the region. These characteristics include:

- 1) Large lot sizes – Yorba Linda’s minimum lot size is 7,500 square feet, with the majority of residential properties having a minimum lot size of 15,000 square feet. These are extremely large lots compared to much of the rest of suburban neighborhoods. Furthermore, residential lots in Yorba Linda have a minimum 75 foot lot width and 100 foot lot depth; however, the majority of residential properties have a minimum lot width of 100 feet and a minimum lot depth of 150 feet. Clearly, these are large lots in comparison to most residential lots in California, resulting in multiple options available for attached, detached, or conversion for ADUs & JADUs.
- 2) Development Standards – Yorba Linda’s development standards for residential zones are set up in order to allow for ample setbacks and building separation between neighbors in order to encourage privacy and openness. These development standards create significant opportunities for ADUs to be constructed in comparison to most other cities with less restrictive development standards. Given that ADUs up to 800 SF are exempt from most local development standards, the City of Yorba Linda provides many opportunities for ADU construction. Furthermore, an incentive could be considered that would exempt all ADUs from certain development standards.
  - a. Lot coverage – Yorba Linda has a maximum lot coverage of between 35%-40% in residential zones. ADUs less than 800 SF are not subject to lot coverage restrictions.
  - b. Setbacks – Even the most restrictive residential zones require 20 foot rear yard setbacks and side yard setbacks of approximately 10 feet. However, the majority of Yorba Linda parcels have between 30-40 foot rear setbacks with side yard setbacks between 10-20 feet.
- 3) Most homes in Yorba Linda have at least three car garages, with many homes having more than four garage spaces. This additional space is ripe for being converted into ADU or JADU space. Furthermore, most Yorba Linda homes have a driveway capable of accommodating at least three vehicles, whereas most other jurisdictions can only accommodate one or two vehicles in the driveway.
- 4) Yorba Linda has one of the highest median household incomes in the SCAG region. This high level of disposable income can facilitate ADU construction based on the ability to self-finance development. The UC Berkeley ADU study<sup>13</sup> confirms that property owners with a new ADU on their property are more affluent than the typical homeowner in California, suggesting that there may not be adequate financing option for lower to moderate income households to construct an ADU.
- 5) Nearly the entire City of Yorba Linda is located in high opportunity areas based on the latest TCAC maps. Therefore, ADU development is one of the best ways for the City to support affirmatively furthering fair housing.
- 6) The City’s local ADU ordinance provides for some opportunities to relax some standards, making it even easier to get approval.

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<sup>13</sup> Chapple, K., Ganetsos, D., Lopez, E. (April 22, 2021). Implementing the Backyard Revolution: Perspectives of California’s ADU Owners. Retrieved from <https://Implementing-the-Backyard-Revolution.pdf> ([aducaifornia.org](http://aducaifornia.org))

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- 7) Yorba Linda's Measure B (Citizen's Right to Vote Initiative) puts housing approvals in the hands of the voters, whereas ADUs are already by-right opportunities.
- 8) HCD has also approved an ADU affordability analysis prepared by SCAG. For Orange County, this allows jurisdictions to assume ADUs to be counted towards its lower income RHNA as follows: 15% as very low income, 57% as low income, and 28% as moderate income. Additionally, the City requests that all ADU applicants fill out an affordability survey to identify how the ADU is intended to be used. The vast majority of ADU surveys submitted in Yorba Linda demonstrate that these units are being utilized to provide for intergenerational housing within the family.

Given these characteristics and Yorba Linda's growing track record in providing ADUs, combined with the additional incentives of fee waivers, pre-approved plans, ADU promotion and outreach, and potential ADU development assistance program for rent-restricted units, the sites inventory projects a minimum of 50 new ADUs to be produced annually, or 400 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will annually monitor ADU production and affordability as part of the Annual Performance Report (APR) on the Housing Element, and conduct reviews in 2024, 2026 and 2028 to evaluate if ADU production levels are being achieved. If ADU production is falling short, the City will ensure adequate sites are available to address the lower income RHNA, or will commit to rezoning additional sites within one year (as necessary) to offset any shortfall.

### 4. Sites for Rezoning

Government Code section 65583.2(h) requires sites that are identified for rezoning to accommodate a lower income RHNA shortfall fulfill the following requirements:

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households.
- Permit the development of at least 16 units per site.
- Ensure sites permit a minimum of 20 dwelling units per acre.
- Ensure a) at least 50% of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50% of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100% residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

A rezone program has been included in the Housing Element (Program #8) to fulfill the above requirements. As presented in Table IV-2, the City has identified a total of 27 Opportunity Sites for rezoning to accommodate the RHNA growth for Yorba Linda. More than half of Yorba Linda's shortfall in its lower income RHNA will be accommodated on sites designated for exclusively residential use, therefore the City will not be subject to requirements to allow 100 percent residential on mixed use sites.

A more detailed table and photo exhibits of the Opportunity Sites identified for rezoning is presented in Appendix C to the Element. As a means of documenting how these sites can

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realistically be assembled and developed during the planning period, a narrative description of factors supporting development has been prepared for each of the sites. This analysis further details existing conditions, including the presence of economically marginal uses, underutilized parking lots, common ownership of adjacent parcels, and City owned parcels, as well as where there has been recent property owner interest in upzoning and development on the sites.



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**Table IV- 2: Housing Element Rezone Sites**

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
<b>Affordable Housing Overlay (AHO) Sites – up to 35 units/acre</b>						
S1-200	SEC Rose Dr/Blake Rd	5.94	RE	RM-20 with AHO	208	178
S3-207	5300-5392 Richfield Rd	9.7	RU	RM-20 with AHO	340	291
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	15	13
S3-082	4791 and 4811 Eureka Ave	1.75	CG	RM-20 with AHO	61	53
S4-075	4742 Plumosa Drive	1.62	CG	RM-20 with AHO	57	48
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD with AHO	89	77
S6-020	Extended Stay America 22711 Oak Crest Circle	10.35	PD	PD with AHO	143	122
<b>Realistic Unit Potential on AHO Sites:</b>						<b>782</b>
<b>Congregational Land Overlay (CLO) Sites – up to 35 units/acre</b>						
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	60	60
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 developable)	RU	RU with CLO	55	55
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RU with CLO	40	40
S3-024	Friends Church Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	48	48
S4-204A	Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93 developable)	RE	RE with CLO	17	17
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58 developable)	RS	RS with CLO	30	30
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 developable)	PD-26	PD-26 with CLO	105	105
<b>Realistic Unit Potential on CLO Sites:</b>						<b>355</b>
<b>Mixed Use Overlay (MUO) Sites – up to 35 units/acre</b>						
S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	53
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	CG with MUO	320	272
<b>Realistic Unit Potential on MUO Sites:</b>						<b>325</b>
<b>RM-20 – up to 20 units/acre</b>						
S4-200	18597-18602 Altrudy Lane	2.0	RS	RM-20	40	40
S4-204B	19081-19111 Yorba Linda Blvd	3.90	RE	RM-20	78	66
<b>Realistic Unit Potential on RM-20 Sites:</b>						<b>106</b>

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Table IV- 2: Housing Element Rezone Sites (cont'd)

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
<b>RM – up to 10 units/acre</b>						
S3-034	4341 Eureka Avenue	2.19	RS	RM	22	19
S3-205A	5225-5227 Highland Ave	7.08	RE	RM	71	60
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S4-053	SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	10	9
S4-060	5541 South Ohio St	0.96	RE	RM	10	9
S4-201	5531 South Ohio St	1.82	RE	RM	18	15
S5-008	Fairmont Blvd	23.01	PD	RM	230	196
S7-005	NWC Camino de Bryant/ Meadowland	3.06	RU	RM	30	10
<b>Realistic Unit Potential on RM Sites:</b>						<b>338</b>
<b>PD</b>						
S3-203	18101-19251 Bastanchury	22.83	PD	PD	228	194
<b>Realistic Unit Potential on PD Sites:</b>						<b>194</b>
<b>Realistic Potential on all Opportunity Sites:</b>						<b>2,100</b>

A key tenet of Yorba Linda’s approach to providing sites to address its lower income housing needs will be through the creation of several new Housing Overlay zones: an Affordable Housing Overlay, a Mixed-Use Housing Overlay, and a Congregational Land Overlay. The contracted with an urban design consultant to conduct site visits and create site development concepts as a foundation for establishing recommended development standards for each of the overlay zones such as height limits, parking requirements, setbacks and transitional height requirements. While this detailed work is currently in process, the following summarizes the basic parameters of each of the overlay zones.

**Affordable Housing Overlay:** As part of the Housing Element sites inventory, the City has identified six sites for rezoning to RM-20, and one to maintain its PD zoning, and designation with an Affordable Housing Overlay (AHO). The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity, and in the case of the commercial and industrial sites, the opportunity to develop with a higher value residential use, without a General Plan amendment or zone change.

The AHO would provide the following incentives in exchange for providing 20% affordable units (10% very low and 10% low income) on these sites:

- Ministerial review

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- Increased densities
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards

As an additional incentive, developers can access state density bonus law, including by right alternative parking standards, in addition to using the densities allowed in the Overlay. In order to encourage lot consolidation for sites with multiple parcels, the City will structure the Overlay with tiered incentives for larger lot sizes.

**Congregational Land Overlay:** Yorba Linda contains 25 religious congregations that practice various forms of the Christian, Jewish, Muslim and Buddhist religions. Most of the City's congregations date from the 1970's or later during a period of suburban growth, and many possess large land resources. All but two of the Yorba Linda's congregations have more than one acre of land, and eight (32%) have over five acres. These congregations typically have large parking lots which are sized for full occupancy of sanctuaries. Congregations which are not at full capacity likely have unused parking areas. Some also have buildings which are nearing the end of their functional life and are candidates for turnover to other uses. The COVID-19 pandemic has also affected these congregations in manners which are not entirely clear at this point. Conversations with church leaders revealed that attendance ranged from 30-80% of pre-pandemic levels. It is possible that the pandemic will permanently decrease regular attendance at services, as sometimes-tenuous connections with other church members have faded and people make greater use of online services.

Within this context, affordable housing development can be an attractive option for congregations to off-load excess land, use proceeds to support existing ministries, and live out their mission to love thy neighbor. Many local and state governments, including California's, are seeking to promote this type of development, not only for the reasons mentioned above, but because religious-use parking spaces are among the least utilized spaces in urbanized areas being typically used to their maximum capacity only once a week.

As the affordable housing crisis and homelessness continues to worsen, more and more congregations and faith-based groups have sought ways to provide housing for those most in need. In *Making Housing Happen: Faith-Based Affordable Housing Models*,<sup>14</sup> Dr Jill Shook presents a range of case studies of how congregations across the country are successfully providing affordable housing through a variety of models: land lease of church properties; adaptive reuse of church buildings; community land trusts, and more. The Congregational Land Subcommittee<sup>15</sup> in Pasadena indicates they are continuing to see more and more examples of congregations partnering with non-profit developers to provide affordable housing on excess land, several of which are highlighted in Table IV-3 below:

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<sup>14</sup> Shook, J. (2012). *Making Housing Happen: Faith-Based Affordable Housing Models* (2nd ed). Wipf and Stock Publishers.

<sup>15</sup> CONGREGATIONAL LAND | Making Housing and Community Happen | United States (makinghousinghappen.org)

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**Table IV-3: Examples of Housing on Congregational Land**

Congregation	# Housing Units	Other Site Improvements	Developer	Project Status
St. Joseph's Episcopal Church, Buena Park	66 low income senior units	New 3,000 sq.ft. community center, common open space	National CORE	Received planning entitlements
Church of Blessed Sacrament, Placentia	65 low income senior units	New Parish Hall, improvements to church facilities, community garden	National CORE	Received planning entitlements
Garden Grove United Methodist Church	47 very low/low income family and senior units	Space for community clinic and other service agencies	Jamboree Housing	Operational since 2015
Bethel AME, San Diego	16 permanent supportive housing units		Yes in God's Backyard (YIGBY)	Under Construction
New Life Holiness Church, Pasadena	52 very low/low income family units		Gangi Development	Pursuing entitlements
West Angeles Church of God in Christ, Los Angeles	70 very low/low income senior units	Community retail space	Related Companies	Operational since 2020
First United Methodist Church, Los Angeles	66 low income family units	Child care center	1010 Development	Operational since 2000s
Immanuel Church, Long Beach	25 low income senior units	Church closed	Thomas Safran & Associates	Operational since late 2010s
Inglewood First United Methodist Church	64 low income units for seniors/ local workforce	Adaptive reuse	Berg	Predevelopment

Source: The Arroyo Group, 2021.

City staff began reaching out to pastors and religious leaders in the community in the fall of 2020 to explore the concept of adding an affordable housing overlay to Yorba Linda's religious sites. On January 26, 2021, staff hosted a virtual workshop for leaders of the 25 religious' sites in Yorba Linda, and invited members of the Greater Pasadena Affordable Housing Group Congregational Land Subcommittee to discuss the process involved in developing affordable housing on their properties. Nearly 20 participants were in attendance, representing 12 different congregations, and participants were generally in favor of the affordable housing overlay concept. Staff and the design consultant have conducted numerous site visits and are in the process of drafting viable development standards for a Congregational Land Overlay Zone. Key features of the Overlay will include:

- Allowing congregations to decrease on-site parking and remove nonessential buildings in order to accommodate housing
- Requiring a minimum percentage and level of deed-restricted affordable housing
- Ensuring that conversion of auxiliary congregational areas such as parking lots to housing will not require a discretionary approval process to amend the religious institution's existing CUP

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- Allowing congregations, in certain circumstances, to transfer their development rights under the Congregational Land Overlay to adjacent properties which have a lower density zoning

The Housing Element sites inventory has identified seven religious congregations as most viable for development within the planning period, though all congregations in Yorba Linda will be eligible to take advantage of the additional development rights conferred by the Overlay zone. The City's urban design consultant determined the potential development area on each of the City's religious congregations based on development of half the parking area (or the entire parking area for congregations smaller than 2.5 acres), along with any available vacant land. Development potential was calculated using a base density of 30 units/acre (though up to 35 units/acre will be permitted), with densities and building heights tapering down based on the adjacency of single-family zoned parcels. Table IV-4 shows the estimated development capacities on all 25 congregational sites in the City, with more refined analysis and site layouts conducted for the seven sites included the Housing Element sites inventory.

**Table IV-4: Development Potential on Religious Congregation Sites**

Congregation	Address	Site Capacity (units)	Max Development Area <sup>1</sup>	Parking (ac)	Open Space (ac)	Total Site Acreage
1st Church of Christ Science	18341 Lemon Drive	4	0.11	0.11	-	0.28
Agape Christian Church of OC	4572 Rose Drive	31	1.05	1.05	-	2.44
Calvary Chapel of Yorba Linda	18821 Yorba Linda Blvd 4982 Avocado Ave	21	0.69	1.38	-	7
Canyon Hills Friends Church	20400 Fairmont Connector	18	0.59	1.17	-	4.73
<b>Chabad Center<sup>2</sup></b>	19045 Yorba Linda Boulevard	17	0.93	0.35	0.58	1.85
<b>Community Messiah Lutheran<sup>2</sup></b>	4861 Liverpool Street	40	2.03	2.93	0.57	6.2
Faith Community Church Nazarene	16800 Imperial Hwy 16892 Roxdale Drive 4032 Sesame Street	58	1.93	1.48	1.19	4.83
First Baptist Church of Yorba Linda	4858 Main Street 4802 Main Street 18372 East Lemon Dr	19	0.63	0.35	0.28	2
<b>Friends Church Overflow Parking<sup>2</sup></b>	Adjacent 18132 Yorba Linda Blvd	48	1.61	1.61	0	17.45
<b>Friendship Baptist Church<sup>2</sup></b>	17141-17151 Bastanchury Rd	60	2.01	1.55	1.23	4.92
Grace Lutheran Church	6550 Fairmont Blvd	29	0.98	1.01	0.48	3.15
<b>Islamic Center of Yorba Linda<sup>2</sup></b>	4382 Eureka Avenue	30	1.58	1.13	1.02	3.88
LDS Church	17142 Bastanchury Road	98	3.26	1.89	2.31	5.46
LDS Church	5550 Ohio Street	26	0.86	1.73	-	3.05

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Congregation	Address	Site Capacity (units)	Max Development Area <sup>1</sup>	Parking (ac)	Open Space (ac)	Total Site Acreage
Pope John Paul II Polish Center	16692 Golden Avenue	18	1.22	1.22	-	1.76
<b>Richfield Community Church<sup>2</sup></b>	5320 Richfield Road	55	3.70	4.46	1.47	9.48
Rose Drive Friends Church	4221 Rose Drive 16611-16631 Bastanchury Rd	154	5.15	4.46	2.92	14.08
St Mary & St Verena Coptic Orthodox	5401 Fairmont Blvd	20	0.68	0.68	0.34	3.18
<b>Shinnyo-En USA<sup>2</sup></b>	18021 - 18111 Bastanchury Road	105	4.09	2.92	2.63	9.23
St. Clara de Asis Church	22005 Avenida de la Paz	116	3.87	3.26	2.24	15.23
St. Martin's De Porres Church	19767 Yorba Linda Boulevard	37	1.22	1.99	0.23	3.95
The Church in Yorba Linda	3812 N Rose Drive	19	0.64	0.64	-	0.45
The Danish Church and Cultural Center	16881 Bastanchury Road	19	0.63	0.63	-	1.5
Yorba Linda Methodist Church	19002 Yorba Linda Boulevard	44	1.46	1.54	0.69	4.78
Yorba Linda Presbyterian Church	19301 Yorba Linda Boulevard	24	0.79	1.57	-	3.38
<b>Total</b>		<b>1,110</b>	<b>41.71</b>	<b>41.11</b>	<b>18.18</b>	<b>134.26</b>

<sup>1</sup> Development area for congregations > 2.5 acres based on use of 50% of parking area + available open space. Development area for congregations with < 2.5 acres based on use of 100% of parking + available open space.

<sup>2</sup> Congregation included in Housing Element sites inventory.

**Mixed-Use Housing Overlay:** The Mixed-Use Housing Overlay is designed to apply to two commercial properties where housing could benefit the existing or future retail use. It is currently being proposed for the nine-acre Bryant Ranch Shopping Center that has been struggling to maintain tenants and contains large areas of underutilized parking. The concept is to allow for a predominately residential development on this site, with a requirement to integrate a minimum of 10,000 square feet of neighborhood-serving commercial uses to service nearby neighborhoods. The Mixed-Use Overlay is also being proposed for a 1.75 acre vacant commercially zoned property on Imperial Highway. The overlay will allow development of at least three stories in height and 35 dwelling units per acre, and similar to the Affordable Housing Overlay, will require at least 20 percent affordable units. Commercial floor area (FAR) will be separately regulated from residential density, so that the permitted residential density is not impacted by the inclusion of commercial square footage.

In terms of the likelihood of predominately commercial development occurring on these two Mixed Use Sites, the Mixed Use Overlay will require at least 50 percent of the square footage be dedicated to residential use. In addition, the real estate market in Yorba Linda favors residential over commercial uses, as evidenced by the prompt redevelopment of the seven non-residential 5th cycle Housing Element sites with housing (refer to Table IV-5), as well as strong property owner interest in redeveloping the Bryant Ranch shopping center as



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predominately residential. Regional market trends further support the integration of residential on commercial sites, such as the proposed Brea Plaza project which would redevelop the commercial center's surface parking area with 189 units, the Brea Mall project which proposes development of 383 apartments on 12 acres of surface parking, and the Streetlights at Fullerton which proposes integrating 329 units within the Fullerton Town Center.

### **Sites Inventory Methodology and Assumptions**

This section describes the methodology and assumptions used to develop the Housing Element Adequate Sites Inventory (**Appendix C**). It provides justification for development on non-vacant sites and review of the factors used in estimating the realistic housing potential during the 2021-2029 planning period. The section concludes with a discussion of development on small and large sites, and use of sites from the prior Housing Element.

**Suitability of Non-Vacant Sites:** Because non-vacant sites comprise more than half of Yorba Linda's site inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development during the planning period of the housing element. As part of the resolution adopting the Housing Element, the City Council will make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period. These findings will be based on a variety of factors including development trends, property owner interest, structure age, property valuation, and development capacity.

Each of the opportunity sites was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period. These factors include: physical underutilization of the site; economic obsolescence of the existing use (as measured by an improvement-to-land value ratio of < 1.0); dilapidated condition of the existing use; developer and/or property owner interest in development. The sites inventory spreadsheet in Appendix C details these factors for each site, supplemented by a photo exhibit of each site describing various factors that support development.

Yorba Linda has a strong track record in redesignating non-vacant residential and commercial properties for residential development. In order to provide adequate sites for its 4<sup>th</sup> cycle, 2008-2014 Housing Element, the City rezoned 14 sites RM-10, RM-20 and RM-30. As discussed earlier in this chapter, all but one of these sites has since been developed or is in the process of being developed, and the property owner of the last remaining site is now interested in moving forward with development.

Table IV-5 presents residential development trends in Yorba Linda under the 5<sup>th</sup> cycle Housing Element and documents that the majority of development involves redevelopment of existing uses. The market for residential development in Yorba Linda is robust, as evidenced by development on all its prior Housing Element sites. The creation of various zoning overlays with regulatory incentives and by-right development opportunities will render the 6<sup>th</sup> cycle Housing Element sites all the more attractive for development.

## Meeting 1: Yorba Linda Housing Element

**Table IV-5  
Yorba Linda Development Projects and Trends**

Housing Element Site No.	Site Description/ Location	Prior Zoning	Prior Land Use(s)	Acres	Max. Buildout Potential	Actual Buildout Status	% Developed to Max Density
<b>R-M-30 Sites</b>							
3	Yorba Linda/Prospect	Commercial General	Large Medical Office Complex	4.08 acres	122 units	80-unit, 3-story townhome project by DR Horton	<b>66%</b>
4	Bastanchury & Lakeview (middle parcel)	RE and RS	Commercial Nursery	8.51 acres	248 units (between sites 4 & 12 which merged)	Merged with Site 12 for 192-unit townhome project by Melia Homes and Lennar Homes.	<b>77%</b>
5	Old Canal Road Annex Savi Ranch	PD/ Office Commercial	Vacant Manufacturing Industrial	2.8 acres	84 units	54-unit, 3-story townhome project by National Core	<b>64%</b>
6	Mitsubishi Motors Site Savi Ranch	PD/ Office Commercial	Underutilized Manufacturing Industrial	3.2 acres	96 units	69-unit, 3-story townhome project by National Core	<b>72%</b>
14	Lakeview & Mariposa APN# 343-671-01, 02,03,04,05	RE (1.8 du/ac)	Former Oil Field	4.98 acres	149 units	Entitled for Senior Apartments by ETCO Homes with 82 units of independent living, 76 units of assisted living and 82 memory care beds.	<b>106%</b>
<b>R-M-20 Sites</b>							
7	Lakeview/ Strawberry-Field	Commercial General	3 SFRs and Agriculture	4.7 acres	94 units	New City Library Site	NA
8	Lakeview/ Altrudy	RS (3.0 du/ac)	Vacant	2.4 acres	48 units	48-unit, 1- and 2-story senior apartment project by C&C Development/ Orange Housing	<b>100%</b>
NA	18602 Altrudy	TCSP	2 single-family homes	2.0 acres	40 units	Pending Measure B election	<b>100%</b>
<b>R-M-10 Sites</b>							
1	Prospect (Greenhouse)	Commercial General	Large Commercial Greenhouse/ Agricultural Facility	5.5 acres	55 units	48-unit, 2-story townhome project by Pulte Homes	<b>87%</b>
2	Wabash & Rose	Commercial General	3 SFRs plus RV storage and repair facility	1.85 acres	18 units	18-unit, 2-story townhome project by City Ventures	<b>100%</b>

## Meeting 1: Yorba Linda Housing Element

**Table IV-5  
Yorba Linda Development Projects and Trends**

Housing Element Site No.	Site Description/ Location	Prior Zoning	Prior Land Use(s)	Acres	Max. Buildout Potential	Actual Buildout Status	% Developed to Max Density
9	Bastanchury & Lakeview (eastern parcel)	RE (1.8 du/ac) and RS (3.0 du/ac)	2 SFRs plus commercial equestrian stable and riding academy	4.08 acres	40 units	40-unit, 2-story paired home project by Melia Homes	100%
11	Nixon Archive	RE	5 SFRs	5.9 acres	59 units	51-unit, 2-story townhome project by Brandywine Homes	86%
12	Bastanchury & Lakeview (western parcel)	RE and RS	Commercial Nursery	8.51 acres	248 units (between sites 4 & 12 which merged)	Merged with Site 4 for 192-unit townhome project by Melia Homes and Lennar Homes.	77%
<b>Average Developed Density to Maximum Density</b>							<b>85.8%</b>

<sup>1</sup> The project's entitlements classify it as a Community Care Facility which is not regulated by density.

In addition to the development trends supporting redevelopment presented in Table IV-5, Appendix C includes a detailed narrative describing the factors supporting redevelopment of each opportunity site and provides evidence that the existing use does not serve as an impediment to residential development over the next eight years. It shows that there is interest among the current property owners and developers for residential projects in the highly-sought after Yorba Linda community.

### Realistic Development Capacity Analysis

As required by Housing Element statute, local governments must analyze available sites based on their realistic residential development capacity. In other words, the development density that can actually be achieved on a site might be less than the maximum residential densities permitted by the underlying General Plan land use and Zoning. Therefore, to establish realistic capacity, jurisdictions must consider cumulative development standards such as maximum lot coverage, height, open space, parking, on-site improvements (sidewalks or easements), and floor area ratios in the calculations.

As discussed earlier in the Governmental Constraints chapter (see Land Use Controls), the City's urban design consultant conducted "density testing" in conjunction with creation of the City's new RM 10, RM 20 and RM 30 development standards to ensure cumulative standards supported development at the top end of the density range. As shown in Table IV-5, while several projects have developed at 100% of the maximum permitted density, on average, recent projects in Yorba Linda have developed to 85.8% of the maximum permitted density under zoning. Development capacities for Housing Element sites have thus been adjusted downwards to 85% of total capacity under zoning, despite development standards that facilitate achievement of 100% of permitted densities.

## Meeting 1: Yorba Linda Housing Element

For example, for purposes of identifying typical densities on the Affordable Housing Overlay (AHO), Congregational Land Overlay, and Mixed Use Overlay sites, sites are assumed to develop at 85% of the base Overlay density of 35 dwelling units per acre (30 units/acre), with property owners utilizing the Overlay automatically eligible for a minimum 35% density increase under State density bonus law. Affordable housing projects typically build out to the top end of the permitted density range, and can be expected to take advantage of additional incentives and reduced parking standards available under State density bonus law.

### Site Size

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing. No opportunity sites over 10 acres are included in the lower income Sites Inventory.

While the City's site inventory does not include any opportunity sites that total less than one-half acre, individual parcels that comprise several sites are less than one-half acre. To ensure housing units in these opportunity sites are credited as lower income units, a Lot Consolidation Program is included in the Housing Element. As part of the program, the City will first conduct outreach to property owners to identify meaningful incentives to facilitate lot consolidation and redevelopment. The City will then develop specific incentives such as flexible development standards and a streamlined permit processing.

### Sites Identified in Previous Housing Elements

Government Code Section 65583.2(c) specifies that a non-vacant site identified in the previous planning period or a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in state housing element law requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

One site included in this Housing Element Site Inventory was also in the previous Yorba Linda Housing Element (5th Cycle), a ½ acre parcel located at 4822 Eureka Avenue developed with a car wash and small retail center. However, given the small size of the site, it has not been allocated towards addressing the City's lower income RHNA needs, and is thus not subject to Government Code Section 65583.2(c).

## 5. Housing Resulting from Duplexes and Lot Splits in Single-Family Zones (SB 9)

Senate Bill 9 will allow property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. Eligibility for lot splits include:

- The parcel must be located in a single-family residential zone;
- The two new parcels must be relatively equal in size (60%/40% maximum split);
- The two new parcels must be no smaller than 1,200 square feet; and
- The property owner must occupy one of the housing units created by the lot split for a minimum of three years.

## Meeting 1: Yorba Linda Housing Element

The creation of duplexes and/or lot splits on single-family parcels under SB 9 are subject only to ministerial review, and are exempt from environmental review under CEQA. City Planning staff have been receiving numerous inquiries from property owners about the ability to add additional housing under SB 9. On January 18, 2022, the City Council conducted the first reading of an ordinance to implement SB 9 housing developments and urban lot splits consistent with State law. The second reading is scheduled for February 1, 2022, and the ordinance will go into effect 30 days after the second reading.

UC Berkeley's Turner Center for Housing Innovation<sup>16</sup> has conducted a study to assess the potential impact of SB 9 on housing supply. Through use of an economic model to test market feasibility on existing parcels with detached single-family homes, the Turner Center study indicates that approximately ten percent of Orange County's single-family parcels would be financially feasible to develop under SB 9's provisions, equating to approximately 47,000 new market-feasible units. Within the City of Yorba Linda, the study identifies approximately 2,600 additional units that would become market feasible under SB 9. While it is premature to forecast production, the increase in development capacity under SB 9 will certainly contribute to addressing a portion of Yorba Linda's housing needs. The City will monitor production under SB 9 as part of the Annual Performance Report on the Housing Element, including contribution of towards meeting its RHNA goals.

Development under SB 9 will help to affirmatively further fair housing (AFFH) in Yorba Linda by providing the opportunity to integrate smaller-scale housing within higher-resource, single-family neighborhoods. The ability to convey new units under separate ownership will afford a wider range of financing options for property owners than are available for ADU construction. According to the Turner Center study,<sup>17</sup> there are few loan products available to finance the construction of ADUs, and those that are available often do not cover the entire cost of development. Development under SB 9 will expand homeownership opportunities for modest income households who will be able to apply for a traditional mortgage for home purchase

### 6. Availability of Infrastructure and Public Services

Yorba Linda is a younger community with the necessary infrastructure in place to support future development in the established areas. The utility infrastructure is relatively new with the majority of public service capacity not yet in need of repair or replacement. One exception is in portions of the Yorba Linda Water District's (YLWD) westerly service area where approximately 24,000 feet of waterline was constructed in the 1920s through 1950s. According to YLWD, the majority of these waterlines will be replaced over the 2022 to 2024 period. All sites are adjacent to existing public roadways and are serviceable by police and fire departments, as well as private companies that provide phone, cable, gas, and electric service. Existing water delivery and wastewater collection infrastructure is available to all properties located in the residential sites inventory and the City has adequate water and wastewater capacity to accommodate the RHNA of 2,415 units. In summary, no sites included within the sites inventory for the 2021-2029 Housing Element are constrained by infrastructure availability.

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16 Metcalf, B., et. al. (2021). "Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?" Turner Center for Housing Innovation, UC Berkeley.

17 Ibid.

## **Appendix C**

### Residential Sites Inventory



## Meeting 1: Residential Sites Inventory

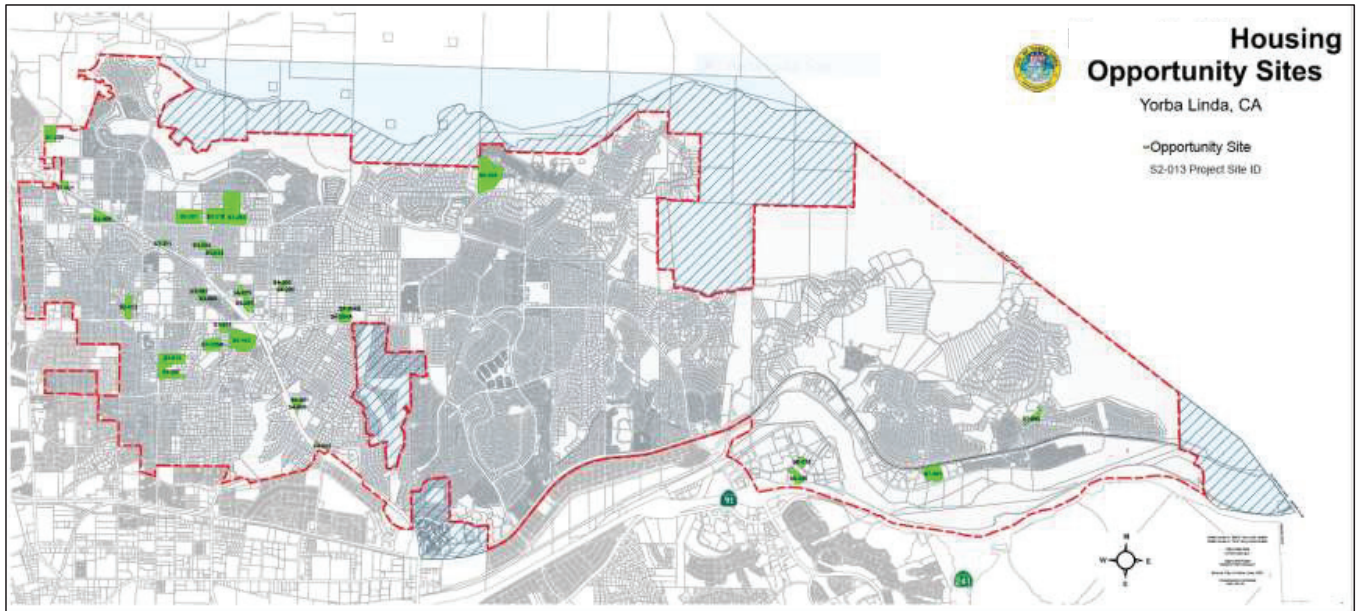
### Housing Element Rezone Sites

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
<b>Affordable Housing Overlay (AHO) Sites – up to 35 units/acre</b>						
S1-200	SEC Rose Dr/Blake Rd	5.94	RE	RM-20 with AHO	208	178
S3-207	5300-5392 Richfield Rd	9.7	RU	RM-20 with AHO	340	291
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	15	13
S3-082	4791 and 4811 Eureka Ave	1.75	CG	RM-20 with AHO	61	53
S4-075	4742 Plumosa Drive	1.62	CG	RM-20 with AHO	57	48
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD with AHO	89	77
S6-020	Extended Stay America 22711 Oak Crest Circle	10.35	PD	RM-20 with AHO	143	122
<b>Realistic Unit Potential on AHO Sites:</b>						<b>782</b>
<b>Congregational Land Overlay (CLO) Sites – up to 35 units/acre</b>						
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	60	60
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 developable)	RU	RU with CLO	55	55
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RU with CLO	40	40
S3-103	Friends Church and Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	48	48
S4-204A	Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93 developable)	RE	RE with CLO	17	17
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58 developable)	RS	RS with CLO	30	30
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 developable)	PD-26	PD-26 with CLO	105	105
<b>Realistic Unit Potential on CLO Sites:</b>						<b>355</b>
<b>Mixed Use Overlay (MUO) Sites – up to 35 units/acre</b>						
S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	53
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	CG with MUO	320	272
<b>Realistic Unit Potential on MUO Sites:</b>						<b>325</b>
<b>RM-20 – up to 20 units/acre</b>						
S4-200	18597-18602 Altrudy Lane	2.0	RS	RM-20	40	40
S4-204B	19081-19111 Yorba Linda Blvd	3.90	RE	RM-20	78	66
<b>Realistic Unit Potential on RM-20 Sites:</b>						<b>106</b>

## Meeting 1: Residential Sites Inventory

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
<b>RM – up to 10 units/acre</b>						
S3-034	4341 Eureka Avenue	2.19	RS	RM	22	19
S3-205A	5225-5227 Highland Ave	7.08	RE	RM	71	60
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S4-053	SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	10	9
S4-060	5541 South Ohio St	0.96	RE	RM	10	9
S4-201	5531 South Ohio St	1.82	RE	RM	18	15
S5-008	Fairmont Blvd	23.01	PD	RM	230	196
S7-005	NWC Camino de Bryant/ Meadowland	3.06	RJ	RM	30	10
<b>Realistic Unit Potential on RM Sites:</b>						<b>338</b>
<b>PD</b>						
S3-203	18101-19251 Bastanchury	22.83	PD	PD	228	194
<b>Realistic Unit Potential on PD Sites:</b>						<b>194</b>
<b>Realistic Potential on all Opportunity Sites:</b>						<b>2,100</b>

# Meeting 1: Residential Sites Inventory





## Meeting 1: Residential Sites Inventory

### Site S1-021 – West of 16951 Imperial Highway



**Site Acreage:** 1.76 acres  
**Current Zoning:** CG  
**Proposed Zoning:**  
Commercial Mixed Use  
Overlay  
**Total Unit Potential:** 62  
**Realistic Unit  
Development:** 53

**Description of Site and Factors Supporting Development:**

This flat, vacant parcel is located immediately west of an existing LA Fitness. The proposal would create a commercial mixed use overlay zone to apply to the property to incentivize housing production while still allowing for potential commercial development.



## Meeting 1: Residential Sites Inventory

### Site S1-200 – SEC Rose Dr/Blake Rd



**Site Acreage:** 5.94 acres

**Current Zoning:** RE

**Proposed Zoning:**  
RM-20 with Affordable  
Overlay

**Total Net Unit Potential:**  
208

**Realistic Unit Potential:**  
178

**Description of Site and Factors Supporting Development:**

This site is comprised of 12 parcels encompassing 5.94 acres at the southeast corner of Rose Drive and Blake Road. It is zoned as Residential Estate and is located immediately west of a mobile home park and south of a 1,100 unit housing development planned in the City of Brea. Homes are all over 60 years in age and are modest in size, averaging 1,700 square feet, (with the exception of one home developed in 1998), and all are on septic systems. Improvement-to-land value ratios are well below 1.0, with the exception of several parcels that haven't been reassessed in at least 30 years and whose land values are inaccurately identified by the County Assessor as ranging between \$32,000 - \$64,000 for 1/2 acre+ parcels. Eight of the current owners have expressed an interest in having their property rezoned in order to allow for redevelopment of the site; three property owners have not yet responded; and one property owner has stated they are not interested. Based on past experience, the City anticipates that several more property owners will be supportive with more outreach from the City and from adjacent neighbors. The total development capacity on the site is 208 units, with the realistic capacity calculated at 85% of the maximum, or 178 units.



## Meeting 1: Residential Sites Inventory

### Site S2-008 – 17151 Bastanchury Road



**Site Acreage:** 4.92 acres  
**Current Zoning:** RE  
**Proposed Zoning:**  
Congregational Land Overlay  
**Total Unit Potential:** 60  
**Realistic Unit Potential:** 60

**Description of Site and Factors Supporting Development:** Friendship Baptist Church owns the property at the northwest corner of Imperial Highway/ Bastanchury Road. The church property itself has approximately 2.5 acres of vacant land and parking area that could potentially be developed for housing purposes pursuant to Assembly Bill 1851. The church began construction on an accessory structure over a decade ago, but never completed the project. The church pastor sees this as an opportunity to have a housing developer help complete the accessory building and in exchange the church would provide the land for development of affordable housing on their property. The 2.5 acre undeveloped portion of the site could accommodate approximately 60 housing units, with all existing structures to remain.



## Meeting 1: Residential Sites Inventory

### Site S3-012 – 5320 Richfield Road



**Site Acreage:** 9.48 acres  
**Current Zoning:** RU  
**Proposed Zoning:** Congregational  
Land Overlay  
**Total Unit Potential:** 55  
**Realistic Unit Potential:** 55

**Description of Site and Factors Supporting Development:**  
Site S2-012 is currently home to the Richfield Community Church and comprises 9.48 acres on the east side of Richfield Road south of YorbaLinda Blvd. The property has approximately 3 acres of underutilized land and parking lot area which could be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 55 housing units, with all existing structures to remain.

## Meeting 1: Residential Sites Inventory

### S3-207 – 5300-5392 Richfield Road



**Site Acreage:** 9.83 acres  
**Current Zoning:** RU  
**Proposed Zoning:** RM-20 with  
Affordable Overlay  
**Total Net Unit Potential:** 340  
**Realistic Unit Potential:** 291

#### Description of Site and Factors Supporting Development:

Site S3-207 is comprised of multiple parcels under single ownership totaling 9.8 acres in size. Although the southeastern portion of the parcel is constrained by hillside topography, the City calculates density based on the overall project size and not the developable area. Therefore, the developable portion of a project site may appear to be higher density; however, the overall project density would be consistent with the General Plan and Zoning Code. Existing conditions consist of a Christmas tree farm and several older single-family homes/structures. The property owner is very interested in having the property rezoned to allow for higher density housing, and would discontinue the existing agricultural and residential uses on the site to allow for redevelopment. The total development capacity on the site is 340 units, with the realistic capacity calculated at 85% of the maximum, or 291 units.



## Meeting 1: Residential Sites Inventory

### Site S2-013 – 4861 Liverpool Street



**Site Acreage:** 6.2 acres

**Current Zoning:** RU

**Proposed Zoning:** Congregational  
Land Overlay

**Total Unit Potential:** 40

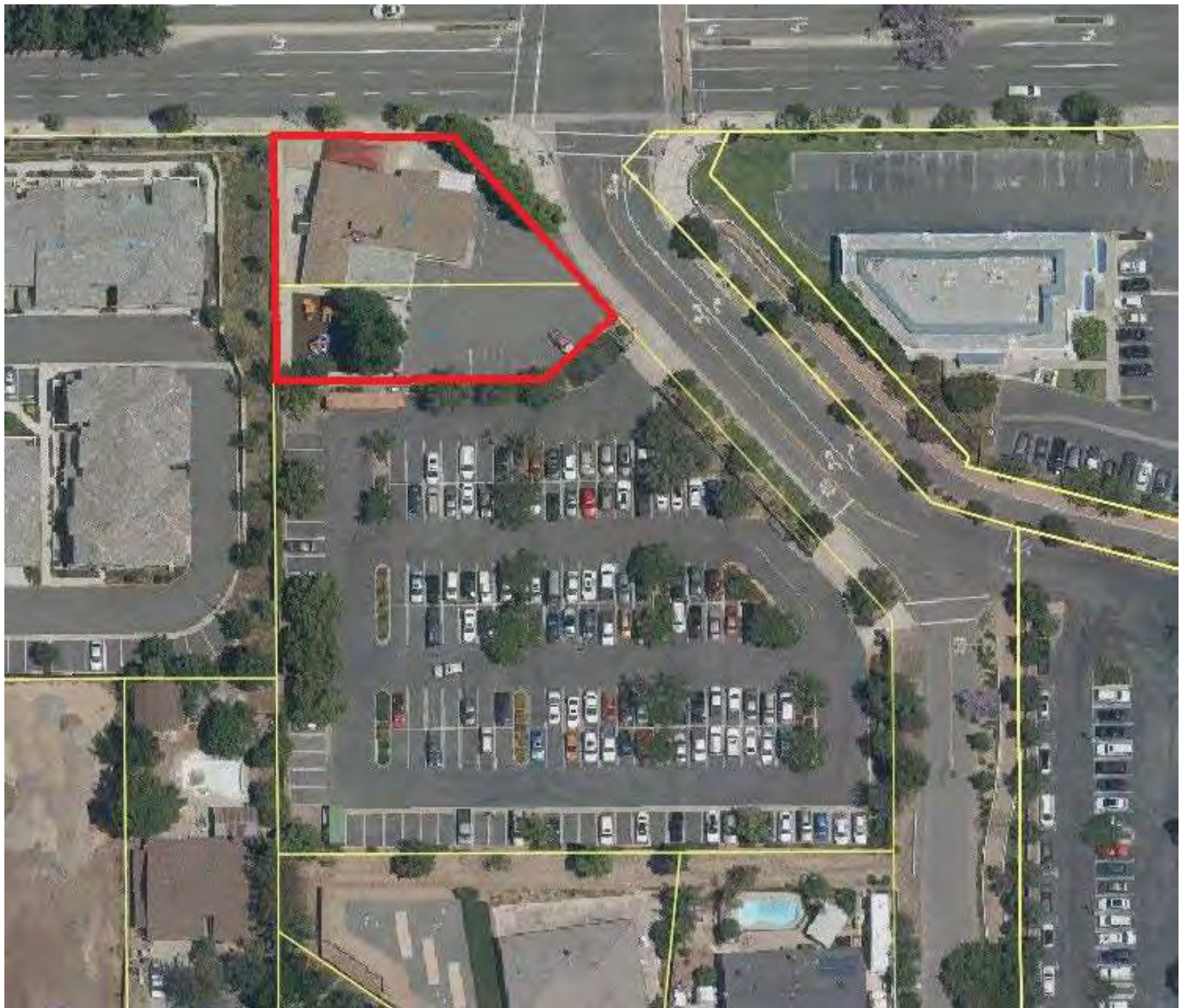
**Realistic Unit Potential:** 40

**Description of Site and Factors Supporting Development:**

This site currently home to the Messiah Lutheran Church and comprises 6.2 acres on the northwest corner of Yorba Linda Blvd and Liverpool St. The property has approximately 1.5 acres of underutilized land and parking lot area which could be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 40 housing units, with all existing structures to remain.



**Site S3-074 – 18132 Yorba Linda Boulevard**



**Site Acreage:** 0.42 acres  
**Current Zoning:** CG  
**Proposed Zoning:** RM-20  
 with Affordable Overlay  
**Total Unit Potential:** 15  
**Realistic Unit Potential:** 13

**Description of Site and Factors Supporting Development:**

This property is currently being utilized as the Yorba Linda Preschool. It is located at the southwest corner of Yorba Linda Blvd and Mountain View. The 2,000 square foot, single-story preschool building was developed in 1952, and has an improvement-to-land value ratio of just 0.06 and lot coverage of 15%, indicative of the economic obsolescence of the structure and significant underutilization of the site. The property owner is interested in having the site rezoned for multi-family housing. The property on its own could yield 15 housing units under the Affordable Housing Overlay; however, if combined with the 1.61-acre parking lot to the south, which is utilized as overflow parking by Friends Church, the combined project site could yield a far greater number of units (refer to Site S3-103 which follows). If the adjacent parking lot were to remain, it could present an opportunity for the housing developer to arrange for a shared parking arrangement where all the parking for the preschool redevelopment would be located on the adjacent site, allowing for a more feasible housing development opportunity.



# Meeting 1: Residential Sites Inventory

## Site S3-103 – Friends Church



**Site Acreage:**

17.45 acres (church site)  
 1.61 acres (overflow parking)

**Current Zoning:** RE

**Proposed Zoning:** Congregational  
 Land Overlay

**Total Unit Potential:** 48

**Realistic Unit Potential:** 48

**Description of Site and Factors Supporting Development:**

This property is currently home to the Friends Church and comprises 17.45 acres primarily on the east side of Mountain View south of Yorba Linda Blvd. The church has a 1.61 acre overflow parking lot on the west side of Mountain View which could yield 48 housing units under the Congregational Land Overlay; however, if combined with the 0.42 adjacent Yorba Linda Preschool, the combined project site could yield a greater number of units (refer to prior Site S3-074).



## Meeting 1: Residential Sites Inventory

### Site S3-033 – 4382 Eureka Avenue



**Acreage:** 3.88 acres  
**Current Zoning:** RS  
**Proposed Zoning:**  
Congregational Housing  
Overlay  
**Total Unit Potential:** 30  
**Realistic Unit Potential:** 30

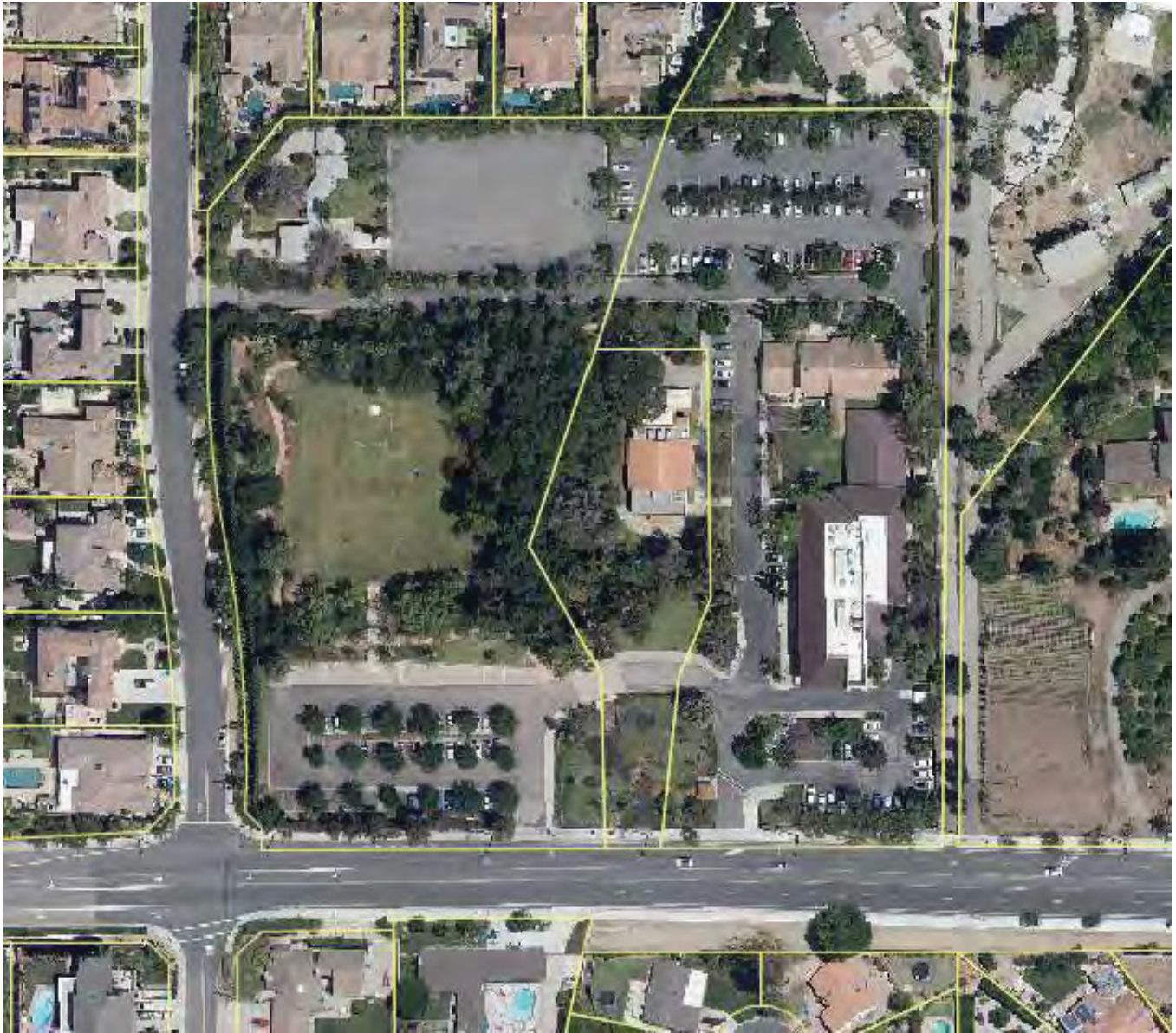
**Description of Site and Factors Supporting Development:**

This property is currently home to the Islamic Center of Yorba Linda and comprises 3.88 acres primarily on the east side of Eureka. It is zoned as Residential Suburban and is proposed to have an affordable housing overlay placed on the property to allow for approximately 1.5 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 30 housing units.



## Meeting 1: Residential Sites Inventory

### Site S3-210 – 18111 Bastanchury Road



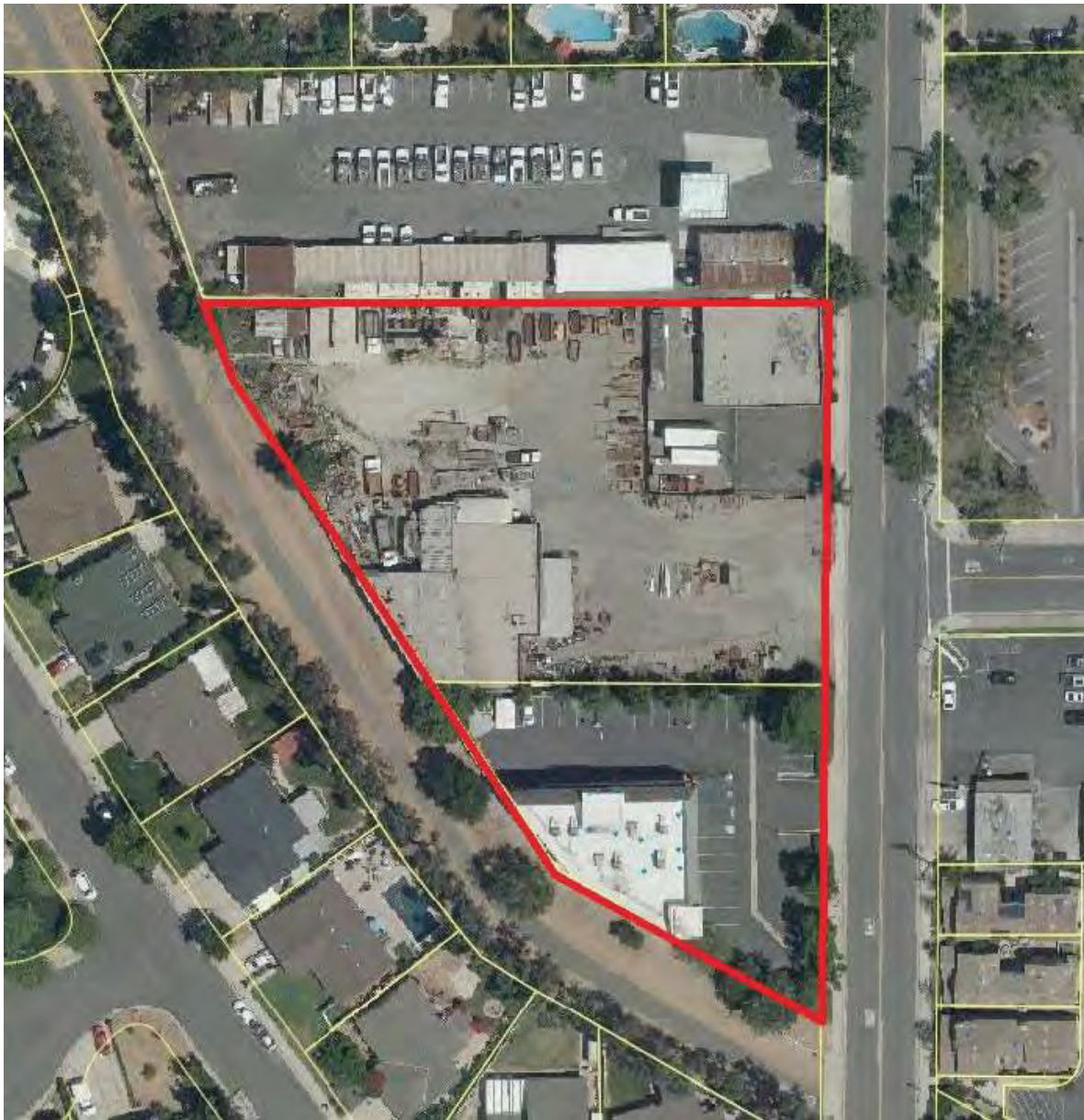
**Acreage:** 9.23 acres  
**Current Zoning:** PD  
**Proposed Zoning:**  
Congregational Housing  
Overlay  
**Total Unit Potential:** 105  
**Realistic Unit Potential:**  
105

**Description of Site and Factors Supporting Development:**

This property is currently home to the Shinnyo-En USA and comprises 9.23 acres located on the north side of Bastanchury Rd and east of Eureka Ave. It is part of the West Bastanchury Planned Development and is proposed to have an affordable housing overlay placed on the property to allow for approximately 4.09 acres of underutilized land and parking lot area to be utilized for housing purposes in compliance with Assembly Bill 1851. The site could accommodate approximately 105 housing units. This site is also located adjacent to Site S3-203.



Site S3-082 – 4791 and 4811 Eureka Avenue



**Site Acreage:** 1.75 acres  
**Current Zoning:** CG  
**Proposed Zoning:** RM-20  
with Affordable Overlay  
**Total Unit Potential:** 61  
**Realistic Unit Potential:** 53

**Description of Site and Factors Supporting Development:**

These two properties totaling 1.75 acres are currently developed with commercial uses dating from 1959 and 1967. Both property owners have reached out to the City to express their interest in having their property rezoned to allow for multi-family residential uses at up to 35 units/acre. The property located at 4811 Eureka, sold most recently in 2020, consists of a mini-warehouse occupied by Yorba Linda Equipment Rentals with an improvement-to-land value ratio of just 0.5. The property located at 4791 Eureka has been used primarily as a flooring store with other ancillary uses in the large yard area; this property also sold in 2020, and has an improvement-to-land value ratio of 0.12, indicative that the existing industrial use is significantly undervalued relative to the value of the property. Rezoning these properties RM-20 with an Affordable Housing Overlay would allow for 61 units, with the realistic capacity calculated at 85% of the maximum, or 53 units.



## Meeting 1: Residential Sites Inventory

### Site S4-075 – 4742 Plumosa Drive



**Site Acreage:** 1.62 acres

**Current Zoning:** CG

**Proposed Zoning:** RM-20  
with Affordable Overlay

**Total (Net) Unit Potential:** 57

**Realistic Unit Potential:** 48

**Description of Site and Factors Supporting Development:**

This underutilized site is currently developed with an older, single-family home. City staff have met with the property owner who is very interested in having their property rezoned for multi-family residential use. The location of this parcel in the Town Center makes it ideal for introducing housing in the downtown area, a key goal of the Town Center Specific Plan. The site is flat, and while it does contain several large trees, none of these are protected species. Rezoning this parcel to RM-20 with the Affordable Housing Overlay would yield a net 57 dwelling units at 35 units/acre, or 48 units at the realistic density of 30 units/acre.

## Meeting 1: Residential Sites Inventory

**Site S6-015 – 22722 Old Canal Road**



**Site Acreage:** 2.56 acres

**Current Zoning:** PD

**Proposed Zoning:** Affordable Housing Overlay

**Net Unit Potential:** 89

**Realistic Unit Potential:** 77

**Description of Site and Factors Supporting Development:**

This 34,000 square foot industrial building developed in 1991 is the prior John Force Racing Headquarters whose business operations have been relocated to the facility in Indiana and the building is currently for lease. This underutilized building is located across the street from a successful housing element development from the 5<sup>th</sup> Cycle. This 2.56 acre site is flat, has good access, and with application of the affordable housing overlay could accommodate approximately 89 housing units. The property owner is supportive of being designated with an affordable housing overlay (AHO). A residual land analysis conducted in December 2021 estimates the value of the land under the AHO zoning to be \$17.3 million, whereas the annual rental income on the existing structure is estimated at \$567,000, requiring approximately 20 years to exceed the proceeds of a potential sale. As such, the property owner could obtain a higher rate of return by selling the property under the AHO zoning as opposed to leasing the structure.



## Meeting 1: Residential Sites Inventory

Site S6-020 – 22711 Oak Crest Circle



**Site Acreage:** 4.04 acres

**Current Zoning:** PD

**Proposed Zoning:** PD with Affordable Housing Overlay

**Total Unit Potential:** 143

**Realistic Unit Potential:** 122

**Description of Site and Factors Supporting Development:**

This parcel is currently being used as an Extended Stay America with 117 existing rooms. The property's improvement-to-land value ratio is just 0.56, meaning the existing use is undervalued relative to the value of the land. The property has a history of code enforcement violations and calls for police service related to occupants breaking into cars, doing and selling drugs, and domestic disputes. In fact, the Sheriff's Department maintains a proactive police presence at this location due to the volume of calls. The immediately adjacent Old Canal Road Annex and nearby Mitsubishi Motors site are both examples of the City rezoning for multi-family residential, and subsequent redevelopment of the existing non-residential use with affordable housing. Applying the Affordable Housing Overlay to this site would allow for redevelopment with up to 143 units, with the realistic capacity calculated at 85% of the maximum, or 122 units.



## Meeting 1: Residential Sites Inventory

### Site S7-001 – Bryant Ranch Shopping Center



**Site Acreage:** 9.15 acres

**Current Zoning:** CG

**Proposed Zoning:** Commercial Mixed Use Overlay

**Total Unit Potential:** 320

**Realistic Unit Potential:** 272

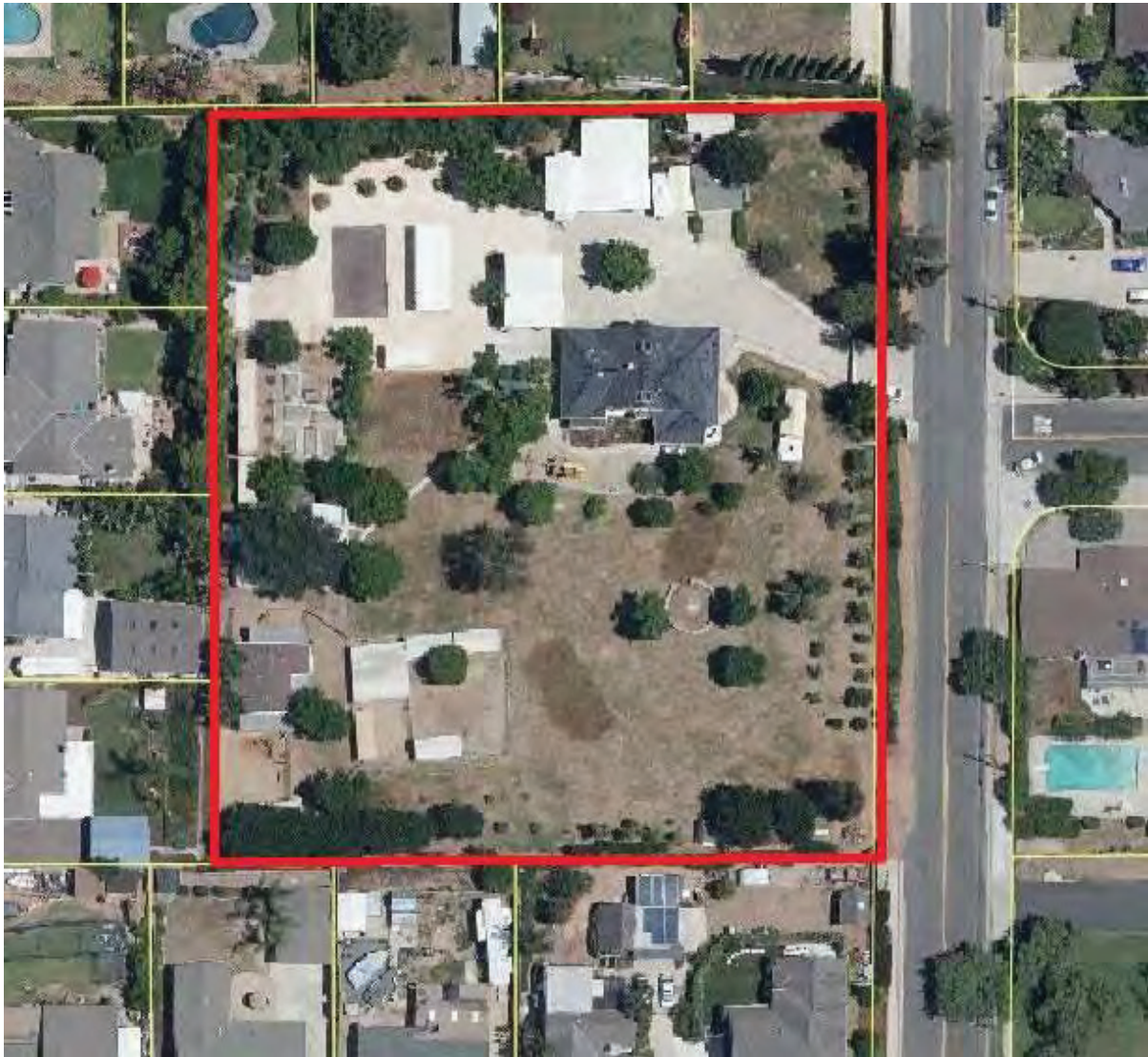
**Description of Site and Factors Supporting Development:**

The Bryant Ranch Shopping Center is located at the east end of the City near Savi Ranch. The anchor tenant is an ice skating rink (“The Rinks Yorba Linda”), who took over the 45,000 square foot space after two failed grocery stores. The Rinks is only expected to remain at this location for another year as their lease has expired, and there are no other anchor tenants looking at the site. Most of the other 21 tenants at the center are service related, such as salons, gyms, veterinarian and dentist offices, and just one has a lease extending beyond 2022. There have been a number of inquiries with the City about potentially redeveloping the center either partially or completely for residential use, and the property owner has recently submitted preliminary conceptual plans to the City for development of 160 townhome units on the site. The City is proposing to overlay a mixed use zone on this site, allowing for up to 320 units with a requirement to integrate a minimum of 10,000 square feet of neighborhood-serving commercial uses to service neighborhoods located in the eastern end of Yorba Linda. Realistic capacity is calculated at 85% of the maximum, or 272 units.



## Meeting 1: Residential Sites Inventory

### Site S3-034 – 4341 Eureka Avenue



**Site Acreage:** 2.19 acres

**Current Zoning:** RS

**Proposed Zoning:** RM

**Total (Net) Unit Potential:** 22

**Realistic Unit Potential:** 19

**Description of Site and Factors Supporting Development:**

This property is an equestrian property and is developed with a single family home with a number of accessory structures. The property owner has expressed interest in having the property rezoned to allow for higher density. City staff has met several times with the property owner to discuss rezoning the property. The property owner has also attended all of the City's Housing Element workshops since being notified of being considered as a potential candidate housing site. The most appropriate density given the surrounding land uses would be Residential Medium Density, which would allow for up to 10 dwelling units per acre. This would yield approximately 22 units on this parcel.

## Meeting 1: Residential Sites Inventory

### Site S3-080 – 4822 Eureka Avenue



**Site Acreage:** 0.49 acres

**Current Zoning:** RM-30

**Proposed Zoning:** No change

**Total Unit Potential:** 14

**Realistic Unit Potential:** 12

**Description of Site and Factors Supporting Development:**

This property was rezoned during the last Housing Element Cycle to RM-30. It currently is developed as a small commercial retail center. The property owner has expressed interest in having this property remain as a housing opportunity. This property owner also owns the property immediately across the street on the west side of Eureka and is interested in having that property included as a housing site. This property is discussed as Site S3-082.



## Meeting 1: Residential Sites Inventory

### Site S3-203 – 18101-18251 Bastanchury Road



**Acreage:** 22.83 acres  
**Current Zoning:** PD  
**Proposed Zoning:** PD  
**Total (Net) Unit Potential:** 228  
**Realistic Unit Potential:** 194

**Description of Site and Factors Supporting Development:**

This project site consists of eight separate properties; however, three of the largest parcels are all under the same ownership. This property owner's three adjacent parcels consist of approximately 15.6 acres. This property owner has expressed interest in having their property rezoned for higher density development opportunity. The other five adjacent properties are already developed with a single-family home; however, could potentially add acreage to the project areas. Several of these property owners have been participating in the City's Housing Element workshops and have met with the City to discuss the possibility of having their property rezoned. The main property owner would yield approximately 156 housing units and the additional properties would yield an additional 72 housing units.

## Meeting 1: Residential Sites Inventory

### Site S3-205A – 5225 and 5227 Highland Avenue



**Site Acreage:** 7.08 acres

**Current Zoning:** RE

**Proposed Zoning:** RM

**Total (Net) Unit Potential:** 71

**Realistic Unit Potential:** 60

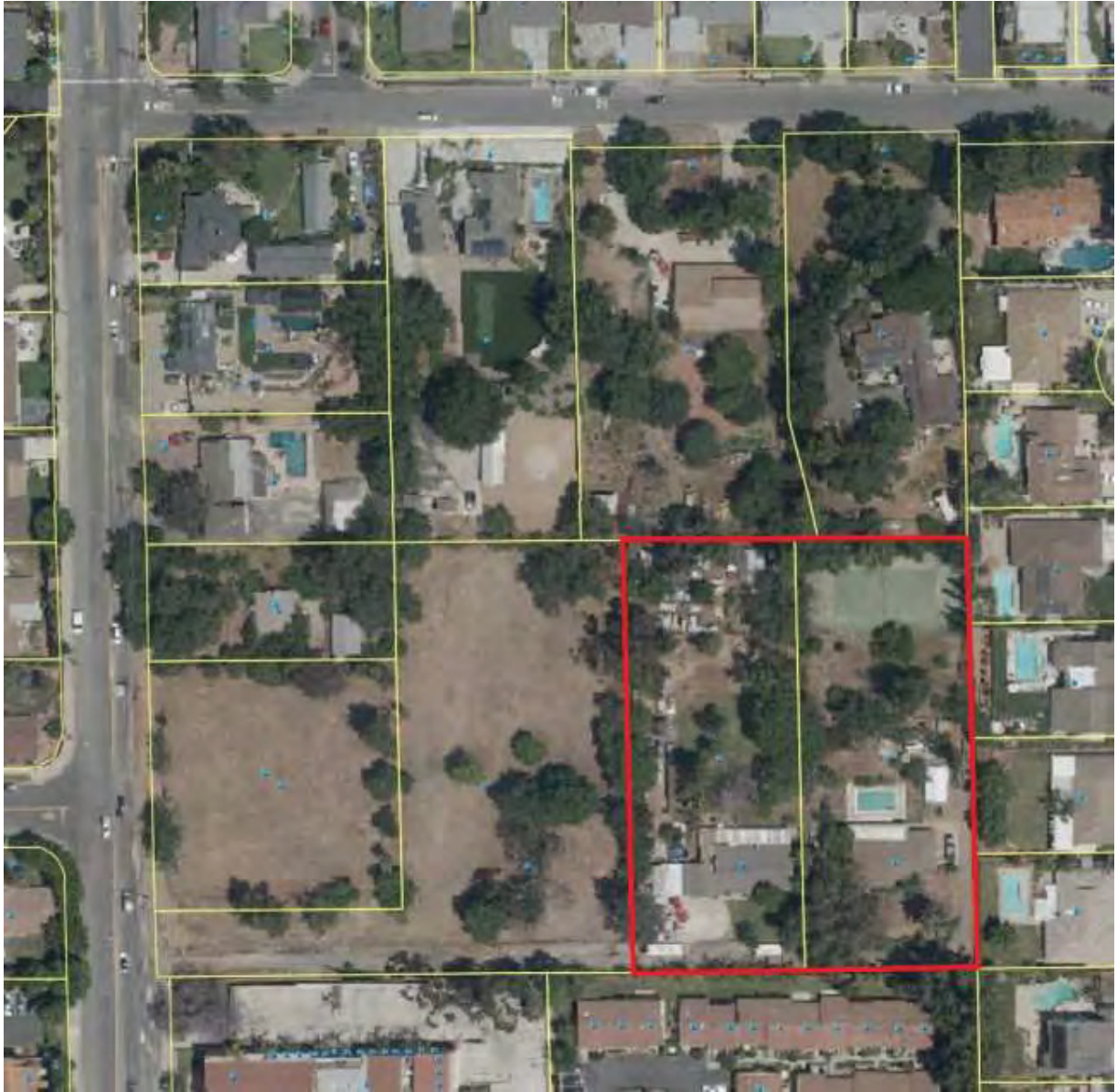
**Description of Site and Factors Supporting Development:**

This project site consists of approximately 7.1 acres and is accessible via Eureka Ave and via Highland Ave. The project site consists of two single family homes. The site was subdivided in 2016 through Tentative Tract Map 17928 to allow for 12 single family homes; however, the project was never developed and the subdivision expired in 2019. The City is proposing to upzone this area to allow up to 10 dwelling units per acre, which would yield approximately 71 units. This property has also been listed for sale recently.



## Meeting 1: Residential Sites Inventory

### Site S4-200 – 18597-18602 Altrudy Lane



**Site Acreage:** 2 acres

**Current Zoning:** RS

**Proposed Zoning:** RM-20

**Total (Net) Unit Potential:** 40

**Realistic Unit Potential:** 40

**Description of Site and Factors Supporting Development:**

In 2019, C&C Development received approval for the development of a 48-unit senior affordable housing project located on the 1.5-acre vacant parcel east of Lakeview on Altrudy Lane. This project is part of the 5<sup>th</sup> Housing Element Cycle. The City acquired two additional parcels at 18597 and 18602 Altrudy Lane for the purposes of expanding the senior affordable housing project, which would yield an additional 40 affordable housing units. The City is under contract with C&C Development for development of this site.

## Meeting 1: Residential Sites Inventory

### Site S4-204A – 19045 Yorba Linda Boulevard S4-204B – 19081-19111 Yorba Linda Boulevard



**Site S4-204A Acreage:**

1.85 acres

**Current Zoning:** RE

**Proposed Zoning:**

Congregational Land Overlay

**Total Unit Potential:** 17

**Realistic Unit Potential:** 17

**Site S4-204B Acreage:**

3.9 acres

**Current Zoning:** RE

**Proposed Zoning:** RM-20

**Total (Net) Unit Potential:** 78

**Realistic Unit Potential:** 66

**Description of Site and Factors Supporting Development:**

This property is currently home to the Chabad Center and comprises 1.85 acres. The Chabad is very interested in providing parsonage units on their property. Applying an Affordable Housing Overlay to the site would allow for approximately 0.5 acres of underutilized land and parking lot area to be utilized for housing purposes, accommodating 17 housing units.

To augment the unit capacity, the Chabad site could also be combined with the adjacent Site S4-204B, which is currently underdeveloped with two detached single-family units. The units were developed in the early 1950s, and have an improvement-to-land value ratio under 1.0. This parcel has been on the market recently and the City has been receiving many inquiries about potential housing development on the site. The Congregational Land Overlay allows for transfer of development rights to adjacent properties, providing an opportunity to develop housing on this underutilized parcel in partnership with the Chabad.



## Meeting 1: Residential Sites Inventory

### Site S4-205 – Yorba Linda Town Center



**Site Acreage:** 2.97 acres

**Current Zoning:** Town Center Specific Plan

**Proposed Zoning:** Town Center Specific Plan

**Total (Net) Unit Potential:** 30

**Realistic Unit Potential:** 30

**Description of Site and Factors Supporting Development:**

The Historic District of the Town Center consists of Main Street and Olinda Street. This area already allows for the development of no more than 30 dwelling units. No additional rezone efforts would be required to include this area within the housing sites inventory.

## Meeting 1: Residential Sites Inventory

### Site S3-211 – 17651 Imperial Highway



**Site Acreage:** 2.32 acres

**Current Zoning:** RS

**Proposed Zoning:** RM

**Total Unit Potential:** 23

**Realistic Unit Potential:** 20

**Description of Site and Factors Supporting Development:**

This property is currently home to the Vinjon's Kennel and comprises 2.32 acres located on the north side of Imperial Highway. This site could potentially be upzoned to allow for 10 dwelling units per acre and yield approximately 23 housing units. This property owner has expressed interest in rezoning.



## Meeting 1: Residential Sites Inventory

### Site S4-053 – Vacant Land Located at Southwest Corner of Kellogg Drive and Grandview Avenue



**Site Acreage:** 0.98 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM  
**Total Unit Potential:** 10  
**Realistic Unit Potential:** 9

**Description of Site and Factors Supporting Development:**

This is a vacant approximately one-acre parcel. The property owner has expressed desire to have the property upzoned and has committed to develop the site with at least 10% of the units at a moderate income level of affordability, as documented in written correspondence to the City.

## Meeting 1: Residential Sites Inventory

**Site S4-060 – 5541 South Ohio Street  
Site S4-201 – 5531 South Ohio Street**



**Site S4-60 Acreage:**  
0.96 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM  
**Total (Net) Unit Potential:** 10  
**Realistic Unit Potential:** 9

**Site S4-201 Acreage:**  
1.82 acres  
**Current Zoning:** RE  
**Proposed Zoning:** RM  
**Net Unit Potential:** 18  
**Realistic Unit Potential:** 15

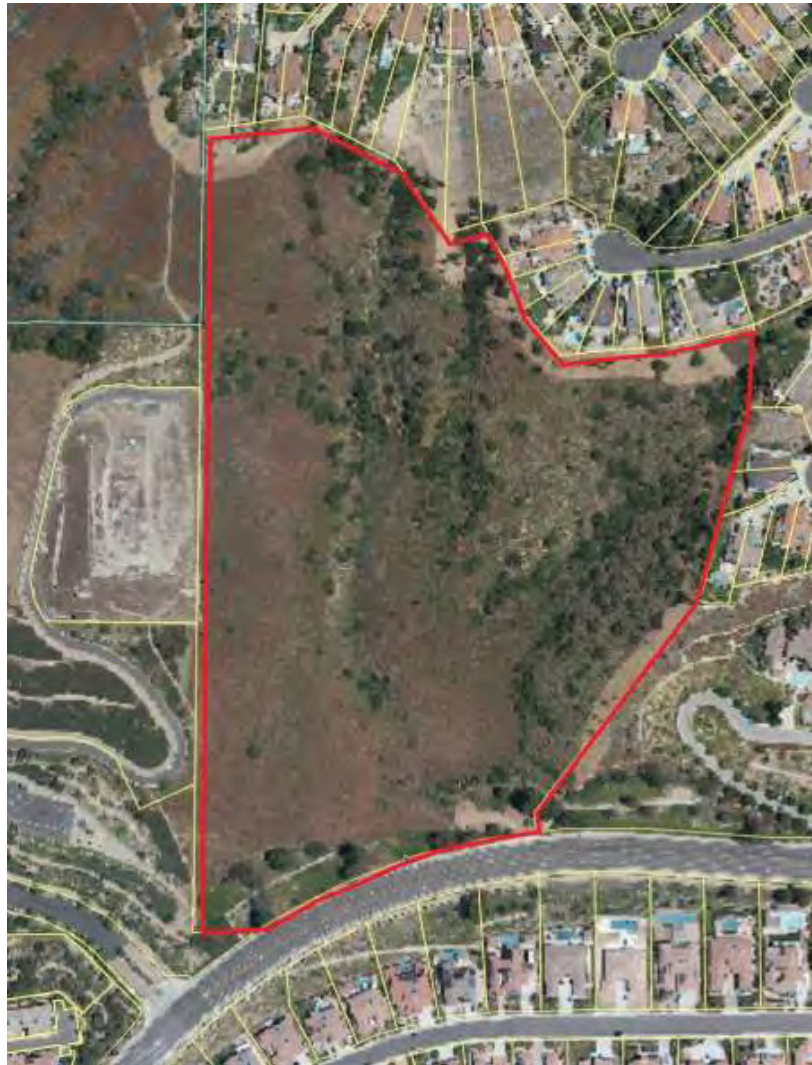
**Description of Site and Factors Supporting Development:**

The property owner for Site S4-201 has expressed interest in having their property rezoned. The site currently has a single-family home. The property owner for S4-060 has asked questions about the City's outreach efforts related to rezoning the property, but has not expressly stated that they are interested in rezoning their property. Site S4-201 on its own could yield 18 housing units if rezoned to 10 dwelling units per acre. If S4-060 were included, the two sites combined could yield approximately 28 housing units.



## Meeting 1: Residential Sites Inventory

### Site S5-008 – Vacant Parcel on Fairmont Boulevard



**Site Acreage:** 23.01 acres  
**Current Zoning:** PD  
**Proposed Zoning:** RM  
**Total Unit Potential:** 230  
**Realistic Unit Potential:** 196

**Description of Site and Factors Supporting Development:**

This site is currently owned by The Church of Jesus Christ of Latter-day Saints; however the property has been on the market recently. The City has received many inquiries about potential housing development on the site. The upper portion of the property is constrained by topography, though the unit potential from the non-developable portions of the site could be transferred to the flatter, more developable areas of the site. At 10 units/acre, the site could yield 230 units, with a realistic capacity of 196 units (85% of total capacity).



## Meeting 1: Residential Sites Inventory

### Site S7-005 – Vacant Parcel Located at the Northeast Corner of Camino de Bryant and Meadowland



**Site Acreage:** 3.06 acres  
**Current Zoning:** RU  
**Proposed Zoning:** RM  
**Total Unit Potential:** 30  
**Realistic Unit Potential:** 10

**Description of Site and Factors Supporting Development:**

This is a vacant approximately 3-acre parcel. The property owner has expressed a desire to have the property upzoned and has committed to develop the site with at least 10% of the units at a moderate income level of affordability, as documented in written correspondence to the City. Given the hillside constraints on this property, the City has assumed a development potential of 10 units, rather than the 30 units that would be permitted under RM zoning.

# Meeting 1: Residential Sites Inventory

Tables displayed here comply with HCD formatting requirements

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	S Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly Owned	Site Status	Identified in Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	HOV4+ Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
YORBA LINDA	4822 EUREKA AV		92888 334-445-53		Area Plan	RM-30	0	30	0.46	Car Wash and Gas	YES - Current	NO - Privately Owned	Available	Used in Prior Housing Element - Non-Vacant		14		14	Property owner is w/ Project Sln 53-200	
YORBA LINDA	N. OF BASTANDHURV BTWN CASSA LOMA & EUREKA		92888 323-551-03	A	B - MEDIUM LOW	BE	0	1.8	7.67853732	Vacant	YES - Planned	NO - Privately Owned	Available	Not Used in Prior Housing Element			13	13	Property entitled to Project Sln 53-201	
YORBA LINDA	N. OF BASTANDHURV BTWN CASSA LOMA & EUREKA		92888 323-565-06	A	B - MEDIUM LOW	BE	0	1.8	5.19507132	Vacant	YES - Planned	NO - Privately Owned	Available	Not Used in Prior Housing Element			9	9	Property entitled to Project Sln 53-201	
YORBA LINDA	N. OF BASTANDHURV BTWN CASSA LOMA & EUREKA		92888 323-565-08	A	B - MEDIUM LOW	BE	0	1.8	0.25592096	Vacant	YES - Planned	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1	Property entitled to Project Sln 53-201	
YORBA LINDA	NO ADDRESS		92888 323-304-02	B	Area Plan	TCP	0	30	0.144852750	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4821 MAIN ST		92888 323-304-23	B	Area Plan	TCP	0	30	0.11485096	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4866 OLINDA ST		92888 323-304-07	B	Area Plan	TCP	0	30	0.114936703	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	38295 IMPERIAL HWY		92888 323-304-09	B	Area Plan	TCP	0	30	0.078716433	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4893 MAIN ST		92888 323-304-14	B	Area Plan	TCP	0	30	0.057446500	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	38295 IMPERIAL HWY		92888 323-304-10	B	Area Plan	TCP	0	30	0.038533465	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4900 MAIN ST		92888 323-324-11	B	Area Plan	TCP	0	30	0.11718993	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4903 MAIN ST		92888 323-304-11	B	Area Plan	TCP	0	30	0.13022415	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4892 OLINDA ST		92888 323-304-01	B	Area Plan	TCP	0	30	0.172242300	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	38322 LEMON DR		92888 323-304-25	B	Area Plan	TCP	0	30	0.172261166	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4815 MAIN ST		92888 323-304-24	B	Area Plan	TCP	0	30	0.057427046	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	NO ADDRESS		92888 323-304-03	B	Area Plan	TCP	0	30	0.057435288	Parking Lot	YES - Current	YES - City Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	NO ADDRESS		92888 323-304-04	B	Area Plan	TCP	0	30	0.144877392	Parking Lot	YES - Current	YES - City Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	NO ADDRESS		92888 323-304-05	B	Area Plan	TCP	0	30	0.144905170	Parking Lot	YES - Current	YES - City Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4845 MAIN ST		92888 323-304-20	B	Area Plan	TCP	0	30	0.144880992	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4817 OLINDA AV		92888 323-304-06	B	Area Plan	TCP	0	30	0.144917930	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	NO ADDRESS		92888 323-304-19	B	Area Plan	TCP	0	30	0.144893212	Parking Lot	YES - Current	YES - City Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4861 MAIN ST		92888 323-304-18	B	Area Plan	TCP	0	30	0.057444960	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4865 MAIN ST		92888 323-304-17	B	Area Plan	TCP	0	30	0.057451485	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4876 MAIN ST		92888 323-324-15	B	Area Plan	TCP	0	30	0.063282750	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4872 OLINDA ST		92888 323-304-08	B	Area Plan	TCP	0	30	0.172264122	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4881 MAIN ST		92888 323-304-16	B	Area Plan	TCP	0	30	0.173807165	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4884 MAIN ST		92888 323-324-20	B	Area Plan	TCP	0	30	0.125920940	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4889 MAIN ST		92888 323-304-15	B	Area Plan	TCP	0	30	0.058240594	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4894 MAIN ST		92888 323-324-12	B	Area Plan	TCP	0	30	0.070789056	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4895 MAIN ST		92888 323-304-13	B	Area Plan	TCP	0	30	0.0574712	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4897 MAIN ST		92888 323-304-12	B	Area Plan	TCP	0	30	0.057472610	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4835 MAIN ST		92888 323-304-21	B	Area Plan	TCP	0	30	0.057467522	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4829 MAIN ST		92888 323-304-22	B	Area Plan	TCP	0	30	0.057402052	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4910 MAIN ST		92888 323-324-21	B	Area Plan	TCP	0	30	0.04018972	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205
YORBA LINDA	4910 MAIN ST		92888 323-324-21	B	Area Plan	TCP	0	30	0.072111952	Commercial	YES - Current	NO - Privately Owned	Available	Not Used in Prior Housing Element			1	1		Project Sln 54-205

# Meeting 1: Residential Sites Inventory

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Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Non-Vacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	3516 ROSE DR	92886	322-061-01	11	6			Shortfall of Sites	0.58539	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	2,800 square foot single-family home		0.41	1956	S1-200
YORBA LINDA	3616 ROSE DR	92886	322-061-08	11	6			Shortfall of Sites	0.497075213	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	1,800 square foot single-family home		0.37	1948	S1-200
YORBA LINDA	3614 MERIENDA LN	92886	322-061-10				15	Shortfall of Sites	0.4699823	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	15	Non-Vacant	1,600 square foot single-family home		1.73 (not re-assessed for 30+ years)	1958	S1-200
YORBA LINDA	3524 MERIENDA LN	92886	322-061-12	12	8			Shortfall of Sites	0.563485351	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	1,400 square foot single-family home		1.27 (not re-assessed for 30+ years)	1960	S1-200
YORBA LINDA	3514 MERIENDA LN	92886	322-061-13	12	8			Shortfall of Sites	0.593508009	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	1,500 square foot single-family home		0.12	1980	S1-200
YORBA LINDA	3542 ROSE DR	92886	322-061-14					Shortfall of Sites	0.292718017	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	1,300 square foot single-family home		0.30	1957	S1-200
YORBA LINDA	3552 ROSE DR	92886	322-061-15					Shortfall of Sites	0.292714718	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	9	Non-Vacant	1,900 square foot single-family home		0.11	1920	S1-200
YORBA LINDA	3562 ROSE DR	92886	322-061-16				12	Shortfall of Sites	0.425019378	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	12	Non-Vacant	1,500 square foot single-family home		0.17	1954	S1-200
YORBA LINDA	3620 ROSE DR	92886	322-061-17				12	Shortfall of Sites	0.425022151	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	12	Non-Vacant	1,700 square foot single-family home		1.83 (not re-assessed for 30+ years)	1939	S1-200
YORBA LINDA	3618 ROSE DR	92886	322-061-18	11	6			Shortfall of Sites	0.510028494	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	17	Non-Vacant	1,700 square foot single-family home		1.83 (not re-assessed for 30+ years)	1955	S1-200
YORBA LINDA	3512 ROSE DR	92886	322-061-19	15	9			Shortfall of Sites	0.714545616	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	24	Non-Vacant	1,700 square foot single-family home		1.37 (not re-assessed for 30+ years)	1956	S1-200
YORBA LINDA	NO ADDRESS	92886	322-061-20					Shortfall of Sites	0.056684633	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	1	Non-Vacant	Road		0.00	0	S1-200
YORBA LINDA	3602 MERIENDA LN	92886	322-061-21	11	5			Shortfall of Sites	0.491563407	R - Medium Low	RE	R-H	RM-20 with Affordable Housing Overlay	20	35	16	Non-Vacant	3,400 square foot single-family home		0.85	1998	S1-200
YORBA LINDA	ADDRESS NOT AVAIL	92886	322-121-07		26	27		Shortfall of Sites	2.00	C - General	CG	CG	Mixed Use Overlay	20	35	53	Vacant	Vacant	Property has never been developed even though it has been zoned commercial for decades. There was a previous entitlement approved approximately 15 years ago that never got constructed.			S1-021



# Meeting 1: Residential Sites Inventory

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Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	17151 BASTANCHURY RD	92886	322-173-04	30	30			Shortfall of Sites	4.92	R - Medium Low	RE	R-ML	Congregatio nal Housing Overlay	20	35	60	Non-Vacant	Friendship Baptist Church	Church has approximately 2.5 acres of vacant land and parking area that could be developed. Church is interested in partnering with a housing developer to help complete a large accessory building on-site.	9.38	0	S2-008
YORBA LINDA	17151 BASTANCHUR	92886	322-173-07	12	8			Shortfall of Sites	4.92	R - Medium Low	RE	R-ML	Congregatio nal Housing Overlay	20	35	20	Non-Vacant	Friendship Baptist Church	Church has approximately 2.5 acres of vacant land and parking area that could be developed. Church is interested in partnering with a housing developer to help complete a large accessory building on-site.	0.00	0	S2-008
YORBA LINDA	4861 LIVERPOOL ST	92886	334-292-18	24	16			Shortfall of Sites	6.2	R - Medium Low	RE	R-ML	Congregatio nal Housing Overlay	20	35	40	Non-Vacant	Messiah Lutheran Church	Church has approximately 1.5 acres of underutilized land and parking area to be utilized for	11.49	1971	S2-013
YORBA LINDA	5320 RICHFIELD RD	92886	343-591-01	22	13			Shortfall of Sites	5.609871952	R - Medium Low	RS	R-M	Congregatio nal Housing Overlay	20	35	30	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for	12.90	0	S3-012
YORBA LINDA	5300 RICHFIELD RD	92886	343-591-02	13	7			Shortfall of Sites	3.00234385	R - Medium Low	RS	R-M	Congregatio nal Housing Overlay	20	35	20	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for	0.05	1959	S3-012
YORBA LINDA	5312 RICHFIELD RD	92886	343-591-03	3	2			Shortfall of Sites	0.864497992	R - Medium Low	RS	R-M	Congregatio nal Housing Overlay	20	35	5	Non-Vacant	Richfield Community Church	Church has approximately 3 acres of underutilized land and parking area to be utilized for	0.81	1956	S3-012
YORBA LINDA	5005 MOUNTAIN VIE	92886	343-582-12	36	22			Shortfall of Sites	1.84	Area Plan	RE	Area Plan	Congregatio nal Housing Overlay	20	35	50	Non-Vacant	Overflow parking lot for Friends Church	Church has approximately 1.84 acres of overflow parking area to be utilized for	0.00	0	S3-103
YORBA LINDA	4341 EUREKA AV	92886	323-071-03			8	14	Shortfall of Sites	2.2	R - Medium	RS	R-H	RM	0	10	22	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.64	1912	S3-034

# Meeting 1: Residential Sites Inventory

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YORBA LINDA	18132 YORBA LINDA	92886	343-582-01					8 Shortfall of Sites	0.23	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	8	Non-Vacant	Yorba Linda Preschool, 2,000 square foot, single story building	Property owner is also business owner and is interested in having property rezoned to allow for housing purposes. Business owners are discussing retirement planning and see rezoning as a viable option.	0.06	1952	S3-074
YORBA LINDA	18132 YORBA LINDA	92886	343-582-02					6 Shortfall of Sites	0.19	Area Plan	RE	Area Plan	RM-20 with Affordable Housing Overlay	20	35	6	Non-Vacant	Parking area for Yorba Linda Preschool	Property owner is also business owner and is interested in having property rezoned to allow for housing purposes. Business owners are discussing retirement planning and see rezoning as a viable option.	0.00	1967	S3-074
YORBA LINDA	4811 EUREKA AV	92886	334-101-39	11	7			Shortfall of Sites	0.51	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	18	Non-Vacant	Yorba Linda Equipment Rentals	Property owner is very interested in having property rezoned to allow for higher density housing.	0.50	1959	S3-082
YORBA LINDA	4791 EUREKA AV	92886	334-101-40	27	16			Shortfall of Sites	1.24	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	43	Non-Vacant	Flooring store with other ancillary heavy commercial uses in a large yard area.	Property has several vacancies and property owner is very interested in having the property rezoned for higher density housing purposes.	0.12	1967	S3-082
YORBA LINDA	18141 BASTANCHUR	92886	323-181-04			8		31 Shortfall of Sites	3.873155303	Area Plan	PD	Area Plan	PD	0	10	39	Non-Vacant	Single-family home		2.05	1971	S3-203
YORBA LINDA	18103 BASTANCHUR	92886	323-181-05			4		8 Shortfall of Sites	1.274648383	Area Plan	PD	Area Plan	PD	0	10	12	Non-Vacant	Single-family home		178.85	1985	S3-203
YORBA LINDA	18101 BASTANCHUR	92886	323-181-06			36		59 Shortfall of Sites	9.483963123	Area Plan	PD	Area Plan	PD	0	10	95	Non-Vacant	Single-family home		0.47	0	S3-203
YORBA LINDA	18231 BASTANCHUR	92886	323-181-07			19		31 Shortfall of Sites	4.956231479	Area Plan	PD	Area Plan	PD	0	10	50	Non-Vacant	Single-family home		0.00	0	S3-203
YORBA LINDA	18245 BASTANCHUR	92886	323-191-06			7		13 Shortfall of Sites	2.000684359	Area Plan	PD	Area Plan	PD	0	10	20	Non-Vacant	Single-family home		0.21	1912	S3-203
YORBA LINDA	18251 BASTANCHUR	92886	323-191-07			1		3 Shortfall of Sites	0.416950669	Area Plan	PD	Area Plan	PD	0	10	4	Non-Vacant	Single-family home		0.14	1950	S3-203
YORBA LINDA	NO ADDRESS	92886	323-191-39			1		Shortfall of Sites	0.096807922	Area Plan	PD	Area Plan	PD	0	10	1	Non-Vacant	Single-family home		0.00	0	S3-203
YORBA LINDA	18241 BASTANCHUR	92886	323-191-46			1		1 Shortfall of Sites	0.20661477	Area Plan	PD	Area Plan	PD	0	10	2	Non-Vacant	Single-family home		1.29	2015	S3-203
YORBA LINDA	5225 HIGHLAND AV	92886	343-561-08			19		32 Shortfall of Sites	5.08	R - Medium Low	RE	R-H	RM	0	10	51	Non-Vacant	Single-family home	Property map TTM approved in the previous housing cycle for a 12-lot subdivision; however, the map expired. The property owner is very interested in having the property rezoned to allow for higher density and is eager to move forward with	0.05	1975	S3-205A

# Meeting 1: Residential Sites Inventory

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YORBA LINDA	5227 HIGHLAND AV	92886	343-561-09				8	12	Shortfall of Sites	2	R - Medium Low	RE	R-H	RM	0	10	20	Non-Vacant	Single-family home	Property owner's TTM approved in the previous housing cycle for a 12-lot subdivision; however, the map expired. The property owner is very interested in having the property rezoned to allow for higher density and is eager to move forward with	0.04	1944	S3-205A
YORBA LINDA	NO ADDRESS	92866	343-591-05	4	3				Shortfall of Sites	0.273761954	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	7	Non-Vacant	Agricultural		0.00	0	S3-207
YORBA LINDA	5322 RICHFIELD RD	92886	343-591-06	23	14				Shortfall of Sites	1.490596728	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	37	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing. These four	0.00	1916	S3-207
YORBA LINDA	5392 RICHFIELD RD	92886	343-591-07	92	56				Shortfall of Sites	6.07253585	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	148	Non-Vacant	Agricultural	These four parcels are all under the same ownership. Property owner is very interested in having the property rezoned to allow for higher density housing. These four	0.02	1919	S3-207
YORBA LINDA	5332 RICHFIELD RD	92886	343-591-25	15	9				Shortfall of Sites	0.994839067	R - Medium	RS	R-H	RM-20 with Affordable Housing Overlay	20	35	24	Non-Vacant	Single-family home		0.42	1964	S3-207
YORBA LINDA	18111 BASTANCHURY F	92886	323-171-07	20	20				Shortfall of Sites	3.53	Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35	40	Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210

# Meeting 1: Residential Sites Inventory

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YORBA LINDA	18071 BASTANCHURY F	92886	323-171-08	8	7			Shortfall of Sites	1.01	Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35	15	Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210
YORBA LINDA	18021 BASTANCHURY F	92886	323-171-09	25	25			Shortfall of Sites	4.69	Area Plan	PD	Area Plan	Congregational Housing Overlay	20	35	50	Non-Vacant	Shinyo-En USA	Property owner has expressed interest in having their property rezoned to allow for the congregational lands overlay opportunity.			S3-210
YORBA LINDA	17651 IMPERIAL HIC	92886	323-051-26			5	9	Shortfall of Sites	1.36	R - Medium	RS	R-H	RM	0	10	14	Non-Vacant	Virjon's Kennel	Property owner is very interested in having property rezoned to allow for higher density housing.	0.96	1949	S3-211
YORBA LINDA	17651 IMPERIAL HIC	92886	323-051-27			3	6	Shortfall of Sites	0.96	R - Medium	RS	R-H	RM	0	10	9	Non-Vacant	Virjon's Kennel	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S3-211
YORBA LINDA	NO ADDRESS	92886	348-262-01			4	6	Shortfall of Sites	0.98	R - Medium Low	RE	R-H	RM	0	10	10	Vacant	Vacant	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-053
YORBA LINDA	5541 S OHIO ST	92886	348-351-08			4	6	Shortfall of Sites	0.96	R - Medium Low	RE	R-H	RM	0	10	10	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.79	1976	S4-060
YORBA LINDA	4742 PLUMOSA DR	92886	323-311-03	35	21			Shortfall of Sites	1.624675328	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	56	Non-Vacant	Single-family home	Property owner is very interested in having property rezoned to allow for higher density housing.	0.05	1912	S4-075
YORBA LINDA	18597 ALTRUDY LN	92886	323-231-18	12	8			Shortfall of Sites	0.998681696	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home	City-owned property with purchase and sale agreement with C&C Development to extend the affordable housing project	0.42	1964	S4-200
YORBA LINDA	18602 ALTRUDY LN	92886	323-231-19	12	8			Shortfall of Sites	1.002963128	Area Plan	CG	Area Plan	RM-20 with Affordable Housing Overlay	20	35	20	Non-Vacant	Single-family home	City-owned property with purchase and sale agreement with C&C Development to extend the affordable housing project	0.32	1959	S4-200
YORBA LINDA	ADDRESS NOT AVAIL	92886	348-351-10			1	3	Shortfall of Sites	0.433159182	R - Medium Low	RE	R-H	RM	0	10	4	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-201



# Meeting 1: Residential Sites Inventory

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YORBA LINDA	NO ADDRESS	92886	348-351-11				1	3 Shortfall of Sites	0.405605231	R - Medium Low	RE	R-H	RM	0	10	4	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.00	0	S4-201
YORBA LINDA	5631 S OHIO ST	92886	348-351-12				4	6 Shortfall of Sites	0.984019674	R - Medium Low	RE	R-H	RM	0	10	10	Non-Vacant	Single-family home	These three parcels are all owned by the same property owner, who is very interested in having property rezoned to allow for higher density housing.	0.28	1950	S4-201
YORBA LINDA	19045 YORBA LINDA	92886	323-081-34	11	6			Shortfall of Sites	1.851586814	R - Medium Low	RE	R-ML	Congregational Housing Overlay	20	35	17	Non-Vacant	Congregation Beth Meir HaCohen Chaavad	Church is very interested in providing parsonage units on the property.	0.91	0	S4-204A
YORBA LINDA	19081 YORBA LINDA	92886	323-081-35				21	34 Shortfall of Sites	2.74233062	R - Medium Low	RE	R-ML	RM-20	0	20	55	Non-Vacant	Single-family home	Property is under contract with housing developer.	0.97	0	S4-204B
YORBA LINDA	19111 YORBA LINDA	92886	323-081-36				9	14 Shortfall of Sites	1.158724952	R - Medium Low	RE	R-ML	RM-20	0	20	23	Non-Vacant	Single-family home		1.67	1952	S4-204B
YORBA LINDA	NO ADDRESS	92886	326-081-01				88	142 Shortfall of Sites	23.01	R - Medium Low	RE	R-H	RM	0	10	230	Vacant	Vacant	Property has been listed for sale. Numerous inquiries from prospective buyers and developers.	0.00	0	S5-008
YORBA LINDA	22722 OLD CANAL R	92885	352-115-08	55	34			Shortfall of Sites	2.56	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	89	Non-Vacant	John Force Racing	Business operations have been relocated to Indianapolis. Building is currently listed for lease.	1.14	0	S6-015
YORBA LINDA	22699 OAKCREST C	92885	352-117-09	22	14			Shortfall of Sites	3.110992873	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	36	Non-Vacant	Extended Stay USA	Potential Conversion	0.56	0	S6-020
YORBA LINDA	22744 EASTPARK DR	92885	352-117-11	22	14			Shortfall of Sites	3.199699948	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	36	Non-Vacant	Extended Stay USA	Potential Conversion	1.39	0	S6-020
YORBA LINDA	22711 OAKCREST C	92885	352-117-12	28	17			Shortfall of Sites	4.03576581	I-Manufacturing	PD	I-Manufacturing	RM-20 with Affordable Housing Overlay	20	35	45	Non-Vacant	Extended Stay USA	Potential Conversion	1.37	0	S6-020
YORBA LINDA	23611 LA PALMA AV	92885	353-091-04					Shortfall of Sites	0.669640685	C - General	CG	CG	Mixed Use Overlay	20	35	0	Non-Vacant	Bryant Ranch Shopping Center		0.58	0	S7-001
YORBA LINDA	23761 LA PALMA AV	92885	353-091-05					Shortfall of Sites	0.256389064	C - General	CG	CG	Mixed Use Overlay	20	35	0	Non-Vacant	Bryant Ranch Shopping Center		0.49	0	S7-001
YORBA LINDA	23661 LA PALMA AV	92885	353-091-06				76	114 Shortfall of Sites	9.148607966	C - General	CG	CG	Mixed Use Overlay	20	35	190	Non-Vacant	Bryant Ranch Shopping Center	Property owner is very interested in having property rezoned to allow for higher density housing. Center is struggling to maintain tenants at this time; therefore, property owner is considering other alternatives.	0.60	0	S7-001

# Meeting 1: Residential Sites Inventory

Tables displayed here comply with HCD formatting requirements

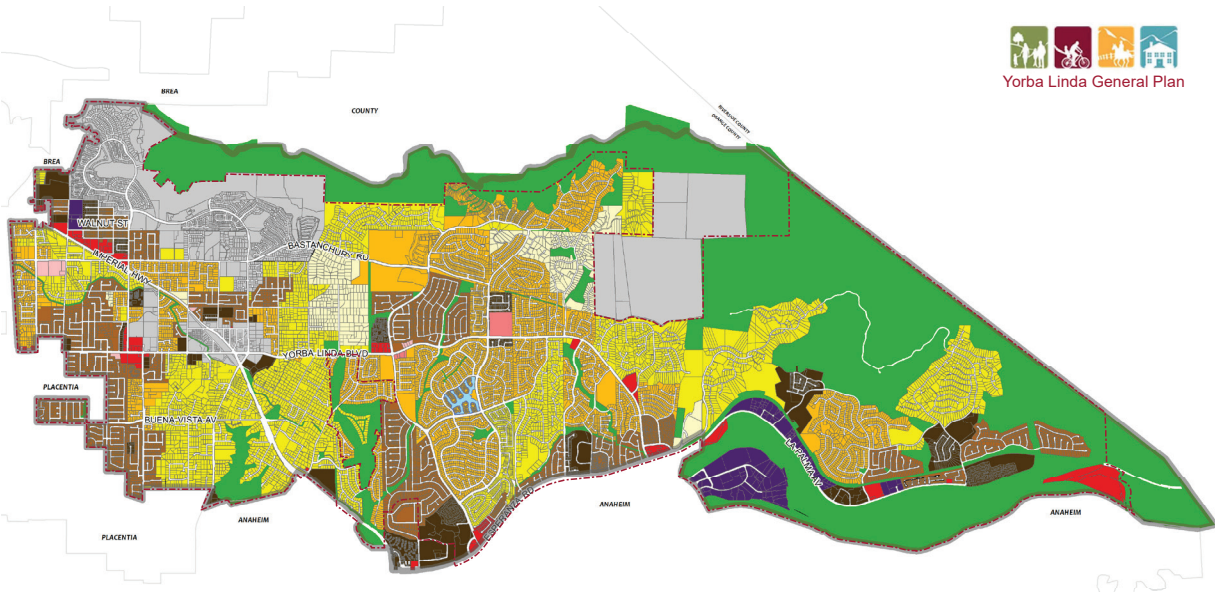
Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	23801 LA PALMA AV	92885	353-131-12			32	50	Shortfall of Sites	3.641958983	C - General	CG	CG	Mixed Use Overlay	20	35	82	Non-Vacant	Bryant Ranch Shopping Center		1.31	0	S7-001
YORBA LINDA	ADDRESS NOT AVAIL	92885	329-081-06			4	6	Shortfall of Sites	3.06344421	R - Medium High	RU	R-H	RM	0	10	10	Vacant	Vacant	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	S7-005
YORBA LINDA	4382 EUREKA AV	92885	323-092-13	20	10			Shortfall of Sites	3.88	R - Medium	RS	R-H	RM	20	35	30	Non-Vacant	Islamic Center		0.00	0	S3-033

View the Environmental Impact Report on the city website or scan the QR Code

<https://www.yorbalindaca.gov/341/Environmental-Documents>



# Meeting 1: General Plan Map



- City Boundary
- Sphere of Influence
- Area Plans**
- Area Plan
- Commercial**
- C-Commercial
- C-Neighborhood
- C-Office
- Residential**
- R-Low
- R-Medium Low
- R-Medium
- R-Medium High
- R-High
- Open Space**
- OS-General
- Water/Lake
- Industrial**
- I-Manufacturing



**2016 General Plan  
Land Use Map**

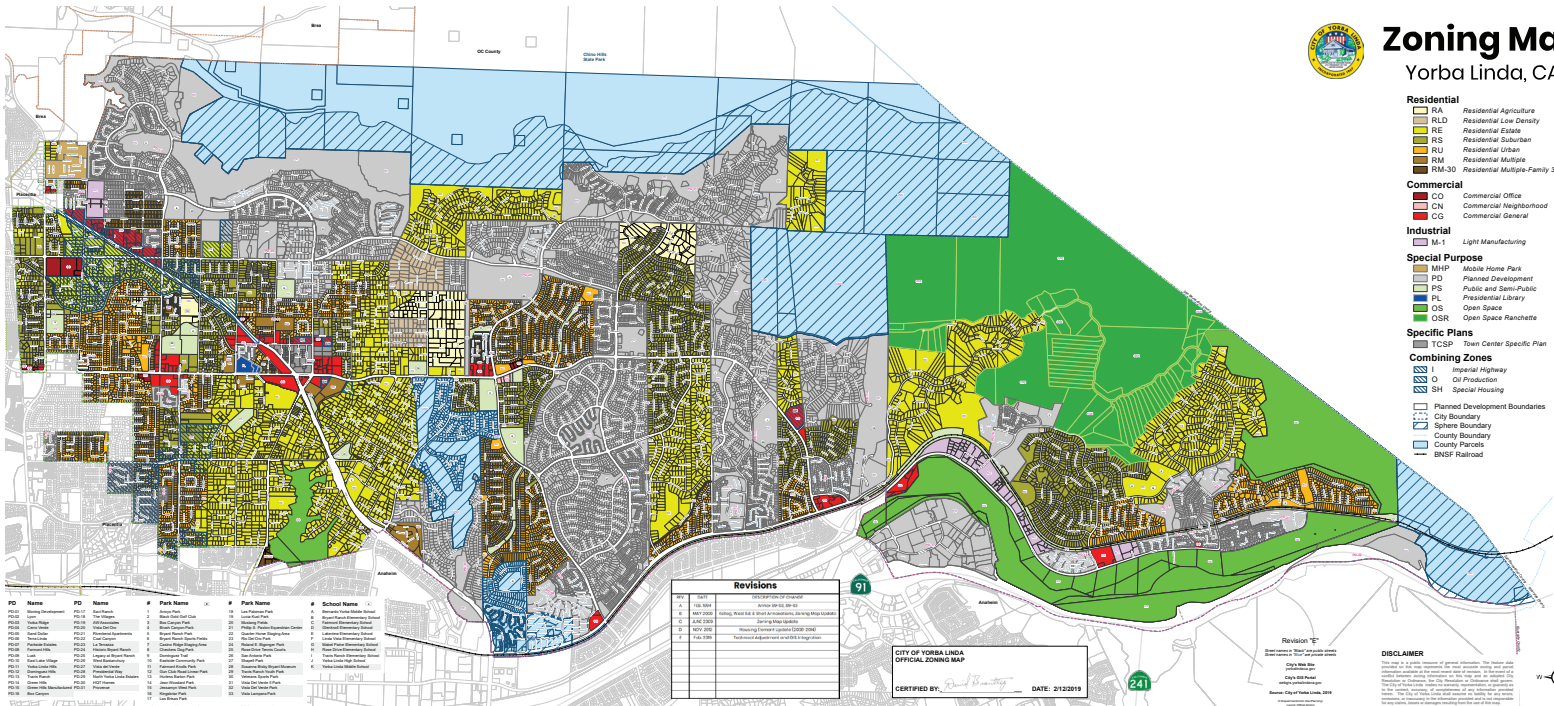
K:\ORLA\_PLAN\094799001 - Yorba Linda General Plan\001\_GENERAL PLAN DOCUMENT\Maps\MXD Maps\2\_Land Use

Exhibit LU-3

# Meeting 1: City's Zoning Map



## Zoning Map Yorba Linda, CA



- Residential**
- RA Residential Agriculture
- RLD Residential Low Density
- RE Residential Estate
- RS Residential Suburban
- RU Residential Urban
- RM Residential Multiple
- RM-30 Residential Multiple-Family 30
- Commercial**
- CO Commercial Office
- CN Commercial Neighborhood
- CG Commercial General
- Industrial**
- M-1 Light Manufacturing
- Special Purpose**
- MHP Mobile Home Park
- PD Planned Development
- PS Public and Semi-Public
- PL Presidential Library
- OS Open Space
- OSR Open Space Planchette
- Specific Plans**
- TCSP Town Center Specific Plan
- Combining Zones**
- I Imperial Highway
- O Oil Production
- SH Special Housing
- Boundaries**
- Planned Development Boundaries
- City Boundary
- Sphere Boundary
- County Boundary
- County Parcels
- BNSF Railroad

Revisions			
NO.	DATE	BY	DESCRIPTION
1	10/1/2014	...	...
2	10/1/2014	...	...
3	10/1/2014	...	...
4	10/1/2014	...	...
5	10/1/2014	...	...
6	10/1/2014	...	...
7	10/1/2014	...	...
8	10/1/2014	...	...
9	10/1/2014	...	...
10	10/1/2014	...	...

CITY OF YORBA LINDA  
OFFICIAL ZONING MAP  
CERTIFIED BY: *[Signature]* DATE: 2/13/2019

**DISCLAIMER**  
This map is intended to provide a general overview of the City's zoning districts. It is not intended to be used as a legal document. For more information, please contact the City Planning Department.



## POST-MEETING 2 WRAP UP

Dear Housing Policy Resident Working Group,

Thank you for joining us for our second meeting of the Housing Policy Resident Working Group (HPRWG). It was nice to have so many arrive early to connect with each other and build some relationships among the Working Group!

We have covered a lot of territory in our first two meetings to provide a background on Yorba Linda land use, context to the HCD rules, legal viewpoints on lawsuits, a legislative update on the current realities in Sacramento, and direct contact with our CEQA consultants on the Housing Element. As we wrapped up the meeting last night, we started to leverage all that context to talk about the future and develop principles of planning that should guide the zoning plans for a modified Housing Element.

In follow-up to our meeting last night, I am providing additional documents:

- A link to the slide deck that guided our meeting last night: <https://www.dropbox.com/s/279cpy1up05vhvc/ResidentHousingWorkingGroup-Meeting2.pdf?dl=0>
- A photo of the initial planning principles that were documented on our whiteboard. (See below)
- Our Yorba Linda multi-family design guidelines: <https://www.yorbalindaca.gov/DocumentCenter/View/208/Multi-Family-Residential-Design-Guidelines-PDF>

If we have missed another follow-up request regarding additional information that you seek as a member of the Working Group, please let us know. We will try to quickly get that to you.

At our next meeting, we are going to cover these general areas:

1. Planning principles discussion, continued
2. Site-specific discussions and Q&A
3. A conversation about what is next for the Working Group

Prior to the next meeting, I urge you to assemble some ideas on planning principles and email them to me. That way, we can bring a roster of ideas to the table for the next meeting, expedite our conversation and put as many ideas as possible in front of the group. The more ideas, the better!

Thank you again for your time and passion for our community and the future of Yorba Linda. We are all working on very real civic engagement on this issue — something we need more of in general in society.

As a reminder, our next meeting is back in the same location and time: the Public Library Community Room on Monday, June 5th at 6 PM. Dinner will again be served.

Regards,

-David

## Meeting 2: PowerPoint

### Welcome

## Let's Mingle and Be Friendly

CITY of YORBA LINDA

### Tonight's Goals



Establish Facts



Review Homework  
Answer Questions



Review Rezoning  
Options

CITY of YORBA LINDA

### Fact Review

- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29)
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state grant funding, loss of local control and risk with Builder's Remedy claims
- November 2024 is the final bite at the ballot apple before City will lose its Conditional Certification
- Legal pathways to battle against housing law and RHNA allocation are highly-likely to fail.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and - even if successful - will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

CITY of YORBA LINDA

### Legislative Update

- What is the legislative environment like in Sacramento this year?
- What kind of housing legislation are we seeing? Anything that actually affects the housing allocation for Yorba Linda?
- What are the League's priorities for initiatives in the coming two years?
- What kind of policy efforts do we anticipate the League to take on regarding housing the coming years?
- What do you view as the viability of the citizen initiatives to potentially restore local control efforts?

CITY of YORBA LINDA

### CEQA Consultant Q&A

- Firm background
- Person background
- PEIR previously prepared
- What does Program-level analysis mean?
- What special studies were prepared (e.g., Traffic)
- What additional CEQA analysis will be required for housing plan revisions (i.e., high, medium and low level of changes)
- What are the timeframes for each of these?

CITY of YORBA LINDA

### Traffic Study Data and Background

- Who prepared the traffic analysis for the PEIR?
- How was traffic analysis completed for PEIR?
- Did analysis assume "worst-case" in terms of housing units?
- What is Level of Service (LOS)?
- How do various LOS levels translate to driving experience?
- What were results within key intersections in the City?
- What about Bryant Ranch?

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## Meeting 2: PowerPoint

### Traffic Ratings Explained

<b>FREE FLOW</b> Low volumes and no delays.	LOS <b>A</b>	
<b>STABLE FLOW</b> Speeds restricted by travel conditions, minor delays.	LOS <b>B</b>	
<b>STABLE FLOW</b> Speeds and maneuverability closely controlled because of higher volumes.	LOS <b>C</b>	
<b>STABLE FLOW</b> Speeds considerably affected by change in operation conditions. High density traffic restricts maneuverability, volume near capacity.	LOS <b>D</b>	
<b>UNSTABLE FLOW</b> Low speeds, considerable delay, volume at or slightly over capacity.	LOS <b>E</b>	
<b>FORCED FLOW</b> Very low speeds, volumes exceed capacity, long delays with stop-and-go traffic.	LOS <b>F</b>	

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### Upcoming Rezoning Outreach Summary

- Working Group is a foundational element to outreach plan
- City will conduct a series of community workshops to discuss potential housing element changes
- City will use social media and video tools to convey information broadly and seek public participation
- A dedicated webpage or website will be created to keep the public informed
- Mailers are likely to be implemented
- All City communication channels will be deployed
- Public hearings will take place

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### Savi Ranch Possibilities

- How many units can we put in there?
- What kind of units and income level tied to those units can go there?
- What are trade offs with sales tax?
- What have we heard from developers?
- What statutory regulations do we face siting a lot of low income housing there?
- How will regulations for inclusion of housing sites in the housing element be viewed by regulators?

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### Rezoning Changes

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### Current Housing Inventory

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765	451	457	742	2,415
Existing Zoning					
Entitled Projects (per 6/26/2021 meeting)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	172	120	9	400
Existing Site Capacity		272	163	189	624
RHNA Shortfall	(944)		(294)	(553)	(1,791)
Rezone Sites					
Planned Development			64	130	194
RM			111	179	290
RM-30	40		26	40	106
Affordable Housing Overlay	710		72		782
Mixed Use Housing Overlay	26		136	163	325
Congregational Land Overlay	355				355
Total Site Capacity (Existing + Rezone Sites)	1,403		518	803	2,676
RHNA Buffer	+187	+61	+61	+61	+309

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### What principles can we plan around?

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## Meeting 2: PowerPoint

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### What comes next for us?

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## Next Meeting Dates

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YL Public Library  
Community Room  
Monday, June 5th  
6:00 PM

YL Cultural Arts  
Center – Arts Studio  
Monday, June 12th  
6:00 PM

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## Homework

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Think About Tradeoffs and  
Options on Housing

Talk to Neighbors and  
About This Working  
Group

What benefits can come with adding new housing?

Please hand in your name tags.

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city of yorba linda

# MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES

Approved by City Council  
Resolution No. 2011-5084  
October 4, 2011

# Meeting 2: Multi-Family Residential Design Guidelines



CITY OF YORBA LINDA

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## ACKNOWLEDGEMENTS

### Yorba Linda City Council

Nancy Rikel, Mayor  
Mark Schwing, Mayor Pro Tem  
John Anderson  
Tom Lindsey  
Jim Winder

### Yorba Linda Planning Commission

James R. Pickel, Chairman  
Dennis Equitz, Chair Pro Tem  
Robert B. Lyons  
James Wohlt  
James Nebel

### Multi-Family Residential Design Guidelines Team

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#### Consultant

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## CHAPTER 1- INTRODUCTION

### 1.1 PURPOSE

The purpose of the Multi-Family Residential Design Guidelines is to ensure new multi-family residential development is consistent with Yorba Linda community values and character and to provide a clear set of design policies to project sponsors, such as developers, property owners, architects and designers. These are the primary design issues that City staff, the Planning Commission and City Council will use to evaluate project proposals. An important aim is to expedite the planning review process by clearly stating the community's expectations for quality design of multi-family residential development. Consistency with community character, compatibility with surrounding neighborhoods and uses, livability, and long-term viability will guide the evaluation of multi-family residential development proposals.

## Meeting 2: Multi-Family Residential Design Guidelines



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### 1.2 GOALS AND OBJECTIVES

The Guidelines are intended to address the following goals and objectives:

- a. Maintain a high quality of craftsmanship in development through the use of building styles, design elements and materials;
- b. Design for surrounding context and scale of urban form and land uses;
- c. Establish multi-family residential developments that are integrated and compatible with surrounding land uses and neighborhoods – both existing and future;
- d. Promote design excellence for infill and redevelopment sites;
- e. Respect and enhance the site's natural form, view sheds, and environmental attributes;
- f. Provide for safe and secure neighborhoods;
- g. Further energy conservation and sustainability;
- h. Enhance and maintain the City's aesthetic beauty and visual character.

### 1.3 INTENT

The Guidelines are to be used to assist developers, project applicants and City staff in producing high-quality multi-family development. City staff will use the Guidelines as a framework for evaluating development proposals and for developing recommendations regarding the design aspects of proposed projects.

The Guidelines are general and may be interpreted with some flexibility in their application to specific projects. Variations may be considered for projects with special design characteristics in order to encourage the highest level of design quality, while at the same time providing opportunity for creativity on the part of project designers. The design criteria will be used to evaluate development proposals. However, deviations from these criteria will be evaluated in terms of the goals and objectives described above. The Guidelines are intended to ensure that new development is compatible with existing neighborhoods.



#### 1.4 APPLICABILITY

The Guidelines are intended to apply to all multi-family residential development proposals of more than four (4) units per acre. The way in which the Guidelines are applied, however, will vary from project to project, depending on the context associated with the proposed development site and surrounding neighborhood, and the particular components and details of any given project design. Potential multi-family sites range from smaller infill sites to larger former commercial sites, with many adjacent to existing single-family residential neighborhoods.

#### 1.5 GENERAL PLAN CONSISTENCY

The values expressed in the 1993 Yorba Linda General Plan call for a high level of architectural and site design performance. Goals and policies within the Yorba Linda General Plan are furthered through establishment of the Guidelines. Relevant policies from the Land Use and Housing Element include:

- LU Policy 1.9: Permit and encourage the development of affordable housing opportunities pursuant to State Guidelines in locations adjacent to supporting services and public transportation provided they are compatible with, and will not adversely impact, the integrity and continuity of adjacent uses.
- LU Policy 3.4: Provide land use compatibility through appropriate community design and development policies.
- LU Policy 4.2: Ensure high quality community design image through the City design review process.
- LU Policy 4.5: Emphasize attractive and functional urban design in new development.
- LU Policy 5.5: Promote the development of affordable residential uses which convey a quality design and are compatible with adjacent uses in the community.
- H Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.
- H Policy 3.4: Encourage use of sustainable and green building design in new and existing housing.



## 1.8 DOCUMENT ORGANIZATION

This document is a compilation of design guidelines and recommendations that provide direction for new multi-family residential development. Chapter 1 provides an introduction to the intent and purpose of the guidelines. Chapter 2 provides a discussion of community character, design context, and overarching design guidelines. Chapter 3 includes a discussion and design recommendations for sustainable development.

No single architectural theme is dictated, but rather the emphasis is to promote variety. With exception of the styles provided in Chapter 2, many of the styles and patterns shown in the following pictures and graphic illustrations represent a concept of recommended building elements and details as opposed to thematic images. Caution should be exercised when considering architectural styles that have recently become popular (i.e. “trendy”) but have not yet stood the test of time. In addition, historic styles that cannot be faithfully replicated should be avoided.

This document is organized as follows:

### Chapter 1 - Introduction

Contains the purpose and goals of this document.

### Chapter 2 - Community Character and Design Guidelines

Provides an overview of the desired architectural styles and establishes comprehensive design guidelines.

### Chapter 3 - Sustainability

Includes strategies and guidelines for incorporation of sustainable design.





## CHAPTER 2- COMMUNITY CHARACTER AND DESIGN GUIDELINES

### 2.1 INTRODUCTION

This chapter discusses the appropriate architectural styles for multi-family development and provides overarching design guidelines that apply to all multi-family residential projects.

### 2.2 APPROPRIATE ARCHITECTURAL STYLES

#### American Farmhouse/Ranch

This design was developed in the 1930s and became one of the most popular architectural styles in the 1950s and 1960s. The stable economy and prosperity of the decade allowed for families to move into the suburbs and purchase larger lots. This prosperity permitted the construction of a more rambling style of architecture as well as the integration of garages.

Three basic concepts of the ranch style are livability, flexibility, and an unpretentious character. Climate is used as an element of design, outdoor living areas extend beyond the house, and interior spaces merge with the exterior. Other typical characteristics include a linear arrangement of rooms, elevations composed asymmetrically, and low wings spreading out from the rectangular core of the plan. Ranch style was easily adapted for almost every building use.

## Meeting 2: Multi-Family Residential Design Guidelines



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### American Farmhouse/Ranch Character Elements

- Open feeling
- Subtle/simple
- Ordered/formal
- Straight lines
- Repetition and rhythm
- Defined edges
- Materials (metal, wood, rock)
- Porches



### American Farmhouse/Ranch Architectural Elements to Encourage

- Wide, horizontal forms (referring to roof forms and wall planes – roof forms and wall planes should continue to be articulated and varied)
- Wood panel facades
- Gabled roofs
- Gabled dormer
- Shutters
- Large front porches with wood railing and wood columns
- Revealed tower (square tower, 1 max.)
- Rich colors and white
- Brick/stone exterior chimneys
- Repetition of like windows
- Multiple roof planes
- Exposed roof beams
- Triangular knee brace
- Exposed rafter rails
- Square or rectangle shaped windows
- Weathervane
- Two or three rail split-rail fences should be used at gateways and along trail corridors to reinforce the farmhouse theme.



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### MULTI-FAMILY DESIGN GUIDELINES

- The farmhouse theme should be reinforced by incorporating elements such as a water tower or windmill at key focal points within each neighborhood.
- The gateway planting theme should reflect a traditional farm/ranch by incorporating ordered, formal plantings reflective of an orchard.
- Materials such as metal, wood, and rock should be used in gateways.
- Equestrian amenities may be incorporated into the project.
- Homes of this style are reflective of the architecture historically found within Yorba Linda and new construction should respect this heritage.
- Compatible with the following architectural styles: Farmhouse, prairie style, barn influenced, craftsman, ranch, and contemporary ranch.



#### American Farmhouse/Ranch Architectural Elements to Avoid

- Rotundas (round towers)
- Red-tile roofs
- Arches (including arched windows)
- Stucco-only front and side facades
- Hip roofs
- Keystones
- Stucco/foam embellishments
- Beige, tan, grey (subtle earth tones)
- Ornate details
- Palm trees

#### American Farmhouse/Ranch Landscaping Ideas

- Orchard style plantings at gateways and entryways
- Fruit trees (non-fruit bearing where possible)
- Native grasses and flowers
- Deep green hedges/shrubs





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### California Craftsman/Bungalow

Influenced by the Arts and Crafts movement, craftsman and bungalow architecture emphasizes a horizontal link between the house and the land around it. The use of natural, local materials and colors also reinforce this home-earth relationship.

### Craftsman/Bungalow Elements

- Meandering elements such as sidewalks and trails
- Canopy (trees; shade)
- Grasses
- Wildlife
- Organic/natural
- Blended edges
- Wood Siding
- Porch

### Craftsman/Bungalow Architectural Elements to Encourage

- Wide, horizontal forms (referring to roof forms and wall planes – roof forms and wall planes should continue to be articulated and varied)
- Piled cobble stone or piled river rock
- Stone facades
- Wood panel facades
- Split wood shingles (fire proof)
- Hip roofs, porch, dormers
- Low pitched roof
- Horizontal chimney
- Projecting eaves
- Exposed rafters and beams
- Brick and quarry stone
- Picture window

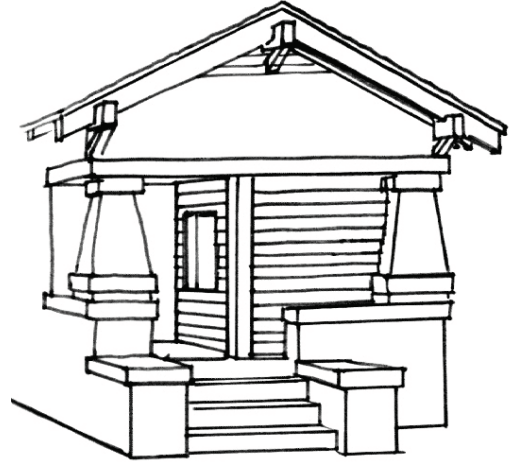


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### MULTI-FAMILY DESIGN GUIDELINES

- Grouped casements (ribbon windows)
- Dwarf pier (porch columns)
- Squared bays (square bay window)
- Deep porch
- Clapboards (thin horizontal wood siding)
- Tapered or square columns supporting roof or porch
- The California craftsman theme should be reinforced by incorporating elements such as a wood trellis, stacked stone, and thematic lighting at key focal points within each neighborhood and throughout the Plan Area.
- Compatible with the following architectural styles: Craftsman, bungalow, and prairie.



#### Craftsman/Bungalow Architectural Elements to Avoid

- Rotundas
- Shutters
- Red-tile roofs
- Arches (including arched windows)
- Stucco-only front and side facades
- Gabled roofs



#### Craftsman/Bungalow Landscaping Ideas

- Pedestal urns
- Canopy street trees



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### Mediterranean Revival

The Mediterranean Revival was an eclectic design style movement that was first introduced in the United States around the turn of the nineteenth century, and came into prominence in the 1920s and 1930s. The style evolved from rekindled interest in the Italian Renaissance architecture of palaces and seaside villas dating from the sixteenth century, and can be found predominantly in California due to the popular association of these coastal regions with Mediterranean resorts.



### Mediterranean Character Elements

- An array of rural European styles – from Southern Spain to Italy
- Elegant architecture and landscaping
- Old world style with a California twist
- Placed & ordered elements (stacked rock)
- Rock, wood, iron
- Subordinate garages
- Ornamental and deluxe details



### Mediterranean Architectural Elements to Encourage

- Red-tile roofs (regular or irregularly laid)
- Masonry arches
- Trellis treatments
- Courtyards
- Metal embellishments
- Round or square towers
- Dark wood embellishments (doors, shutters, exposed beams)
- Verandas
- Deep eaves
- Well scaled masses - broken-up walls to reduce massing

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### MULTI-FAMILY DESIGN GUIDELINES

- Rough stone exterior
- Blurred boundaries between informal and formal spaces (outdoor living areas vs. indoor living areas)
- Bold earthen tones
- Awnings
- Smooth stucco
- Exposed wood
- Stacked stone
- Recessed entryway
- Recessed garage
- Arcaded wing wall
- Decorative vents
- Decorative tiles
- Multi-level roofs
- Patios
- Porticos
- Cozy sheltered spaces
- Asymmetrical shed and gable roofs
- Tall and/or narrow windows
- Loggia
- Parabolic windows
- Oversized pots for planters
- Rustic Pavers
- Use 'enhanced' elevations to support the richness associated with the Mediterranean theme.
- Compatible with the following architectural styles: Italian Countryside, French Countryside, Spanish Countryside, Spanish Villa, Moorish, Mission, Monterey, Early California, California Tuscan, Andalusian, Hacienda, Santa Barbara.



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### Mediterranean Architectural Elements to Avoid

- Wood shingles
- Brick
- Wood siding
- Metal
- Foam and stucco embellishments

### Mediterranean Landscaping Ideas

- Cypress tress (residential and gateways)
- Olive trees (residential and gateways)
- Oversized pots for fountains and planters
- Palm trees
- Yorba Linda multi-family residential developments will reflect an upscale community through the use of enhanced gateways and superior landscaping
- The Mediterranean theme should be carried throughout the development by including formal plantings at gateways, landscaped corridors, and at focal points.





## Meeting 2: Multi-Family Residential Design Guidelines



### MULTI-FAMILY DESIGN GUIDELINES

#### Colonial Revival

The Colonial Revival style became popular in the late nineteenth century. It draws its inspiration from Georgian Colonial architecture. Buildings of this type have strictly symmetrical facades and are usually rectangular in plan with no or minimum projections. Eaves have classical detailing. Windows are usually double-hung sash except when Palladian windows are used for accent.

#### Colonial Revival Character Elements

- Symmetrical facade
- Elaborate front doors with crown pediments and overhead fanlights and sidelights
- Simple, classical detailing
- Multiple columned porches and doors
- Side porches or sunrooms
- Rectangular
- Center entry-hall floor plan
- Fireplaces



#### Colonial Revival Architectural Elements to Encourage

- Brick or wood siding
- Gable roof
- Dormers
- Symmetrically located windows on either side of the front entrance
- Pillars and columns
- Multi-pane, double hung windows with shutters
- Elevated front entry



## Meeting 2: Multi-Family Residential Design Guidelines



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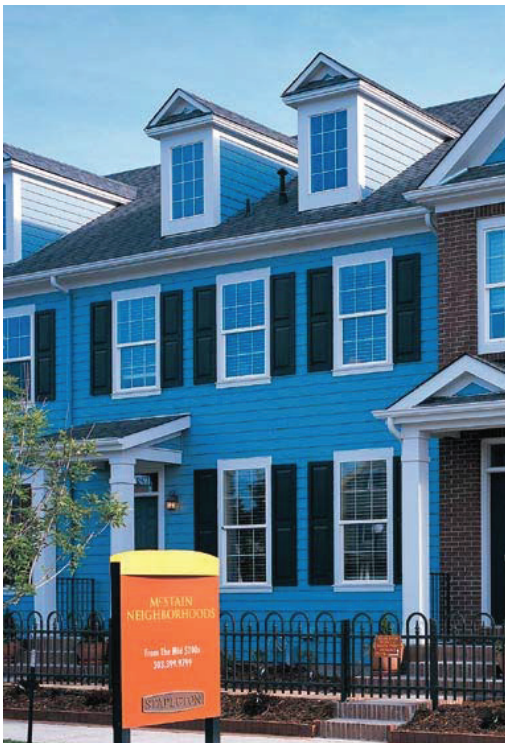


### Colonial Revival Architectural Elements to Avoid

- Stucco siding
- Second story protrusions
- Awnings

### Colonial Revival Landscaping Ideas

- Formal/groomed plantings
- Canopy trees
- Flower beds



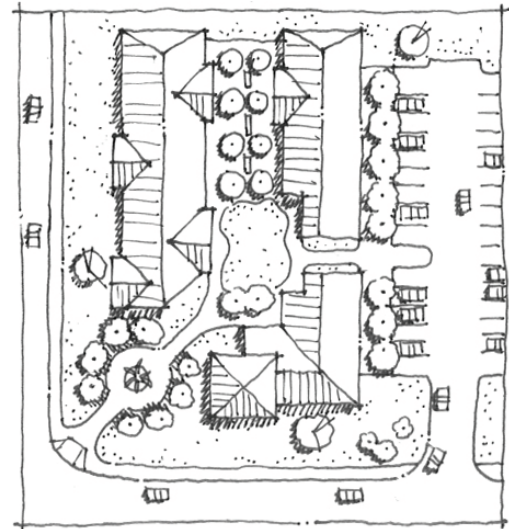


### MULTI-FAMILY DESIGN GUIDELINES

## 2.3 LOT LAYOUT AND SITE PLANNING

A multi-family residential development should unify the styles and character of the surrounding community. The location of these areas should be in walking distance to parks, commercial centers, and public facilities.

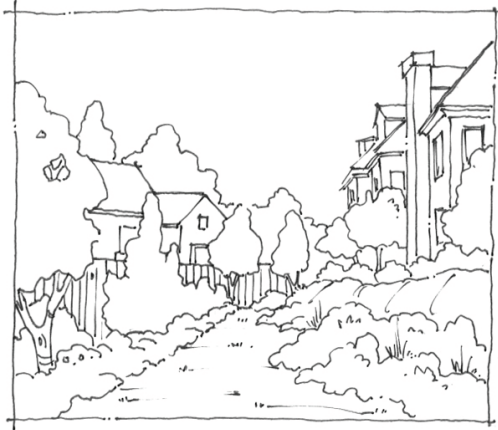
- a. Residential developments should provide a variety of architectural styles complementary to each other to provide a diverse neighborhood atmosphere.
- b. A variety of one, two, and three bedroom dwelling units should be provided to encourage a variety of product types. Units should be mixed throughout the development.
- c. Units should front streets and common areas to increase visual surveillance of public streets, parks, and open spaces within the neighborhood.
- d. For attached products, the principal vehicular access into a project should be through an entry drive rather than a parking drive. Colored, textured, and permeable paving treatment at entry drives is encouraged.
- e. Each residential community should provide open space with at least 400 square feet per unit, which may be used in a shared open space area.
- f. The site area adjacent to the street should not be dominated with parking. Parking should be concentrated in areas behind buildings, and away from the street when possible.
- g. Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas should be provided. Linkages should be ADA compatible.
- h. All residences shall be located to minimize the distance between parking areas and residential units.
- i. The design of multi-family developments should consider compatibility with the surrounding neighborhood by mimicking existing architectural styles, colors, and rhythm.
- j. Dwellings should incorporate porches, trellises, landscaping, and other features to extend the living area toward the street and soften the transition between the street and the dwelling. When placed correctly, these elements can also provide shading.



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- k. Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be preserved.
- l. Where possible, utilize courtyards or other methods to break up the building mass and provide natural ventilation.
- m. Building placement should not limit solar access by shading adjacent rooftops.
- n. Orient buildings on an east/west axis to maximize the use of natural daylighting and solar panels.
- o. Narrow floor plan depths should be used to maximize daylight, exterior views, and natural ventilation. Use a courtyard atria to bring light and air into interior spaces.
- p. In consultation with OCTA, determine if a bus stop/turnout is necessary adjacent to new multi-family development.
- q. Acoustical and noise attenuation issues should be considered during the design process.

### 2.4 BUFFERS AND TRANSITIONS

Most land uses can be compatible when adjacent uses are taken into consideration during the design process. The use of visual buffers, such as setbacks, landscaping, walls, berms or a combination thereof, assist in creating a transition between land uses.

- a. Where multi-family residential uses are adjacent to single-family residential development, the placement of buffers, buildings, and parking should be carefully examined.
- b. Buffers should be incorporated between development and sensitive environmental areas, significant habitats, and important riparian corridors.
- c. Structures with greater height should include additional setbacks and steps within the massing to create a transition in heights from adjacent properties and to avoid dominating the character of the neighborhood.
- d. Elevations of proposed pad areas shall match the elevations of existing adjacent residential pads surrounding the site to the extent feasible. The goal is to achieve a smooth transition in grade from existing projects to new developments and to be sensitive to surrounding land uses, view sheds, and privacy issues.



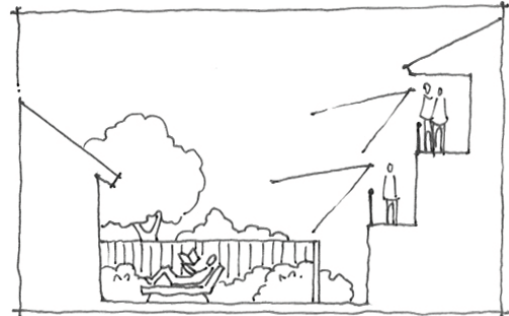


### MULTI-FAMILY DESIGN GUIDELINES

- e. When adjacent to single-story residential zone, the entire building shall be setback an additional five (5) feet for two story structures and ten (10) feet for three or more story structures.

## 2.5 PRIVACY

The plotting of homes should avoid the placement of two, two-story elements directly adjacent to one another. Wherever possible, two-story elements should be adjacent to single story homes or single story elements. If this cannot be achieved in a given situation, additional side yard separation and/or additional front setbacks shall be required to alleviate a row-house effect, and provide greater privacy



- a. Dwellings built on lots without direct frontage on the public street should be situated to respect the privacy of abutting homes and to create usable yard space for the dwelling(s).
- b. Landscaping of a size and type consistent with the development will be provided to enhance the streetscape and enhance privacy for dwellings.
- c. Windows on walls adjacent to a neighbor's home should be offset to prevent direct views into neighbor's windows, with specific attention to new second floor windows that look into windows, pools, spas, etc. on adjacent properties.
- d. Balconies and decks should avoid direct sight lines to neighbor's windows or livable outdoor areas.
- e. Use clerestory windows or translucent glass to interrupt direct sight lines to neighbor's windows and livable outdoor spaces.
- f. Use landscaping or garden features, where appropriate, to provide a buffer or screening between properties.
- g. Recess or enclose second-story balconies and decks on three sides.
- h. Use solid or translucent materials or walls for balcony or deck railings.
- i. The use of large blank walls as a result of trying to address privacy concerns is not acceptable.



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*Architectural features such as balconies, wood detailing, and color scheme should be used to complement the building design.*



*Attached units can uniquely provide varying architectural style and details as to appear as separate units while still remaining part of the whole building.*



*Corner elements such as towers call attention to the buildings entrance and provides visual interest.*

### 2.6 BUILDING FORM

The design of residential neighborhoods should minimize large block housing and encourage porches, articulated entries, and recessed garages to decrease visual dominance along the street.

- a. Multi-family units shall be designed and detailed to correlate with the neighboring single-family detached and/or attached homes, and commercial centers. The architecture should incorporate the best features of the neighboring units.
- b. A variety of architectural styles and types can create a vibrant streetscape, allowing for deviation in building heights, massing, setbacks, and architectural elevations and floor plans.
- c. Building facades should provide various setbacks utilizing different materials to minimize singular planes on all sides of the building. Varying setbacks should be between two (2) feet and three (3) feet.
- d. Architectural features such as porches, balconies, chimneys, door placement, window proportions, dormers, wood detailing, fencing, siding, and color scheme shall be used to compliment the overall building design, site and neighborhood context.
- e. A variety of architectural details, elevations, and setbacks create visual interest to homes, and one design should not be repeated more frequently than every fourth house.
- f. A variety of horizontal and vertical changes in the architectural treatment help reduce monotony of dwelling units.
- g. A variety of architectural styles found within the City of Yorba Linda should be provided to reflect the overall character of the community.
- h. Orient design to incorporate a relationship between indoor and outdoor spaces.
- i. Attached units can uniquely provide varying architectural style and details as to appear as separate units while still remaining part of the whole building.

## Meeting 2: Multi-Family Residential Design Guidelines



### MULTI-FAMILY DESIGN GUIDELINES

- j. Simple, clean, bold projections of stairways should be used to complement the architectural massing and form of multi-family structures. Stairways should be constructed of smooth stucco, plaster, or wood with accent trim of complimentary colors. Thin looking, open metal, prefabricated stairs are discouraged.
- k. To the extent possible, each unit should be individually recognizable. Methods to break up massing could include:
- Vary front setbacks within same structure.
  - Stagger and jog unit planes.
  - Design a maximum of two adjacent units with identical wall and roof lines.
  - Vary building orientations to avoid the monotony and long garage door corridors.
- l. When adjacent to public streets, all foundations should be raised with a minimum of two feet (2'0") crawl space. Raised houses with parking underneath should utilize stucco or brick masonry veneers with appropriate detailing on foundation wall surfaces below the main floor of the house. Slab on grade foundations will generally not be permitted except for garages, patios, and unheated rear porches and patios.



*Foundations and/or front entries should be elevated.*



*Wallplanes should vary.*



*Image by Weber Thompson*

*Building projections and recessions are encouraged.*



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*A variety of architectural styles and varying roof forms make these units appear as if separate and unique.*



*Massing should be broken up by varying wall planes.*



*A combination of two and three story units were used to create visual interest and variation to the building massing.*

### 2.7 MASSING

Mass is defined as a three-dimensional form, such as a cube, box, cylinder, pyramid, or cone. The way the forms are sized directly relates to the way building elements are emphasized or de-emphasized. Voids or open spaces in the forms can change the form's appearance and make the building more interesting and less imposing.

- a. Large projects should be broken up into groups of structures of various heights.
- b. Several smaller, compact building footprints, rather than one large building, should be used to provide an intimate scale and a more efficient envelope for optimizing daylighting and passive solar heating and cooling functions.
- c. Buildings designs should include a combination of the following techniques:
  - Variation in the wall plane (projecting and recessed elements).
  - Variation in wall height.
  - Roofs located at different levels.
- d. Combinations of one, one and one half, and two story units should be used to create visual interest and variation in the massing and building height.
- e. Where appropriate, the upper stories of new multi-family buildings should be stepped back to reduce the scale of facades that face the street, courtyards, or open space areas.
- f. Structures with greater height should include additional setbacks and steps within the massing to create a transition in heights from adjacent properties and to avoid dominating the character of the neighborhood.
- g. Vertical elements such as towers may be used to accent horizontal massing and provide visual interest.





## 2.8 SCALE

Scale is the proportion of one object to another. “Human” or “intimate” scale incorporates building and landscape elements that are modest in size. “Monumental” scale incorporates large or grand building elements. The individual components of the building also have relationships to each other and to the building as a whole, which contributes to the overall scale of a building.

- Building scale should be reduced through the proper use of window patterns, structural bays, roof overhangs, wall materials, awnings, moldings, fixtures, and other details.
- Architectural details and materials on lower walls that relate to human scale such as arches, trellises, or awnings should be utilized.
- Window distribution and shape can be a significant building scale determinant.



*The utilization of dormers on the third story helps to improve the street level scale of the building.*

## Meeting 2: Multi-Family Residential Design Guidelines



### CITY OF YORBA LINDA



*Multi-family residential projects should use varied roof forms to prevent a box-like appearance.*



*Varied roof pitches increases the visual quality of the building.*



*Roof forms help to define individual units.*

## 2.9 ROOF FORM

Roofs should reflect a residential appearance through roof pitch and material selection.

- a. A variety of roof planes and accent details increases the visual quality and character of a building.
- b. Varied roof pitches, porches, and overhangs provide visual interest and increase the architectural character of the dwelling unit, while reducing the bulk and size of the structure.
- c. A variety of roof tiles and colors consistent with the architectural style of the home help enhance the diversity and character of the community.
- d. Upper stories should be set back with a variety of roof lines and pitches throughout the project, including side-gabled, cross-gabled, combined hipped-and-gabled or hipped roofs.
- e. Roofs covering the entire building such as hips and gables are preferred over mansard roofs. Segmented pitched roofs should be applied at the building edge.
- f. Roofing colors shall be soft earth tones to minimize reflective glare and visual impacts.



## 2.10 WINDOWS AND DOORS

Windows and doors help to define the architectural style of a building while providing daylight to interior spaces and visual interest to building facades. These features may be accented through the use of awnings.

- a. Entries should be enhanced by the architectural style and details of the building.
- b. Windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.
- c. Shutters should be proportional to the window and complement the architectural style of the building.
- d. Awnings and overhangs may be appropriate for some building styles.
- e. Entries and porches should be inviting and architecturally articulated at a pedestrian scale.
- f. Garage, windows, doors, and porches should complement the architectural style of the building.
- g. Covered porches, porticos, and other significant entry features compatible with the architectural style of the dwelling are encouraged in Yorba Linda to create an elegant arrival sequence and perspective from the public street. Columns, handrails, exterior trim, cornices, window detailing, exterior lighting fixtures, front door and surround, and other architectural elements must be compatible with the style of the dwelling. Columns on front porches should be a minimum of 10 inches in width/diameter with appropriate base and cap detailing.



*Front entrances should be enhanced by stoops or porches.*



*Windows should be framed with trim and shutters where architecturally compatible.*



## Meeting 2: Multi-Family Residential Design Guidelines



CITY OF YORBA LINDA



*Heavier and darker colors should be used at the base of the building.*



*Elements such as stone and wood that are architecturally compatible should be used.*



*Exterior facade colors should be harmonious.*

### 2.11 MATERIALS AND COLORS

The selection and placement of building materials should provide visual interest at the pedestrian level. Heavier materials should be used to form the building base and as accents on upper stories and walls. Materials and colors should be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.

- a. A variety of materials and colors help create a consistent style and character for a neighborhood, while accentuating details and key features.
- b. A variety of building materials - such as stone, brick, wood siding, and stucco - should be utilized to enhance the building's architectural character.
- c. Heavier and darker materials should be used at the base of the building, allowing lighter materials to remain on top.
- d. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.
- e. Colors used on exterior facades should be harmonious. Contrasting colors are encouraged to accentuate details such as trim, windows, doors, and key architectural elements.
- f. Color schemes involving a maximum of four (4) colors are recommended.
- g. Materials and articulation used on the front façade will be incorporated into the sides and rear facades where visible from a street or paseo.
- h. Exterior wall materials, trim and architectural details shall be provided on all elevations. All elevations exposed to public right-of-way shall be architecturally enhanced.
- i. Coordinate color and finishes on exteriors of all elevations to provide a total continuity of design. Colors should reflect the community character and theme.
- j. Reflective materials shall be avoided on elevations that face existing single-family homes.
- k. Color and material schemes that complement the existing neighborhood should be utilized.





## 2.12 OUTDOOR LIGHTING

Effective lighting provides safety and direction for vehicles and pedestrians while enhancing architectural building and landscape details. These guidelines apply to on-site lighting for parking areas and lights associated with the building in private development projects. Light types may include pole lights, spotlighting, wall-mounted sconces, parking lighting, and landscape lighting.

- a. Light fixtures should be designed or selected to be architecturally compatible with the main structure or theme of the development.
- b. The intensity of light, level of light as measured in footcandles, and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention or become a nuisance.
- c. Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area.
- d. Exterior lighting such as decorative wall sconces, eye mounted spotlights, landscape lighting, etc are acceptable if positioned so as not to create glare or spill over onto an adjacent lot. Lot owners are encouraged to significantly reduce exterior lighting levels after 12:00 a.m.
- e. Exposed bulbs should not be used. Cut-off lighting is preferred.
- f. Uplighting of building elements and trees should use the lowest wattage possible to minimize impacts to the night sky. Light sources for wall washing and tree lighting should be hidden.
- g. Where landscaping is lit, low-voltage lighting should be used whenever possible to conserve energy. Energy efficient lamps and ballasts, controlled by photoelectric methods or timers, should be incorporated.
- h. The height of a light pole should be appropriate in scale for the building or the complex and the surrounding area.
- i. Accent lighting should be used to illuminate walkways, entries, seating areas, and/or specimen plants and trees.
- j. Walkways and paseos should be lit to an average of one and one half to two footcandles in intensity to ensure safe nighttime conditions.
- k. Use renewable energy sources for lighting, such as solar microturbine.
- l. Recreational amenities and courtyards should be well lit to enhance the pedestrian experience and create a safe environment.
- m. Light poles should be designed with downward facing fixtures to eliminate light spill.



*Light fixtures should be selected to be architecturally compatible with the main structure.*



*Downward shining lighting is encouraged.*

## Meeting 2: Multi-Family Residential Design Guidelines



CITY OF YORBA LINDA



*Common mailbox enclosures should be similarly designed in form, materials, and color to the surrounding buildings.*



*Mailbox design and placement should be considered during project layout and development.*



*Trash enclosure areas should incorporate a trellis or other screening feature and shall be enclosed by 6-foot high walls constructed of materials consistent with the architectural style of the units.*

### 2.13 UTILITARIAN ASPECTS

All utilitarian equipment and features should be integrated into the site plan and should either be aesthetically screened from view or designed to complement the architectural style of the project. Utility service areas should be part of the early site design process, rather than an afterthought at the construction document phase.

- a. Landscaping, screens, or aesthetic walls should minimize impact of trash cans and mechanical enclosures.
- b. Any equipment, whether on the side of structure, or ground, should be screened. The method of screening should be architecturally compatible in terms of materials, color, shape, and size. The screening design should blend with the building design, which may include a continuous screen.
- c. Trash enclosure areas should incorporate a trellis or other screening feature and shall be enclosed by 6-foot high walls constructed of materials consistent with the architectural style of the units. Trash enclosures shall be screened from upper level unit views.
- d. Trash enclosures should include separate access for pedestrians.
- e. All utility and mechanical equipment shall be screened from view. Roof mounted air conditioners, coolers or antennas are prohibited.
- f. Common mailbox enclosures should be similarly designed in form, materials, and color to the surrounding buildings.
- g. Air conditioning and heating equipment must be located in the side yard or rear yard of a lot and be visually screened from view from the public street. Screening should extend from existing grade to the top of the equipment. Acceptable screening materials include brick masonry, painted wood lattice, or evergreen plant materials.





### MULTI-FAMILY DESIGN GUIDELINES

## 2.14 LANDSCAPING AND OPEN SPACE

Plants should be used to define building entrances, parking lots, and the edges of various land uses. Plants should also be used to buffer and screen neighboring properties. Consider safety, environmental impacts, and accent elements when selecting and locating landscaping features.

### Landscaping and Open Space Design

It is envisioned that streets within the Community will provide ample shade for residents to enjoy walking to local parks and commercial centers.

- a. Each first floor dwelling unit shall provide a minimum of 100 square feet of private outdoor space where possible.
- b. Each upper floor dwelling unit shall provide a minimum of 50 square feet of private outdoor space.
- c. Within the right of way of local streets, a landscaped parkway and street trees shall provide a separation between vehicle and pedestrian circulation patterns.
- d. Buildings and lots shall be oriented to increase accessibility to trails and open space.
- e. Private open space should be enclosed with walls, landscaping, fences, trellises, etc., but must be complementary to the architectural style of the building.
- f. Street trees shall be provided along the street edge and along driveways to reduce heat and provide shade for pedestrian thoroughfare. Refer to City approved Tree List for appropriate species.
- g. Each attached home builder parcel shall include common recreation facilities such as pools, spas, club houses, management offices, barbecues, and others facilities appropriate to the area.
- h. All community elements must complement the style and character of the neighborhood.
- i. Public spaces which require visibility shall use transparent or permeable screens.



*Common open space*



*Landscape/Irrigation equipment should be screened or covered. Fake boulder shown.*



*Landscaped common space*

## Meeting 2: Multi-Family Residential Design Guidelines



CITY OF YORBA LINDA



*Detached garages and carports should be architecturally consistent with the main structure.*



*Rear/alley loaded garages.*



*Parking court style garages.*

- j. Within all required landscaped areas, an automatic water efficient irrigation system shall be installed upon initial construction of any building or substantial alteration to any building or site.
- k. Low-water use plantings shall be utilized to the extent possible.
- l. Environmental factors, such as noise, may affect the design and placement of outdoor amenities.

### 2.15 GARAGES AND ACCESSORY STRUCTURES

- a. Garages, carports, and other accessory structures should be designed as integral parts of the development.
- b. Garages and parking areas should be located to have the least amount of visual impact on the street.
- c. When viewed from the street, garages should be subordinate to the main living area. Where possible, the garage should be recessed behind the dwelling unit and not located between the main living area and the street.
- d. Garage doors should be recessed into, rather than flush with, the exterior wall.
- e. Detached garages and accessory structures should be designed as an integral part of the architecture of the project and should be similar in materials, color, and detail to the principal structures of a development.
- f. Detached garages, carports, and accessory structures should incorporate roof slopes and materials similar to the principal structures of a development. Flat roofs are prohibited.
- g. Carport columns shall include architectural features and be a minimum of 24 inches wide at the base. The architectural treatment shall extend vertically for a minimum of 36 inches.





### MULTI-FAMILY DESIGN GUIDELINES

## 2.16 PARKING

Site plans should balance the need to provide adequate vehicular access with the need to eliminate unnecessary driveway entrances and should provide access points that are coordinated with other properties.

### Parking Design

- a. Parking shall be provided and located behind residential units to maintain the visual appearance of the street character. Appropriate screening shall be provided if parking is in view of the street.
- b. Parking shall be landscaped and screened from adjoining uses and public streets.
- c. Where feasible, parking should be conveniently located in smaller parking areas or parking courts dispersed throughout the site.
- d. Large parking areas should be avoided to decrease their dominance on the landscape.
- e. Parking should be distributed and in close proximity to individual residential units.
- f. Guest and unassigned parking shall be provided.
- g. Where feasible, provide “tuck-under” parking.
- h. The end of parking rows shall be capped with landscaped medians, except where space is restricted because of existing site conditions.
- i. Parking areas and entry drives are encouraged to incorporate permeable materials to allow for groundwater recharge.
- j. Provide adequate parking on-site to minimize off-site impacts to surrounding neighborhoods and streets.

### Parking Lot Area Screening

- a. Screening should be provided at the edge of all parking areas.
- b. A landscaping buffer should be provided between parking areas and public rights-of-way. The landscaped buffer area should not be included when calculating the minimum five percent landscaping within the parking lot interior. This buffer should be designed to provide stormwater retention through swales, sumps, etc.



*Parking area located behind the building away from the street.*



*Tuck-under parking.*



*Cluster homes with parking court.*

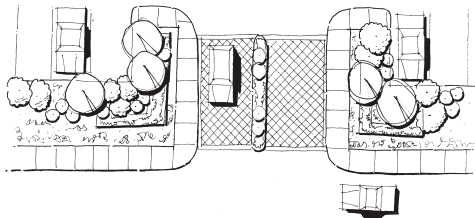
## Meeting 2: Multi-Family Residential Design Guidelines



CITY OF YORBA LINDA



*Entry drive with landscaping.*



*Plan view entry drive with landscaping and median.*

- c. A 36-inch to 42-inch high berm, headlight hedge, or masonry wall should be used to screen any parking at the street periphery. Breaks should be provided to allow pedestrian circulation. A combination of walls, berms, and landscape material is highly recommended.
- d. Where topography allows, parking lots could also be located above or below the adjacent street grade to effectively screen parking without the addition of substantial screen walls or landscaping.
- e. Parking lots graded at least 48-inches below the adjacent street grade will effectively be screened without the addition of a 36-inch to 42-inch high wall or landscaping, but the hillside should still be landscaped.
- f. Both sides of all perimeter walls or fences should be architecturally treated. Walls should be finished and designed to complement the surrounding development. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

### Entry Drives

- a. Easily identifiable and aesthetically pleasing entrances designed to complement the style of the project should be provided.
- b. The principal vehicular access into a multi-family housing project should be through an entry drive rather than a parking drive. Colored, textured, and/or permeable paving treatments at entry drives are encouraged.
- c. A combination of the following accent features shall be incorporated into the project entry:
  - Ornamental landscaping.
  - Landscaped medians (minimum seven feet measured from outside of curb face to outside of curb face).
  - Water features.
  - Architectural monuments.
  - Decorative walls.
  - Enhanced paving (colored, textured, and/or permeable).
- d. Project entry features should reflect the overall architectural identity or character of the development.
- e. Driveway entries should align with existing or planned median openings and adjacent driveways.
- f. The number of site access points should be minimized.



### MULTI-FAMILY DESIGN GUIDELINES

#### 2.17 AMENITIES

In conjunction with the open space requirements, all multi-family projects shall provide two or more amenities for the residents as listed below. The extent of amenities provided on-site should be proportionate in scale and number with the proposed project. Amenities shall be centrally located for a majority of residents. Outdoor play amenities should be for a range of ages (for example, a tot lot would not be sufficient if the project would have many teenagers and no park is nearby).

Compliance with this guideline will be evaluated on a case-by-case basis as part of City project review process with the intent of establishing a selection or combination of amenities that will contribute to the residential quality of life for each project.

- Tot lot/play structure
- Community garden
- Picnic tables and BBQ areas (preferably with shade structures)
- Swimming pool
- Indoor recreation/athletic facility
- Sports court (e.g., tennis, basketball, volleyball)
- Natural open space area with benches/viewing areas and/or trails
- Media room (equipped with big screen TV, etc. for group activities)
- Community room with warming kitchen
- Common library (probably suitable for senior project only)
- Craft /hobby room
- Bicycle storage room and/or bike racks
- Resident storage lockers/cages (this also avoids unsightly storage on patios and balconies)
- Recycling room (separate from trash dumpsters)
- Other passive and/or active recreation area that meets the intent of this guideline



*Tot-lot/playground*



*Clubhouse/rec center/mail room*



*Swimming pool and clubhouse*



## Meeting 2: Multi-Family Residential Design Guidelines



### CITY OF YORBA LINDA

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*Outdoor seating and BBQ area*



*Tennis courts*



*Homeowner garden plot*

As previously stated, the number, type and size of amenities should be proportional to the anticipated number of residents and representative of the anticipated needs of future residents. For example, a senior housing complex may not benefit from development of a tot lot and an apartment project located in close proximity to a community park may not benefit from a duplication of park amenities.

Common facilities such as laundries, mailboxes, and management offices should be centrally and conveniently located for accessibility and proximity to the majority of the residents.

Opportunities for resident support and betterment should be integrated as a project amenity, including uses such as:

- On-site computer lab/learning center
- Child care
- Adult day care
- Social service provider office space/counseling rooms
- On-site health clinic/services





Image by Weber Thompson

### 2.18 SAFETY AND SECURITY

Crime Prevention Through Environmental Design (CPTED) strategies rely upon the ability to influence offender decisions that precede criminal acts. The four most common built environment strategies are natural surveillance, natural access control, natural territorial reinforcement, and maintenance.

Natural surveillance and access control strategies limit the opportunity for crime. Territorial reinforcement promotes social control through a variety of measures.

#### Natural Surveillance

Natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen. Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and limitations on their escape routes.

- Place windows overlooking sidewalks and parking lots.
- Leave window shades open.
- Use passing vehicular traffic as a surveillance asset.
- Create landscape designs that provide surveillance, especially in proximity to designated points of entry and opportunistic points of entry.
- Use the shortest, least sight-limiting fence appropriate for the situation.
- Use transparent weather vestibules at building entrances.

## Meeting 2: Multi-Family Residential Design Guidelines



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*Windows and porches oriented towards common spaces*



*Night lighting*

- When creating lighting design, avoid poorly placed lights that create blind-spots for potential observers and miss critical areas. Ensure potential problem areas are well-lit: pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children’s play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.
- Avoid too-bright security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights often requires more fixtures.
- Use shielded or cut-off luminaires to control glare.
- Place lighting along pathways and other pedestrian-use areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers).

### Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space. By selectively placing entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs.

- Use a single, clearly identifiable, point of entry.
- Use structures to divert persons to reception areas.
- Use low, thorny bushes beneath ground level windows.
- Eliminate design features that provide access to roofs or upper levels.
- In the front yard, use waist-level, picket-type fencing along residential property lines to control access, encourage surveillance.
- Use a locking gate between front and backyards.
- Use shoulder-level, open-type fencing along lateral residential property lines between side yards and extending to between back yards. They should be sufficiently unencumbered with landscaping to promote social interaction between neighbors.
- Use substantial, high, closed fencing (for example, masonry) between a backyard and a public alley.



### MULTI-FAMILY DESIGN GUIDELINES

#### Natural Territorial Reinforcement

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where “strangers” or “intruders” stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. Additionally, these objectives can be achieved by assignment of space to designated users in previously unassigned locations.

- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential areas. Research results indicate that, contrary to traditional views within the law enforcement community, outdoor residential spaces with more trees are seen as significantly more attractive, more safe, and more likely to be used than similar spaces without trees.
- Restrict private activities to defined private areas.
- Display security system signage at access points.
- Cyclone fencing and razor-wire fence topping are prohibited, as it communicates the absence of a physical presence and a reduced risk of being detected.
- Placing amenities such as seating or refreshments in common areas in a commercial or institutional setting helps to attract larger numbers of desired users.
- Scheduling activities in common areas increases proper use, attracts more people and increases the perception that these areas are controlled.



*Security signage*

## Meeting 2: Multi-Family Residential Design Guidelines



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### Maintenance

Maintenance is an expression of ownership of property. Deterioration indicates less control by the intended users of a site and indicate a greater tolerance of disorder. The Broken Windows Theory is a valuable tool in understanding the importance of maintenance in deterring crime. Broken Windows theory proponents support a zero tolerance approach to property maintenance, observing that the presence of a broken window will entice vandals to break more windows in the vicinity. The sooner broken windows are fixed, the less likely it is that such vandalism will occur in the future.



## Meeting 2: Multi-Family Residential Design Guidelines



CITY OF YORBA LINDA



*Walkable neighborhood*

### 3.2 SMART LOCATION AND LINKAGE

- a. Encourage development within and near existing neighborhoods or public transportation infrastructure to reduce vehicle trips and induce pedestrian activity.
- b. Promote neighborhoods that are physically connected to each other to foster community and connectedness beyond one individual project.
- c. Minimize erosion to protect habitat and reduce stress on natural water systems.
- d. Design parking to increase the pedestrian orientation of projects and minimize the adverse environmental effects of parking lots (locate parking lots at the side or rear of buildings leaving building frontages and streetscapes free of parking lots).

### 3.3 NEIGHBORHOOD PATTERN AND DESIGN

- a. Incorporate high levels of internal connectivity and connections to surrounding development to promote a variety of travel options.
- b. Provide direct and safe connections for pedestrians, bicyclists, and drivers to key components of a project, local destinations, and neighborhood centers.
- c. Encourage the design and construction of buildings to utilize green building practices.
- d. Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
- e. Preserve existing tree canopy, native vegetation, and pervious surfaces.



### 3.4 GREEN CONSTRUCTION AND TECHNOLOGY

- a. Reduce the impact of heat islands by providing shade structures and trees that can produce large canopies to provide shade. In addition, choose roof and paving materials that possess a high level of solar reflectivity. Refer to City approved Tree List for appropriate species.
- b. Achieve enhanced energy efficiency by creating the optimum conditions for the use of passive and active solar strategies.
- c. Use recycled building materials whenever possible.
- d. Minimize light trespass from site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environment.
- e. As new energy technology emerges, residential projects should incorporate installation hook-ups that are architecturally integrated with the main structure.



*Rain barrel*

### 3.5 LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)

LEED is a voluntary, consensus-based, market-driven green building rating system and evaluates environmental performance from a “whole building” perspective. LEED is a self-certifying system and contains prerequisites and credits in five categories. There are four rating levels: Certified, Silver, Gold, and Platinum. The intent of a LEED certified building is to create a great built environment, providing the highest level possible of operational efficiency, as well as comfort and support for building tenants and visitors.

#### LEED Project Recommendations:

- a. Multi-family developments should strive to achieve LEED certification. Projects are subject to local green building programs upon adoption.
- b. Multi-family developments should integrate building materials and methods that promote environmental quality, economic vitality, and social benefit through the construction and operation of the built environment.



*Solar panel*

## Meeting 2: Multi-Family Residential Design Guidelines



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*Vegetated wall*



*Permeable paving*

- c. Sustainability should be incorporated into the earliest design discussions with a sustainable design charrette to kick-off the project to insure that all design and construction team members are familiar with sustainability concepts and basic sustainable building practices. The result should be utilized to develop a scheme describing the specific approach and method to accomplish achieving LEED certification.

### 3.6 SUSTAINABLE SITE PLANNING AND DESIGN GUIDELINES

An integral first step in the planning process for a project should include a site survey and constraints analysis to determine the existing conditions of the site. Proximity between the site and surrounding uses, existing drainage patterns, visual corridors, and other specific constraints and opportunities should be identified. To result in a low impact development, building footprints, location, and orientation should be designed efficiently.

Potential project environmental impacts related to site planning include:

- Site Disturbance
- Impact to Surrounding Uses
- Storm Water Drainage

#### Sustainable Site Planning Guidelines

- a. Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.
- b. Minimize the impact of light pollution through the use and placement of appropriate lighting technology.
- c. Building placement should be sensitive to site topography and should be integrated seamlessly with minimal impact.
- d. Through site and building design, consider the use of building roofs, parking lots, and other horizontal surfaces to convey water to either distribute it into the ground or collect it for reuse.
- e. Vegetated roofs should be designed to blend into the existing character of the neighborhood. In some instances the roof may need to be screened from public view.





### MULTI-FAMILY DESIGN GUIDELINES

- f. Site drainage should be designed integrating a decentralized system that distributes storm water across a project site to replenish groundwater supplies. In addition, various devices that filter water and infiltrate water into the ground should be considered.
- g. The project site should be designed to maintain natural storm water flows by promoting infiltration. Techniques and materials such as vegetated roofs, pervious paving, and other measures to minimize impervious surfaces are encouraged. Storm water should be reused for non-potable uses such as landscape irrigation.
- h. Impervious paving should be minimized, increasing on-site infiltration, and reducing or eliminating pollution from storm water runoff and contaminants.
- i. Constructed surfaces on the site should be shaded with landscape features and utilize high-reflectance materials and other materials to reduce the heat absorption of hardscape.
- j. Limit the use of lawn areas to conserve water and reduce energy consumption.



*Permeable pavers and bio-swale*



*Permeable pavers at parking spaces*

### 3.7 SUSTAINABLE BUILDING AND STREETSCAPE/LANDSCAPE DESIGN

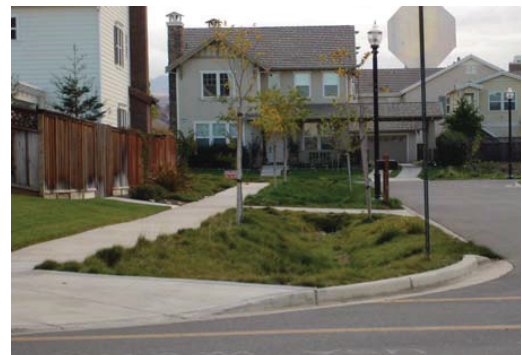
A soil analysis should be performed to determine the appropriate plant material. The landscape should be designed with native or adapted plants to reduce or eliminate irrigation requirements. Stormwater and/or greywater should be used for irrigation.

#### Potential Project Impact Related to Building Design

- Material and Energy Consumption
- Impact on the City's Water System
- Light Pollution

The design of multi-family projects can directly impact sustainability in the following areas:

- Materials consumption
- Energy and water consumption
- Light pollution
- Heat build-up and spillover



*Bio-swale*



## Meeting 2: Multi-Family Residential Design Guidelines



CITY OF YORBA LINDA



*Bio-swale*



*Drip irrigation*

### Sustainable Building and Streetscape/Landscape Guidelines

- a. Identify opportunities to incorporate salvaged materials into building design and research potential material suppliers. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, brick and decorative items.
- b. Consider using rapidly renewable materials such as bamboo, wool, cotton insulation, agrifiber, linoleum, wheatboard, strawboard and cork.
- c. Design buildings to maximize interior daylighting and provide for a connection between indoor spaces and the outdoors. Strategies to consider include building orientation, exterior and interior permanent shading devices, and high performance glazing.
- d. Limit the use of potable water, or other natural surface or subsurface water resources available on or near the project site, for landscape irrigation.
- e. California friendly landscaping is encouraged. Plant selection should be based on the climate and environment of the area as well as site characteristics such as exposure, light intensity, soil analysis, site drainage, and irrigation. Proper plant selection based on site characteristics should enhance the plants' likelihood of becoming established in the site and reduce potential incidences of low vigor, excessive maintenance, disease, or death. Native species are preferred for natural landscapes.
- f. "Green" and "cool" roofs should be promoted as an efficient method to reducing glare and heat build up on roof tops. In addition beyond the obvious aesthetic benefits of Green roofs are also valuable for their ability to absorb rain water and reduce runoff.
- g. A subsurface irrigation system should be employed at community common areas to help irrigate that area and reduce water demand. The system will also help capture storm water and reduce runoff while irrigating the landscaping.
- h. "Urban bio-swales" should be used along the roads that travel through the community where soil type supports recharging. The bio-swales will help capture stormwater and irrigate landscaping in the planting strips.

## Meeting 2: Multi-Family Residential Design Guidelines



### MULTI-FAMILY DESIGN GUIDELINES

- i. To reduce the heat island effect, the project area should be adequately landscaped to provide shade and protect surfaces including sidewalks, driveways, parking lots, and exterior walls. Where appropriate, plant deciduous trees on the south and west sides of buildings to provide protection from the summer sun. In the winter months, these trees lose their leaves and allow sunlight to provide passive heating and light;
- j. In an effort to control energy consumption, it is recommended that solar panels be integrated on roof tops.
- k. Low water demand fixtures are encouraged for use throughout the community. Dual flush toilets and waterless urinals are viable alternatives to promote water efficiency.
- l. Use energy efficient lighting wherever possible.

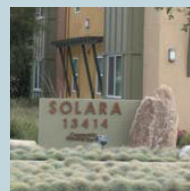


*Tree-lined streets provide shade to cool pedestrians and homes*

### CASE STUDY - SOLARA APARTMENTS POWAY, CA

Community Housing Works, a non-profit developer, have constructed the first apartment complex in California that is fully powered by the sun. Nationally awarded as a pioneering sustainable community, the California Energy Commission recognizes this as the first Zero Energy New Home.

The project takes advantage of the inland sunny climate with buildings sited for maximum solar exposure. The architecture recalls Poway's rural roots and early California heritage with the use of traditional and contemporary forms. The design includes public art, interactive recreational activities, low-water landscaping and a community center that provides learning opportunities for residents to reinforce the ideas of cost savings through recycling, solar energy awareness and use of existing environmental technologies.



## POST-MEETING 3 WRAP UP

Dear Housing Policy Resident Working Group,

Thank you for joining us for our third meeting of the Housing Policy Resident Working Group (HPRWG). As you experienced, we are transitioning into the space for you to voice your ideas and to get answers to your questions. The meeting was full of excellent questions and answers.

Last night, we dove deep into Savi Ranch, heard from all attendees on your ideas for planning principles, identified additional key concerns for why some people voted “no” on Measure Z, and started to talk about the outcome and future of the Working Group.

In follow-up to our meeting last night, I am providing additional documents:

- A link to the slide deck that guided our meeting last night: <https://www.dropbox.com/s/ka7xd4on4fmenpy/ResidentHousingWorkingGroup-Meeting3-v1.pdf?dl=0>
- A photo of the planning principles that were documented on our whiteboard. (See below)
- The 2015 Savi Ranch Visioning document that was referenced in the meeting: <https://www.yorbalindaca.gov/DocumentCenter/View/525/Savi-Ranch-Land-Use-and-Mobility-Vision-Plan-Consolidated-Report-PDF>
- A link to examples from Washington State of Dwelling Units per Acre or density examples that can help you and others understand what density might look like. <https://www.theurbanist.org/2017/05/04/visualizing-compatible-density/>
- A link to the CalMatters article regarding the Builder’s Remedy projects in Santa Monica. <https://calmatters.org/housing/2023/06/california-builders-remedy/>

Let us know if we missed something else.

At our next meeting, we are going to cover these general areas:

1. Site-specific discussions and Q&A
2. Further refine what is next for the Working Group

I urge you to offer additional thoughts, if you have not done so already, around three key areas:

1. What are some key planning principles we can consider when revising the existing housing element. The feedback on height and privacy mitigation is a perfect example.
2. What specific sites do you see as too dense, not dense enough or not being considered for rezoning that should be discussed?
3. How can we take this functioning group of engaged residents and help the community achieve the best outcome for land use planning? As of last night, there was support for some kind of report on our recommended housing element plans to share with the City Council.

You have all sunk real time and energy into the complex world of California Housing Policy. It was fantastic to hear you discussing these issues with neighbors and expanding the pool of people we are pulling into the conversation. That work both informs the public and informs the Working Group.

As a reminder: our next meeting is back where we had our first meeting in the Yorba Linda Cultural Arts building (right next to the Library) on Monday, June 12th at 6 PM. Dinner will again be served. Hopefully, the cookies make it back! Based on how much conversation we cover this coming Monday, we may opt for a fifth meeting on Monday, June 19 at 6 PM – please hold the date open on your calendar, if you can.

Best regards,  
-David



# Meeting 3: PowerPoint

## Welcome

# Let's Mingle and Be Friendly

CITY of YORBA LINDA

## Tonight's Goals



Discuss Rezoning Principles



Discuss Sites



Plan the Next Meeting(s)

CITY of YORBA LINDA

## Fact Review

- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29)
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state grant funding, loss of local control and risk with Builder's Remedy claims
- November 2024 is the final bite at the ballot apple before City will lose its Conditional Certification
- Legal pathways to battle against housing law and RHNA allocation are highly-likely to fail.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and - even if successful - will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

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## Current Housing Inventory

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765	451	437	742	2,415
<b>Existing Zoning</b>					
Entitled Projects (per 6/30/2021 occupancy)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	171	120	9	400
Existing Site Capacity		272	163	189	624
RHNA Shortfall		(944)	(254)	(553)	(1,751)
<b>Reason Sites</b>					
Planned Development			64	130	194
RM			111	179	290
RM-30	40		26	40	106
Affordable Housing Overlay	710			72	782
Mixed Use Housing Overlay	26		136	163	325
Congregational Land Overlay	355				355
Total Site Capacity (Existing + Reason Sites)	1,403		518	803	2,676
RHNA Buffer		+187	+61	+61	+309

CITY of YORBA LINDA

## Savi Ranch Possibilities

- Currently slated at about 200 units. How many more can we put down there?
- Update on tax trade offs
- Traffic studies and capacity update – awaiting a memo from consultants.
- Prior City 2015 Savi Ranch Vision Plan noting 1,800 units in Savi Ranch. What does that mean in today's context?

CITY of YORBA LINDA

## What principles can we plan around?

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## Meeting 3: PowerPoint

### Potential Planning Principles

- **Preserve the Yorba Linda "look and feel":**
  - High-quality architecture
  - Infill is better than greenfield (keep open spaces & greenery intact, if possible)
  - Enforce existing design guidelines
  - Integrate greenery elements ("landscape architecture")
- **Height restrictions:**
  - (HCD requirement) 3-story allowance on certain sites
  - Restrict height around single-family homes, with greater setbacks for taller portions/stories
  - Consider a "step function" as you get further out from single-family homes
- **Maximize ADU credit**
- **Build and plan with public safety in mind**

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### Site Specific Feedback

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### What comes next for us?

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### Possible Working Group Output

- Develop a high-level report on facts, conclusions, and principles for planning
- Support and engage on community outreach process for the Housing Element hearings
- Identify three Housing Element options with a preferred plan for Staff to review with HCD

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### Next Meeting Dates

YL Cultural Arts  
Center – Arts Studio  
Monday, June 12th  
6:00 PM

CITY of YORBA LINDA

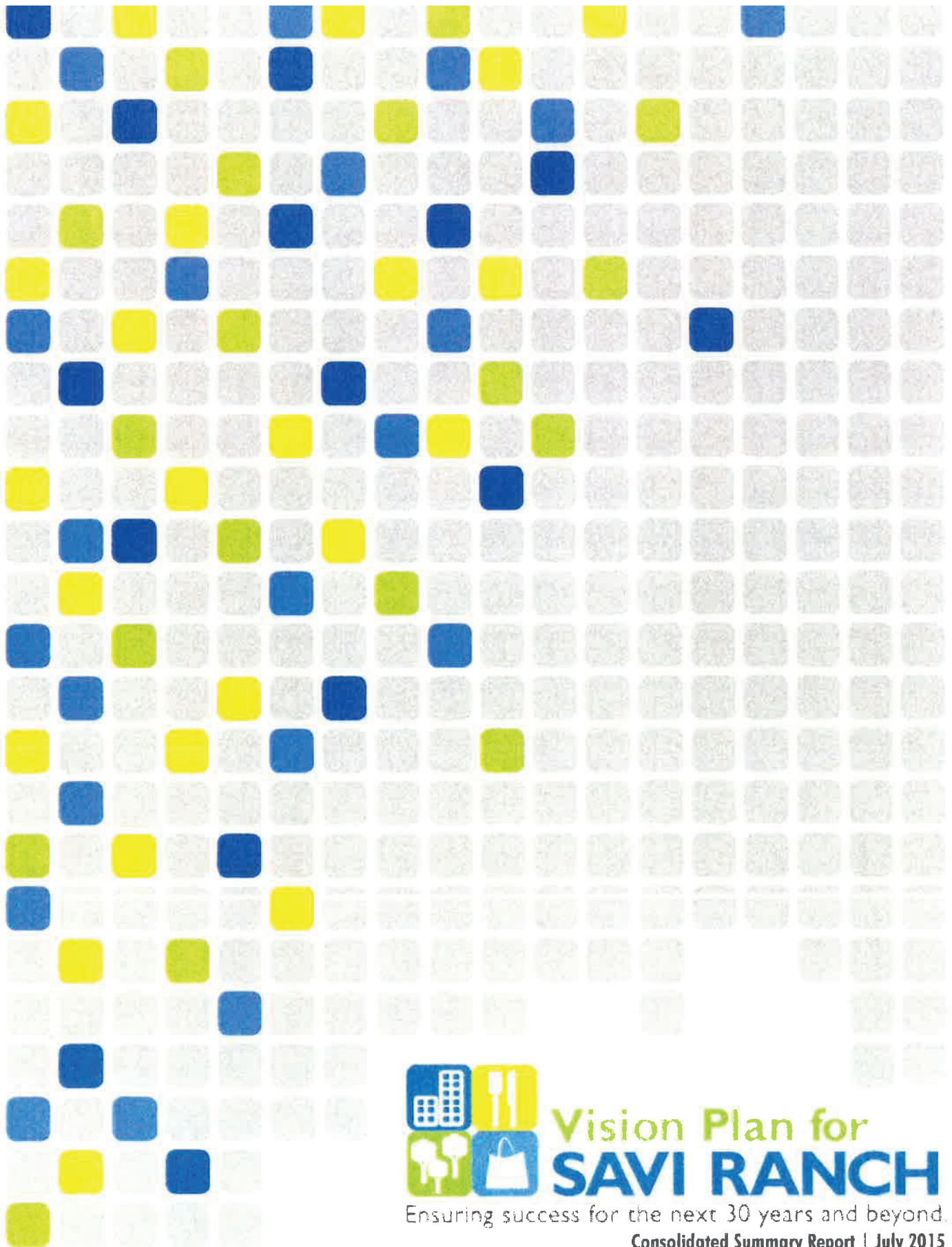
### Homework

Think About Tradeoffs and  
Options on Housing

Please attach name tags to your name placard.

CITY of YORBA LINDA

### Meeting 3: Savi Ranch Visioning Document



Ensuring success for the next 30 years and beyond.

Consolidated Summary Report | July 2015

## Meeting 3: Savi Ranch Visioning Document



### Prepared for:

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### Funded by:

The Savi Ranch Land Use and Mobility Vision Plan was funded by the California Department of Transportation's Community-Based Transportation Planning Grant Program. Any technologies or inventions that resulted from the use of this grant was in the public domain and may not be copyrighted, sold, or used exclusively by any business, organization, or agency. Caltrans reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use for government purposes.



Ensuring success for the next 30 years and beyond.

Consolidated Summary Report | July 2015



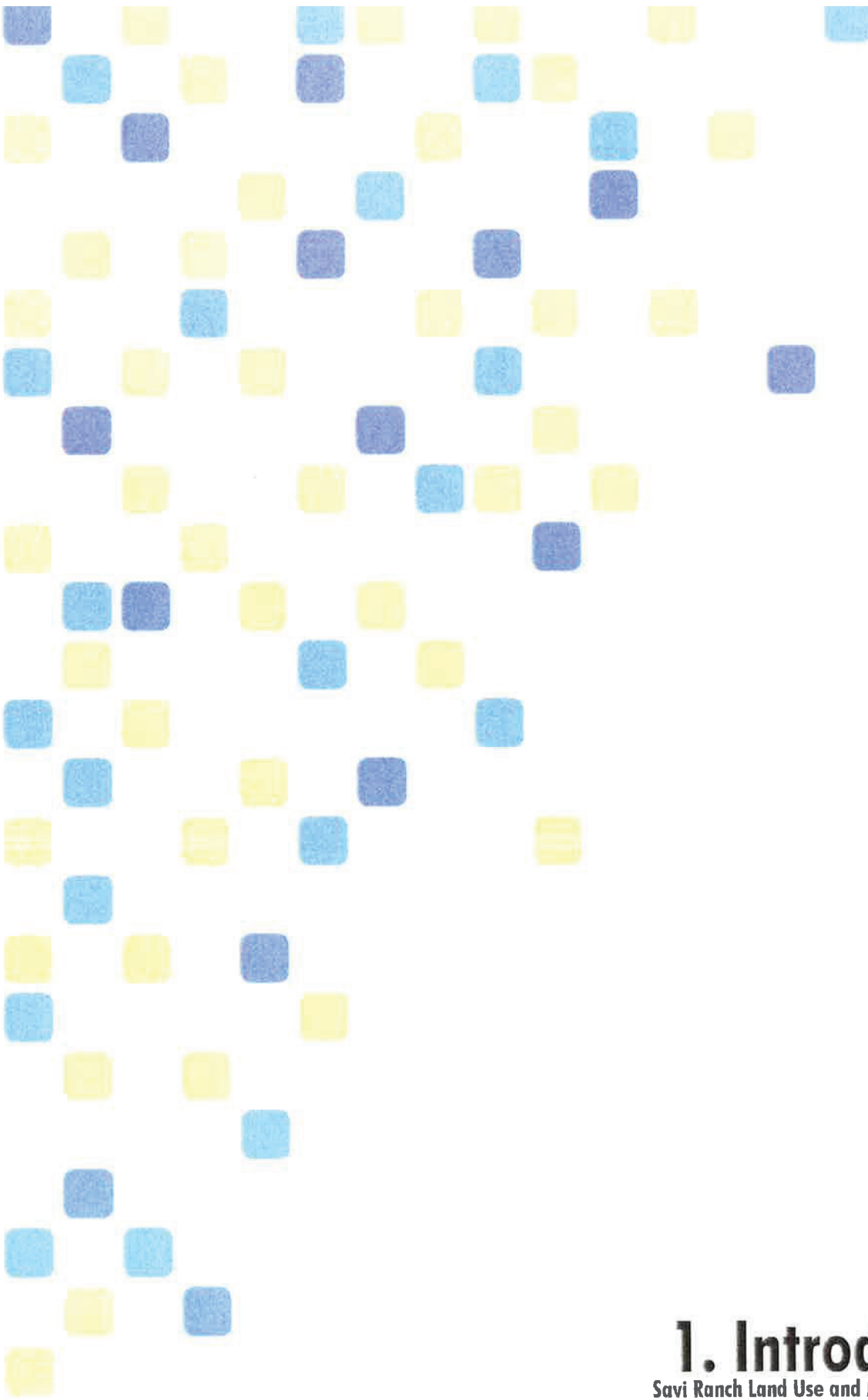
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# 1. Introduction

Savi Ranch Land Use and Mobility Vision Plan

## Meeting 3: Savi Ranch Visioning Document

Imagine a regional destination in Yorba Linda where commerce and the community come together.

### THE HISTORY OF SAVI RANCH

In 1982, the City of Yorba Linda amended its general plan and zoning and annexed about 407 acres of land within the horseshoe-bend area of the Santa Ana Canyon, at the request of the Santa Ana Valley Irrigation Company. From its owner's name, this land became known as Savi Ranch.

Savi Ranch Planned Development (PD) was originally adopted in 1992. The intent of the Savi Ranch PD was (and still is) to accommodate the introduction of various office, commercial, and industrial and open space uses into a single comprehensive development. It was envisioned that the office and industrial park zone would facilitate the integration of these uses in a manner which creates a functional and aesthetically pleasing employment complex. Over the years, some parts of the existing Savi Ranch PD have been successful in facilitating new development in the project area and today, Savi Ranch has developed into a mix of retail, office, and industrial uses.

### LAND USE AND MOBILITY VISION PLAN

Given that Savi Ranch is Yorba Linda's major jobs center and retail destination, the time is ripe, coming out of the recession of the late 2000s, to think critically about Savi Ranch and its position not only in Yorba Linda, but in the region. Concurrently, the city is in the midst of a comprehensive update to its general plan, and as part of that process Savi Ranch was identified as the largest area in which the city could contemplate land use changes that would improve the city's long-term fiscal balance.

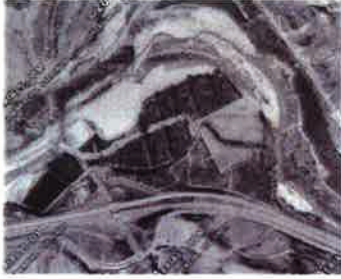
From 2013-2015, the City of Yorba Linda embarked on a mission to collaborate with the community and business and property owners to identify a new thirty-year land use and mobility vision plan for Savi Ranch. It is envisioned that this Vision Plan will be implemented as an alternative to the existing Savi Ranch PD, providing business and property owners the flexibility to market and adapt their properties based on market trends and Savi's long-term potential.

In April 2015 the Yorba Linda City Council approved a Land Use and Mobility Plan Framework which defined a range of uses for the project area, including biotech R&D, entertainment uses, mixed-use commercial and office space, traditional retail, mixed-use flex space and multifamily residential. That Framework, along with relevant background documents and materials, are summarized in this consolidated Land Use and Mobility Vision Plan Summary.



## Meeting 3: Savi Ranch Visioning Document

Savi Ranch Through the Years...



1980



1994



2015

### CITY COUNCIL GOALS

The Land Use and Mobility Vision Plan seeks to implement Yorba Linda's City Council goals in Savi Ranch. Those goals include:

- Provide a high quality community environment for all Yorba Linda residents and businesses
- Provide high quality, constituent friendly, city services
- Establish, maintain, and encourage a vibrant commercial and retail environment that provides business opportunities throughout the community
- Ensure the short term and long term financial security of the City

### TRADE AREA DEMOGRAPHICS

Savi Ranch is a regional shopping center with a trade area of 5- to 8-miles, which includes nearly all of the City of Yorba Linda and a good portion of the cities of Anaheim, Orange, and Corona (see Figure 1, Regional Location). In 2013, an 8-mile radius from Savi Ranch was home to 425K people, 140K households, and 144k housing units. From 2000-2013 population grew by 13%, primarily in the areas closest to Savi Ranch. The area has enormous potential to serve the regional shopping, dining, entertainment and employment needs of North Orange County/SR-91 Corridor.

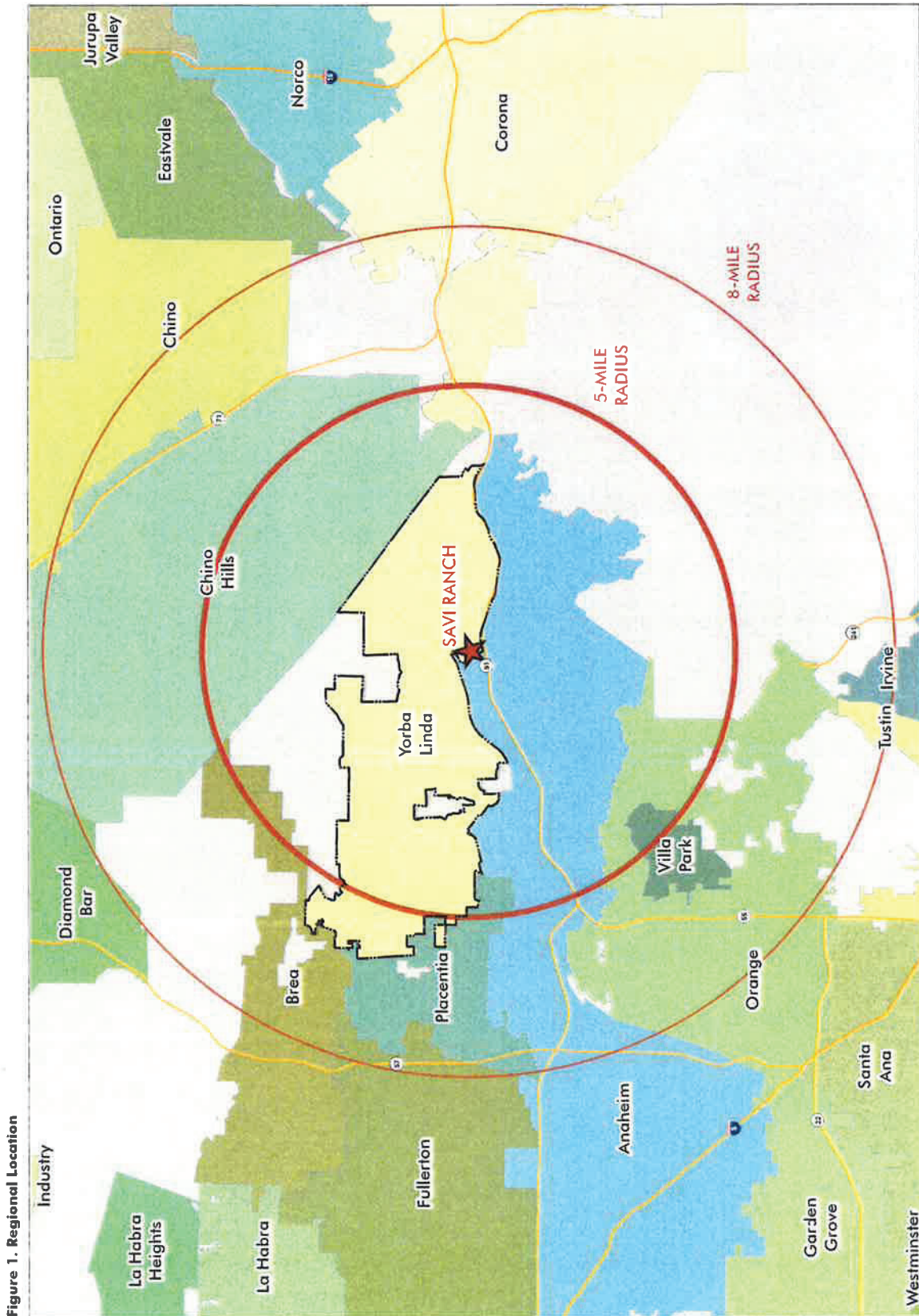
In 2013, the average annual median income for the area was \$112,000—twice the statewide average and up from \$89,000 in 2000. In general, the population is in their family-forming years and the number of kids and young adults living at home is high. The average age in 2013 was 37.8, up from 34.1 in 2000.

### SAVI RANCH QUICK FACTS

- 175 acres, 53 parcels, 6.75M sf of developable lot area (see Figure 2, Project Area).
- Adjacent to SR-91, Yorba Linda Boulevard/Weir Canyon Boulevard and the Santa Ana River
- Savi Ranch businesses generate \$1 billion dollars in annual revenue (2011)
- Provides 60% of the City's sales tax revenue (2013)
- Retail sales, wholesale trade, and hotel & food services accounted for \$617 million in annual revenue and 44% of Savi's total employment opportunities (2011)
- Secondary sectors include manufacturing (\$192 million), construction (\$56 million), and health care services (\$45 million) (2011)
- 1.9M sf of existing building square footage (1.5M ground-floor square feet, 400K in upper floors)
- Average lot coverage is 23% (35%-60% allowed in PD)



# Meeting 3: Savi Ranch Visioning Document



Savi Ranch Land Use and Mobility Vision Plan

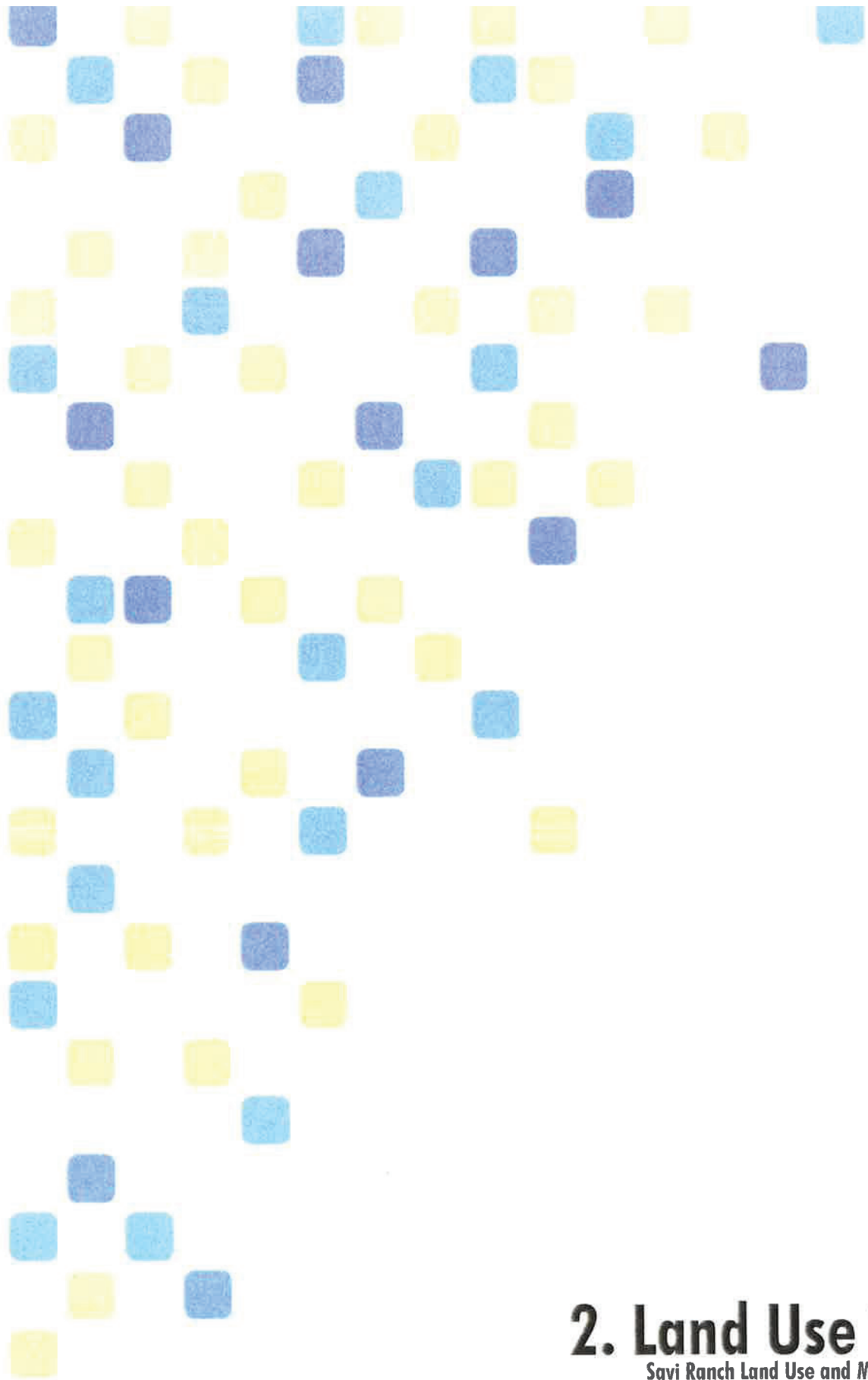


# Meeting 3: Savi Ranch Visioning Document



Figure 2. Project Area

Savi Ranch Land Use and Mobility Vision Plan



## 2. Land Use Vision

Savi Ranch Land Use and Mobility Vision Plan



## Meeting 3: Savi Ranch Visioning Document

### DEVELOPING THE LAND USE VISION

The long-term vision for Savi Ranch is presented in two parts: the Land Use Vision (this chapter) and the Mobility Vision (presented in the following chapter). While these concepts are presented separately, the City of Yorba Linda fully recognizes that they are inherently tied to each other and that significant land use change must be supported by improvements in mobility, to, from, and around Savi Ranch.

The preparation of a Preferred Land Use Vision for Savi Ranch was a collaborative and iterative process involving community members, business and property owners in Savi Ranch, the Yorba Linda Planning Commission, Traffic Commission, and City Council, and City Staff from Yorba Linda and Anaheim. Based on the Market Report, Mobility Audit, and Public Outreach, the project team developed three possible land use alternatives for Savi Ranch, as illustrated in Figure 4. After vetting the alternatives with key stakeholders, a Preferred Land Use Vision Plan was prepared and presented to Council for their approval, in concept, in April 2015.

The Vision Plan for Savi Ranch has been prepared under the assumption that it will be implemented as an Overlay Zone to the existing Planned Development Area. This means that the Vision Plan:

- Will not affect the right of any existing business to continue to operate
- Will not result in the City taking anyone's property
- Will include recommendations for zoning changes for future Commission and Council consideration.

### LAND USE ALTERNATIVES

The Land Use Alternatives were presented to the Yorba Linda Planning Commission, Traffic Commission, and City Council for their review and direction. They were also reviewed with business and property owners. Direct mailers describing the three alternatives were sent to Yorba Linda and Anaheim residents and posted to the MindMixer website. The alternatives are described below and the preferred plan is described in detail in the following section.

#### Alternative 1: District Enhancement

The first alternative, District Enhancement, is designed to re-enforce the existing clusters of uses that have emerged in Savi Ranch, while encouraging additional development in strategic locations. Under this scenario, key clusters, such as the biotech, hospitality area and destination retail, would be preserved and strengthened through refinements in zoning.

#### Alternative 2: Cluster Expansion

The second alternative, Cluster Expansion, supports the strategic growth of specific existing land use clusters that, based on the results of the market analysis, are best-positioned for long-term success in the project area. In particular, the Cluster Expansion alternative introduces the concept of creating a biotechnology/R&D hub (also reflected in the Regional Destination alternative), expanded hospitality zone, new residential opportunities along the Santa Ana River, and the combination of office and commercial uses to add jobs and amenities to the project area. In addition to creating an





## Meeting 3: Savi Ranch Visioning Document



entertainment core that could increase the range of retail and entertainment options and create new gathering spaces for shoppers and residents, this alternative introduces a mixed-use flex space which encourages the reuse/re-purposing of existing structures into new projects with retail or office on the ground floor and office or residential above.

### Alternative 3: Regional Destination

The third alternative, Regional Destination, lays out a framework for Savi Ranch to become a major employment center supported with shopping, dining, and housing choices. The Regional Destination alternative includes the new biotechnology and entertainment core clusters included in the Cluster Expansion scenario, maintains the existing hospitality zone, and expands the opportunity for commercial and office development. In particular, this alternative recognizes opportunity to allow for the development of iconic professional office (with complementary commercial uses) along Yorba Linda Boulevard. Also included in this scenario is a mixed-use lifestyle center, where vertical mixed-use is required (including live/work) with retail or office on the ground floor and office or residential above.

### PREFERRED PLAN

Based on feedback provided by Yorba Linda's elected and appointed officials, business and property owners, and area residents, the project team prepared a Preferred Land Use Vision for Savi Ranch, as illustrated in Figures 5 and 6. The Preferred Plan largely reflects the "Cluster Expansion" alternative, with minor modifications. In contrast to the alternatives, the Preferred Plan has an expanded entertainment core and smaller mixed-use flex space, a dedicated area for traditional retail, and allows hospitality uses in mixed-use commercial/office subarea (as opposed to defining a special "hospitality" land use cluster).

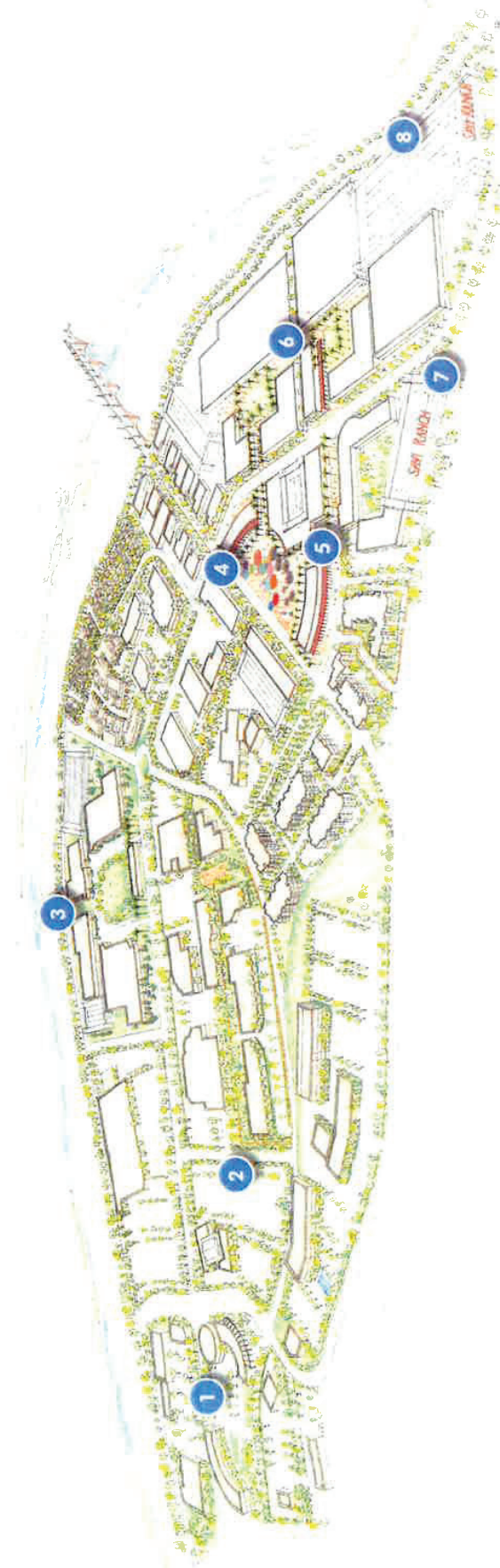
The Preferred Land Use Vision Plan for Savi Ranch supports the strategic growth of specific existing land use clusters that are best-positioned for long-term success in the project area. In particular, the Vision Plan defines a biotechnology/R&D hub, new residential opportunities along the Santa Ana River, and the combination of office and commercial uses to add jobs and amenities to the project area. The east end of the area is intended to be anchored by a new entertainment core that would increase the range of retail and entertainment options and create new gathering spaces for shoppers and residents. The Plan also identifies an area for mixed-use flex space to encourage the reuse/re-purposing of existing structures into new projects with retail or office on the ground floor and office or residential above.

Figure 3, Land Use Perspective, presents a conceptual illustration of how Savi Ranch may develop over the years to reflect the key design features of the Preferred Plan. Not all existing uses in the project area are expected to change. This Perspective highlights just one vision for what Savi Ranch may look like in the future. The intent is to illustrate special characteristics of the City's long-term vision for the area, as depicted in greater detail in Figure 7, Key Land Use Design Features.

Figure 3. Land Use Perspective

Imagine a regional destination in Yorba Linda where commerce and the community come together.

**WELCOME TO SAVI RANCH.**



Key Design Features of the Vision Plan for Savi Ranch:

1. Possible iconic office building that can serve as a gateway feature for Savi Ranch.
2. Incorporate new pedestrian paseos throughout the project to link uses, promote a walkable environment, and connect key destinations.
3. Possible parking garage to serve Biotech R&D hub to minimize need for surface parking and allow the introduction of a shared green space framed by new and existing buildings.
4. Dynamic public plaza could be a central gathering place for people who live, work, or shop at Savi Ranch and used for special events and celebrations.
5. Opportunity to add new retail, dining, and entertainment uses which front onto the plaza.
6. Possible new commercial uses could be introduced in the entertainment core to supplement existing retailers and create a pedestrian-oriented shopping experience.
7. Additional signage along the freeway will help promote Savi Ranch as a regional destination.
8. Potential parking structure serving Entertainment Core users could be tucked against the freeway.



Figure 4. Land Use Vision Plan Alternatives



Alternative 1: District Enhancement



Alternative 2: Cluster Expansion



Alternative 3: Regional Destination



# Meeting 3: Savi Ranch Visioning Document

Figure 5. Preferred Land Use Vision Plan



**ENTERTAINMENT CORE (1-4 STORIES)**

Increase range of retail and entertainment options. Re-configure big box retail to multifamily forms. Create a sense of place and shopping destination in Savi Ranch. Opportunity for gathering spaces and a more pedestrian-friendly environment.

**TRADITIONAL RETAIL (1-2 STORIES)**

Auto-focused commercial goods and services. Reflects existing tenant mix and encourages similar uses. Would benefit from improved access and signage.

**MIXED USE, COMM/OFFICE (2-4 STORIES)**

Create iconic professional office opportunities suitable for corporate headquarters. Allow for stand-alone office but encourage vertical mixed-use buildings with retail uses on the ground floor and office uses above. No stand-alone retail uses. Hotels and other hospitality-related uses are permitted.

**MIXED USE, FLEX SPACE (1-3 STORIES)**

Encourage the reuse/re-purposing of existing structures where feasible. Encourage retail or office ground floor uses (stand-alone or part of a mixed-use building). Second and third floors should be office or residential. No stand-alone residential would be allowed, but stand-alone retail and/or office space is acceptable.

**BIOTECH R&D HUB (1-6 STORIES)**

Create a biotech R&D hub in Savi Ranch by building on existing tenants. Helps create a niche-market in Savi Ranch that could be branded separately or in conjunction with the larger project area. Focus on creating jobs.

**RESIDENTIAL (2-6 STORIES)**

Allow industrial uses to transition over time and create a new opportunity for residential development adjacent to the Santa Ana River and reflect ongoing residential projects. Townhomes, stacked-flats, garden court, courtyard, and wrap products are envisioned.

**EXISTING ROADWAY**

**PROPOSED ROADWAY** (all new roadways should include sidewalks on both sides)

Savi Ranch Land Use and Mobility Vision Plan



# Meeting 3: Savi Ranch Visioning Document

**Figure 6. Land Use Vision Plan Land Use Examples**

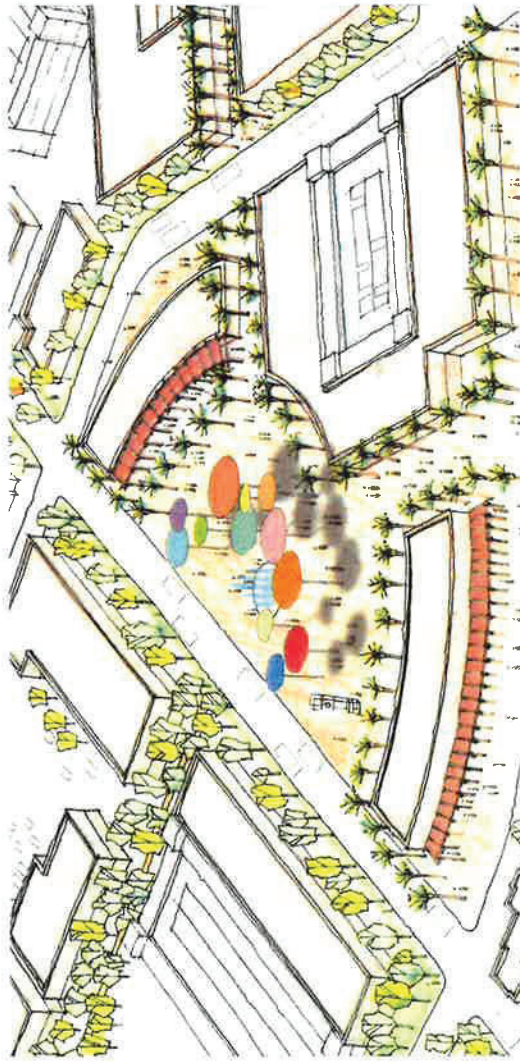
The Vision Plan for Savi Ranch supports the strategic growth of specific existing land use clusters that are best-positioned for long-term success in the project area. In particular, the Vision Plan defines a biotechnology/ R&D hub, new residential opportunities along the Santa Ana River, and the combination of office and commercial uses to add jobs and amenities to the project area. The east end of the area is intended to be anchored by a new entertainment core that would increase the range of retail and entertainment options and create new gathering spaces for shoppers and residents. The Plan also identifies an area for mixed-use flex space to encourage the reuse/re-purposing of existing structures into new projects with retail or office on the ground floor and office or residential above. These uses are illustrated in the photos below.

ENTERTAINMENT CORE	TRADITIONAL RETAIL	MIXED USE, COMPACT/CLUSTER	MIXED USE, FLEX SPACE	BIOTECH R&D HUB	RESIDENTIAL
<ul style="list-style-type: none"> <li>• Apparel</li> <li>• Restaurants (with and without alcohol)</li> <li>• Department stores</li> <li>• Food services</li> <li>• General retail</li> <li>• Health club</li> <li>• Theaters and entertainment complexes</li> <li>• Live entertainment</li> <li>• Outdoor sales</li> </ul>	<ul style="list-style-type: none"> <li>• Bank</li> <li>• Salons</li> <li>• Drug store/pharmacy</li> <li>• Office supplies</li> <li>• Grocery store</li> <li>• Coffee house</li> </ul>	<ul style="list-style-type: none"> <li>• Stand-alone office, stand-alone retail, vertical mixed-use</li> <li>• Office, business/professional</li> <li>• Restaurant and retail food</li> <li>• Veterinary offices</li> <li>• Artist/photographer studio</li> <li>• Printing and related services</li> </ul>	<ul style="list-style-type: none"> <li>• Reuse/repurposing of existing structures: Retail or office on ground floor, office or residential above. No stand alone residential.</li> <li>• Bakery/coffee house</li> <li>• Industrial and office condominiums</li> <li>• Restaurant and food services</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial and office condominiums</li> <li>• Electronic manufacturing</li> <li>• Instrument manufacturing</li> <li>• Laboratory uses</li> <li>• Office, business/professional</li> <li>• Research and development</li> <li>• Software design</li> <li>• Electronic testing facilities</li> <li>• Compatible light manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, single family</li> <li>• Dwelling, multifamily (see Or. No. 2011-969)</li> <li>• Condominium (conditionally permitted)</li> <li>• Live/work unit (conditionally permitted)</li> </ul>
					

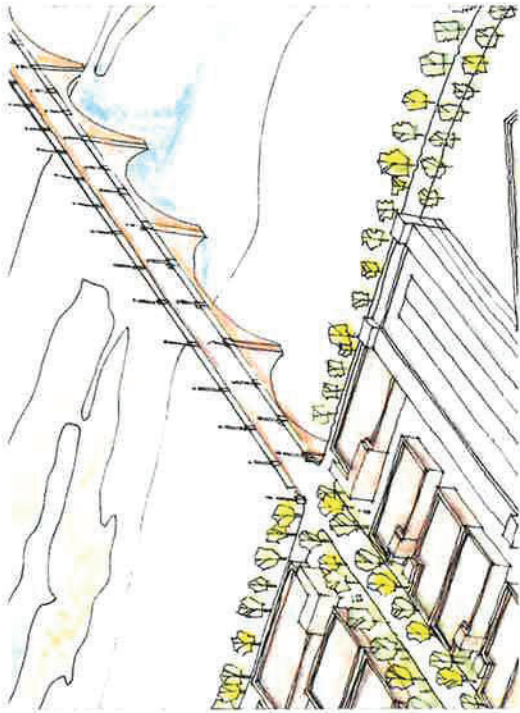


# Meeting 3: Savi Ranch Visioning Document

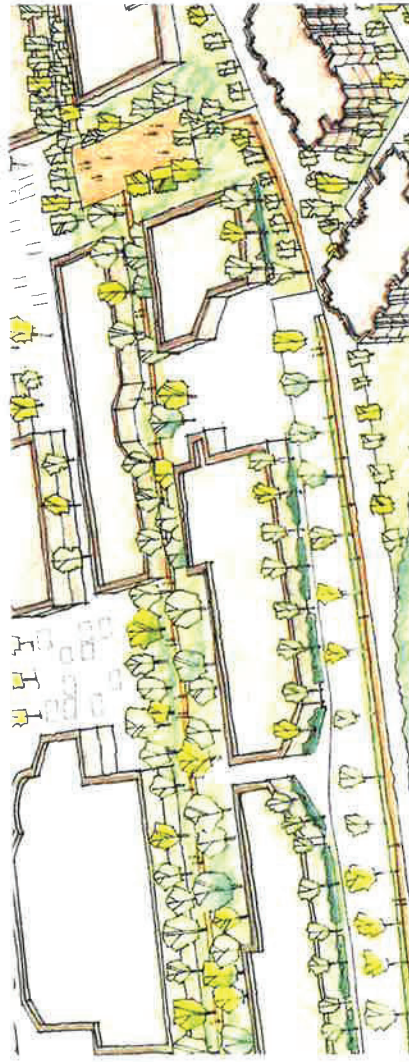
**Figure 7. Key Land Use Design Features**



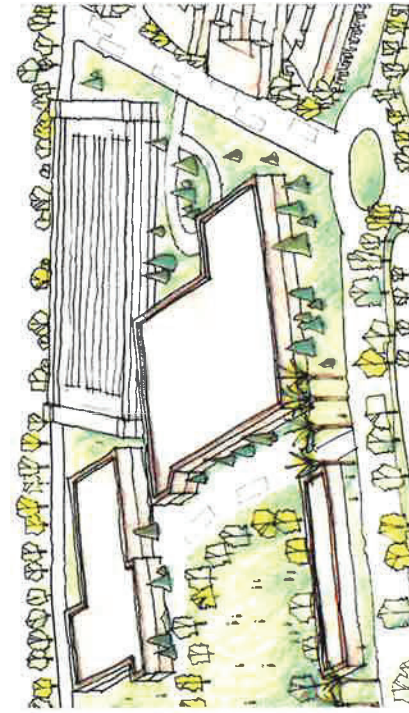
A central public plaza is envisioned in the Entertainment Core. New retail, dining, and entertainment uses should front onto the plaza to help create an engaging pedestrian-friendly environment. Seating, landscaping, arcade structures, and other amenities should be plentiful.



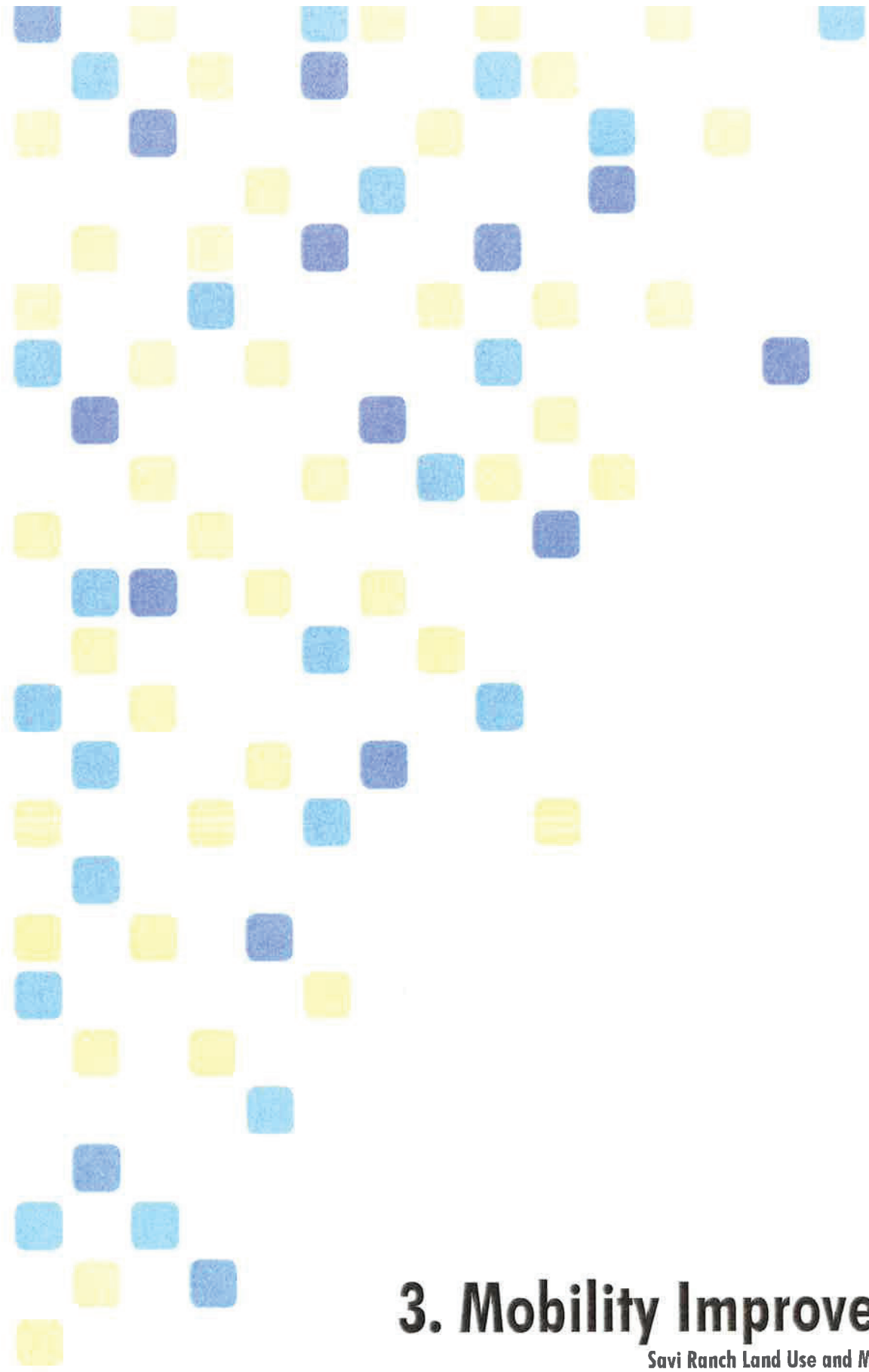
A bridge over the Santa Ana River could provide a secondary access point for Savi Ranch and create an iconic entrance into the project area's mixed-use, flex space district.



Pedestrians should be able to easily move around the site via a series of interconnected pedestrian paths and pocket public spaces, as illustrated here in the Buiotech K&LD Hub. Through the use of these paths, the employees, residents, and visitors of Savi Ranch can reach major destinations without the use of an automobile.



Parking structures in employment centers reduce the need for surface parking and allow for the creation of 'outdoor rooms' for use by Savi Ranch's businesses.



# 3. Mobility Improvements

Savi Ranch Land Use and Mobility Vision Plan



## Meeting 3: Savi Ranch Visioning Document

### MOBILITY IMPROVEMENTS IN SAVI RANCH

Savi Ranch is major destination for retail and business in the area, and as such its street network is being faced with increased traffic. Concerns over circulation and access were some of the main thoughts brought-forth by residents and business owners throughout the community engagement process. The City of Yorba Linda is working to address these concerns in a phased approach—focusing on a range of short-term, mid-term, and long-term projects.

Projects under consideration by City Staff, Planning Commission, Traffic Commission, and the City Council range from creating an improved wayfinding program in order to help direct traffic to building a new loop road and bridge to provide the site with additional entrances and exits. A brief summary of the range of circulation improvements is presented on this page, along with conceptual illustrations of the improvement locations.

#### Short-Term Improvements

**Sidewalk and Crosswalk Improvements.** Complete sidewalks to allow efficient pedestrian circulation and add crosswalks across Savi Ranch Parkway at key locations and across Old Canal Road at Eastpark Drive. The City recognizes that additional right-of-way may be required to implement this improvement; right-of-way may be acquired through easement, dedication, or exaction.

**Wayfinding Program.** Improve wayfinding with color, lights, flags, monuments, and signage to spread traffic more efficiently and help people navigate through the project area (described on the following pages).

**Transit Access.** Continue coordinating with OCTA to ensure the project area is adequately served by at least two bus stops.

**Bicycle Circulation.** Improve connections to the regional trail through: bicycle facilities on Yorba Linda Boulevard, bicycle use of Flood Control Access Road, or bicycle/pedestrian bridge between La Palma Avenue and Savi Ranch Parkway and improve bike amenities such as Class II or Class III facilities along Yorba Linda Boulevard and within Savi Ranch.

**Internal Stop Control.** Evaluate the necessity of internal four-way stop control facilities and determine if any are warranted.

**Figure 8. Short Term Mobility Improvements**



The existing sidewalk network is shown in a solid green line, and the proposed sidewalk network segments are outlined in white. The pink dots represent bus stops and the orange and yellow markers represent major and minor signage opportunities, respectively.



Traffic could be spread more efficiently if all existing entrance/exit points into and out of Savi Ranch were utilized more evenly. The above graphic illustrates turn movements through the City of Anaheim portion of Savi Ranch.



## Meeting 3: Savi Ranch Visioning Document

### Mid-Term Improvements

**Allow Triple Lefts at Exit.** Study and engineer the intersection at Savi Ranch Parkway and Yorba Linda Boulevard to evaluate triple lefts out of the project and onto southbound Yorba Linda Boulevard. Note that potential conflicts may be present, the signal may need to split phase, and coordination with the City of Anaheim is required to evaluate and implement this change. The viability of widening Savi Ranch Parkway on the north side to maintain two right turn lanes should also be evaluated.



### Long-Term Improvements

The Vision Plan also identifies **two new possible secondary access points** to the site. One potential access point is a bridge over the Santa Ana River (connecting to La Palma Avenue to the north); located at the east end of the site, this new bridge could provide more convenient and efficient access via La Palma and the Gypsum Canyon off-ramp to the entertainment and flex space uses while also serving the needs of new residents. A second potential new access point takes advantage of the site's strategic location adjacent to SR-91 by creating a direct connection between the Gypsum Canyon exit (one exit to the east of Yorba Linda Boulevard) and the east end of the project site. This new connection could follow the path of the new SARI line currently under construction by the Orange County Flood Control District. While the connection may begin as a multipurpose trail and/or emergency access road, it could, in the long-term, also provide automobile access. The new connection would feed into a loop road which would circle the site and an alternative to the inner loop (Savi Ranch Parkway/Eastpark Drive), thereby improving internal circulation and better accommodating any new land use intensity.

### PROPOSED CROSS-SECTIONS

The Vision Plan provides for new internal streets for the Savi Ranch area. The new internal roads generally complete the inner loop road (Savi Ranch Parkway and Old Canal Road) and identify possible locations for through-connections between the inner loop and proposed outer loop roads. The timing and final alignment would be determined when a new project is proposed in either parcel where the road is identified in or adjacent to. The completion of the inner loop road could potentially be implemented prior to a proposed development project, with the approval of all the landowners (depending on the alignment). The Proposed Cross Sections for Savi Ranch are illustrated in Figure 9.

## Meeting 3: Savi Ranch Visioning Document

### Street Sections

Two new street sections were developed for Savi Ranch as part of the Vision Plan (see Figure 10 for section locations). The first new section illustrates the configuration for an outer loop road that is envisioned to ring the outer edge of the entire project area between the existing edge of development and the Santa Ana River. The outer loop road provides an opportunity for motorists, bicyclists, and pedestrians to safely and efficiently move about the project area with minimal cross-traffic interference. The outer loop road is also intended to provide direct access to future parking structures in the Biotech R&D hub and Entertainment Core. The ultimate curb-to-curb dimension for the outer loop road shall be a minimum of 40 feet, which includes an 11-foot travel lane and 8-foot bicycle lane in both directions (separated from each other by a 1-foot striped buffer area). In the interim until the full curb-to-curb is constructed, it would be possible for one half of the curb-to-curb to be developed with a 10-foot pedestrian walkway and 10-foot bicycle lane while reserving the other side for future development. In addition to the curb-to-curb dimension, additional right-of-way must be acquired to accommodate a pedestrian walkway and landscape parkway once the travel lanes and on-street bike lanes are finished.

The second section proposed for Savi Ranch illustrates the desired configuration for typical internal streets. In general, the existing right-of-way is 50 feet, which includes a 20-foot travel lane in both directions separated with a 10-foot striped median/turn-pocket. The ultimate configuration of the project area's internal streets expands the right-of-way to 72 feet. Within the existing 50-foot right-of-way, the proposed section reduces the travel lane width to 11 feet, replaces the 10-foot striped median with a raised landscaped median, and locates an 8-foot bike lane on both sides of the street (separated from the travel lanes by a 1-foot striped buffer area). The additional 22 feet of right-of-way outside the curb-to-curb is necessary to accommodate an 11-foot sidewalk/landscaped parkway on both sides of the street. This additional right-of-way could be provided via easement, dedication, exaction, or redevelopment. Additionally, the maintenance of any landscaped parkway needs to be considered with any proposed street sections or other right-of-way improvements.

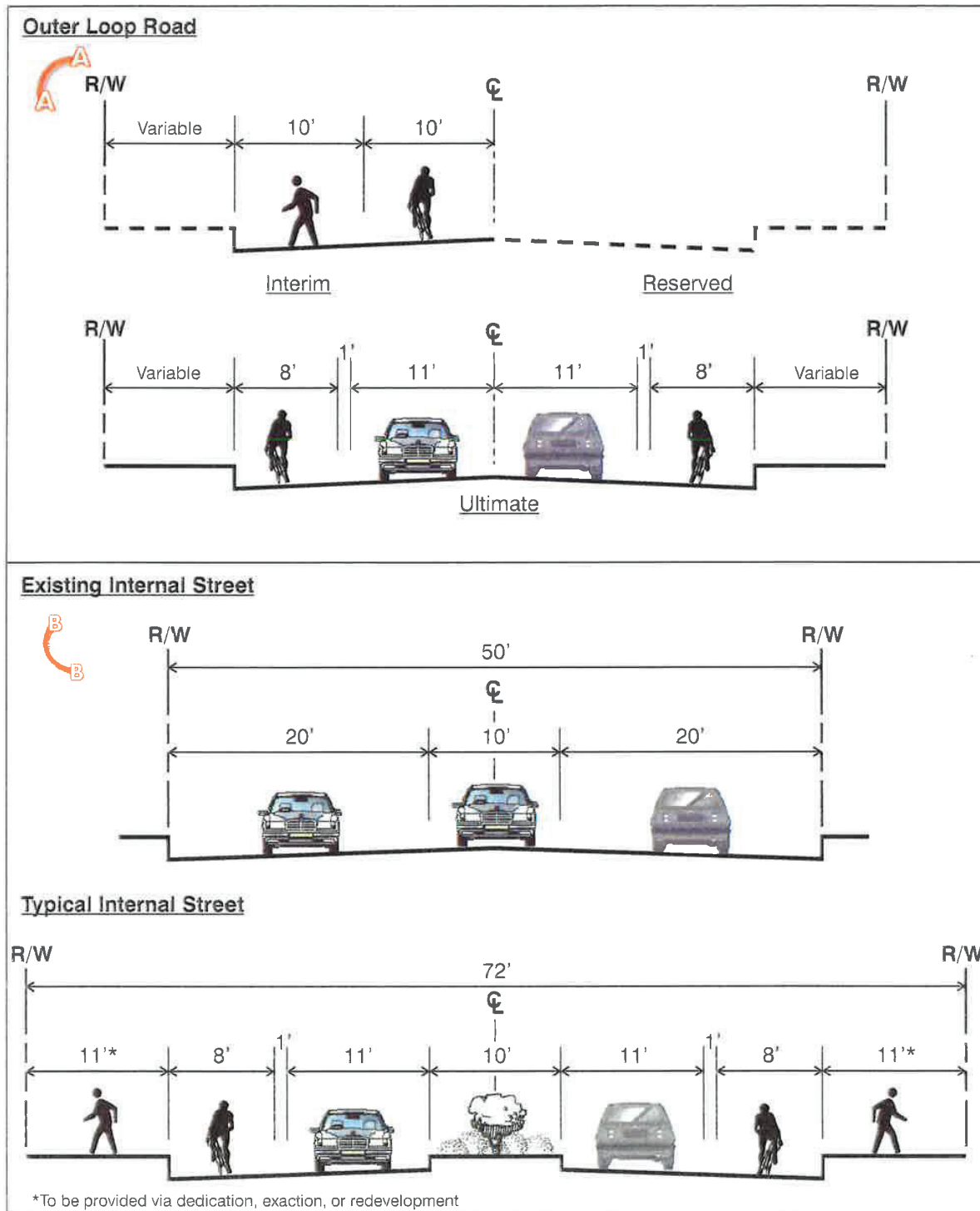
### MOBILITY AUDIT

Building on the existing mobility environment and input during community engagement, the project team prepared a mobility audit for Savi Ranch. The audit is in the form of a matrix describing existing conditions for each travel mode (pedestrian, bicycle, transit, and automobile) and identifies opportunities for and constraints to enhanced mobility (see Figure 11).

For each mode, the matrix provides a summary of the setting being described and enhances the description with level of service or roadway volume and accident data. Opportunities for enhancement are provided for each setting and constraints to capital improvements are considered for each of the opportunities. Many of the opportunities were improvement ideas that were discussed during design charrettes.

# Meeting 3: Savi Ranch Visioning Document

Figure 9. Proposed Cross Sections





## Meeting 3: Savi Ranch Visioning Document

### WAYFINDING PROGRAM DETAILS

The role of wayfinding is to provide clear information with enough advanced notice for patrons to act on it. Good wayfinding can also help create a sense of identity. At its best, wayfinding directs new people to the experiences they are looking for in a safe and timely manner and encourages frequent visitors to try nearby, linked stores or restaurants. At its worst, wayfinding presents a confusing or frustrating barrier to the uninitiated. Within the reimagined Savi Ranch, wayfinding should clearly inform newcomers how to enter, how to navigate to their desired destination, the locations of other districts they are encouraged to visit, and how to efficiently exit. This cannot be accomplished with one sign. Effective communication will require layers of signs fulfilling a common purpose.

#### Size

Size of messaging needs to be specific for the intended audience.

#### Placement

Placement of signage is dependent on the speed of vehicles and the distance they are traveling.

#### Wayfinding as Marketing

The cohesive use of style and icons in signage can help establish a sense of place.

#### Entry/Exit Signs

Signs can help balance use of entry/exit options.

#### Destination Signage

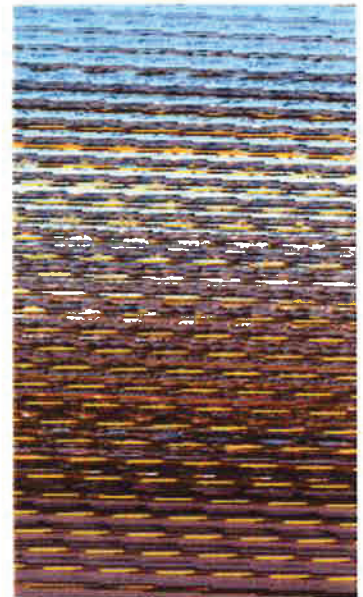
As districts emerge, wayfinding within Savi Ranch should transition to directing guests to those districts.

#### Creativity

Wayfinding signage could provide a second visual cue using color, shape, icons, etc. to assist branding and delineation.

#### Overhead Signs

Overhead sign necessary if proposed "triple left out" is implemented.





## Meeting 3: Savi Ranch Visioning Document

### FUNDING FOR IMPROVEMENTS

Even though implementation for some projects will be in the future, planning will need to begin now to make funding and construction possible. Preliminary planning and engineering is needed to establish: a project description, the environmental envelope, and preliminary cost estimate. For opportunities with alternatives (i.e., Bicycle 1, improved connection to Santa Ana River Trail; and Automobile 3, new roadway connections), a policy decision will need to be made regarding which alternative to pursue. It may also be determined that the potential return is not greater than the cost and no alternative will be pursued. Once a preferred alternative has been selected and the environmental envelope is established, coordination with affected jurisdictions and the permit process can be initiated. Examples of permitting actions that may be required for work within the Santa Ana River include: a California Department of Fish and Wildlife 1602 Streambed Alteration Agreement, similar review by the United States Department of Fish and Wildlife, a United States Army Corps of Engineers (Corps) 404 permit, a Corps 408 permit for any structure with footings within the riverbed, and 401 certification from the Regional Water Quality Control Board. The City should also prepare a strategy for funding the environmental analysis and construction costs. Funding sources could be private, public, or a combination of both.

- Private: Development impact fees could be collected from new development that creates the need for a second point of access.
- Private: A benefit assessment could be attributed to all parcels within Savi Ranch because all parcels would benefit from improved access.
- Public: Outside grants and funding could be sought, particularly for bicycle or emergency access.
- Combination: Private funding could be leveraged as matching funds for competitive grants.

### RESIDUAL CAPACITY ANALYSIS

Yorba Linda Boulevard/Savi Ranch Parkway currently (2014) operates at LOS B (0.63) in the AM PH and LOS D (0.83) in the PM PH. Based on current traffic patterns, Savi Ranch could generate ~400 new PM PH trips before Yorba Linda Boulevard/Savi Ranch Parkway reaches LOS E

- 582 apartments OR
- 308,000 sf of office OR
- 53,000 sf of retail

If improved wayfinding helps balance use of all existing alternative entry/exit points, Savi Ranch could generate ~1,100 new PM PH trips before reaching LOS E.

- 1,860 apartments OR
- 700,000 sf of office OR
- 252,000 sf of retail

Preferred Vision Plan is projected to generate ~2,100 new PM PH trips.

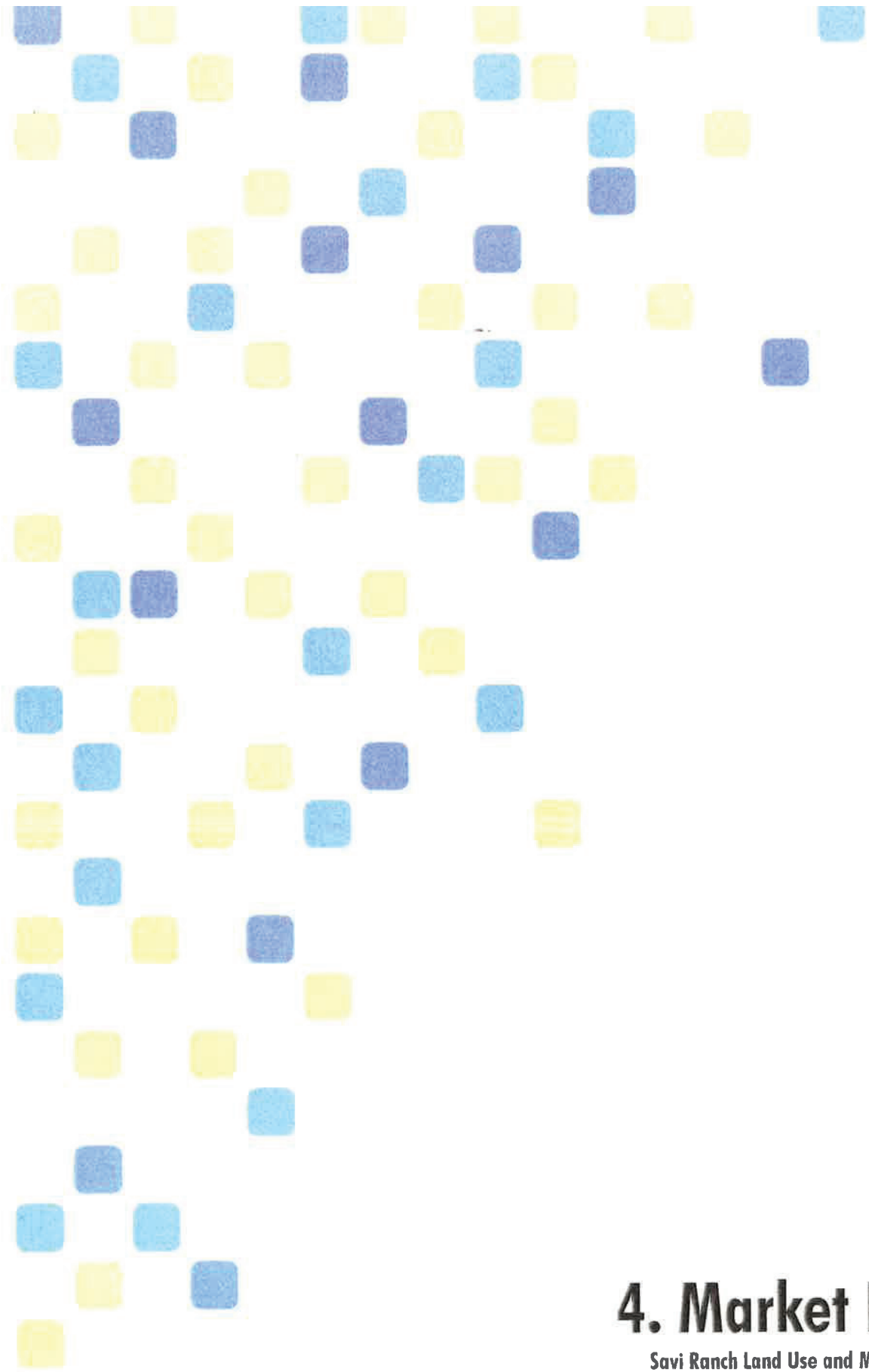
# Meeting 3: Savi Ranch Visioning Document

Figure 10. Long Term Mobility Improvements



San Ramon Land Use and Mobility Vision Plan





# 4. Market Report

Savi Ranch Land Use and Mobility Vision Plan

## Meeting 3: Savi Ranch Visioning Document

### PURPOSE OF THE MARKET ANALYSIS

The market analysis is intended to support the community discussion about the future of Savi Ranch. Specifically, the market analysis quantifies the amount of market demand that could support expansion and new development for residential, retail, office, and industrial uses. **All references to “tables” and “appendix” in this section refer to the tables and appendix of the stand-alone Market Analysis prepared for the Vision Plan project, available from the City under separate cover.**

### EXISTING DEVELOPMENT

The Yorba Linda portion of Savi Ranch contains about 158 acres of land across 53 parcels, not counting right-of-ways (175 acres with rights-of-way). Most of the parcels have been developed, with the exception of the two parcels identified for higher density housing (both of which have entitlement from the City and one is under construction). The area includes about 1.61 million square feet of gross floor area in office and light industrial buildings and 510,000 square feet of gross floor area in retail and restaurant buildings.

As discussed in the March 3, 2014 existing land use capacity memo (available under separate cover), many of the parcels could theoretically accommodate more building space, but only by adding additional stories. This potential additional capacity, however, can only be realized with parking-requirement modifications, and therefore, it does not represent underutilization in the traditional sense.

On average over the last eight years, Savi Ranch has provided 830 jobs in retail, accommodation, and food service and another 2,040 jobs spread across the other sectors of the economy. Thus office and industry buildings account for about 70 percent of the building space and about 70 percent of the jobs in Savi Ranch.

### REAL ESTATE MARKET DEMAND DRIVERS

At the most basic level, two factors drive the demand for real estate development—net growth and relocation, with net growth being the primary driver. The following paragraphs identify the nature of these factors for office and industrial buildings, retail buildings, and housing.

#### Office and Industrial Buildings

Net economic growth, typically measured in changes in employment, fuels the expansion of existing businesses, the attraction of new businesses, and the creation of new businesses. The physical result of these three—expansions, attraction, and start-ups—is the filling of vacant buildings and then the development of new buildings.

Relocation may take the form of an existing business that needs to expand, but cannot because its existing facilities are hemmed in by other development. More relevant to Savi Ranch, though, relocation often takes the form of businesses migrating from higher cost to lower cost areas, migrating to a more competitive location for attracting employees or serving customers, and migrating to capitalize on the value of existing owned facilities.

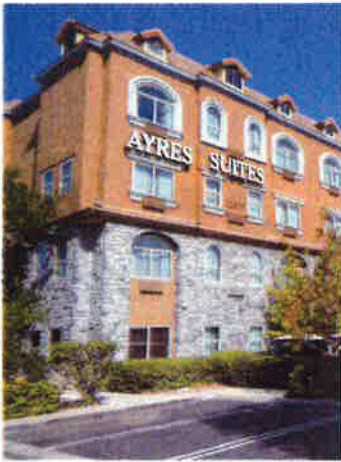
#### Retail Buildings

A key element of retail demand is the trade area. A trade area is the geographic area from which retail business draws most of its customers. For most retail spending, this is the area where people live, but for a significant minority of retail spending, this is the area where people work.





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Net increases in the number of trade-area households and real growth in a trade area's household income fuel retail spending and hence the demand for new retail businesses and buildings. In the retail context, relocation is the attraction of consumer spending from other areas, or enlarging the trade area.

### Housing

The net increase in households in a region is the primary driver for new housing development. Unlike commercial and industrial properties, however, the housing market offers a highly differentiated set of product types, and relocation may often be a more important driver for particular products than is overall housing growth. For example, a majority of new single-family detached housing is built for households trading up, that is, those with sufficient equity in their current house to cover the down payment required to purchase a new, larger, more expensive house. Similarly, most first-time purchasers are moving from a rented house rather than moving out of their parents' houses. Nevertheless, the total net increase in the number of housing units in a region must correspond to the total net increase in the region's number of households.

### OFFICE AND INDUSTRIAL DEVELOPMENT

From 1990 to 2012, the Orange County economy grew from 1,306,000 jobs to 1,547,000 jobs. During the last recession, employment fell to 1,411,500, and has since increased to 1,496,000 as of 2012 (the last year for which employment data are publicly available). Table A-2 in the appendix provides the detailed jobs data for Orange County.

Many of the county's jobs are found in the four largest employment concentrations in the county (in no particular order): the I-405/John Wayne Airport area; the I-5/I-405/Irvine Spectrum area; the I-5 corridor from Disneyland through Orange and downtown Santa Ana to the CA-55 freeway; and the Santa Ana River Valley/SR-91 freeway corridor. Savi Ranch is part of this last employment concentration area.

For statistical purposes, employment data are published for the Census Bureau-defined Anaheim-Garden Grove-Santa Ana subarea of Orange County. This includes all of the incorporated and unincorporated area from Los Alamitos/Rossmore, Garden Grove, Santa Ana, and Tustin, north to the county borders with Los Angeles, San Bernardino, and Riverside counties. This area accounts for 56 percent of the jobs in Orange County. In turn, Savi Ranch accounts for 0.3 percent of the total number of jobs in the subarea. The available data show that the total number of jobs in Savi Ranch declined from a 2004 high of 2,960 to a recessionary low of 2,440 in 2010, having since rebound to 2,990.

The question for market demand is by how much will employment likely increase? Table 1 provides the projected employment increase by major groups of economic sectors over the next ten years. The projections assume that present trends continue and that there is a sufficient amount of land and buildings to accommodate the growth.

For all three areas, employment in the goods-producing sectors is projected to decline, and this decline is all in the manufacturing sector. This does not mean, however, that there will be a commensurate decline in industrial building space. The story of manufacturing since the late 1970s is one

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of decreasing employment but increasing value of manufactured products. The national, state, and regional economies have all shed low-value, labor-intensive manufacturing. At the same time, all three economies have become more specialized in higher-value, highly productive manufacturing. These trends are likely to continue over the next ten years.

### Office and Industrial Market Demand

Based on the projected employment increase, Table 2 provides the projected market demand in terms of building square footage by major land use type. The data reflect demand across the Anaheim-Garden Grove-Santa Ana subarea of Orange County and the demand the Savi Ranch would likely capture based on its share of employment growth from 2003 through 2011.

Once again, these projections represent the continuation of past trends. The projections suggest that high vacancies in Savi Ranch's industrial building stock could persist. Filling vacancies in the industrial buildings may require repositioning to attract uses that are customarily office-based. To facilitate such changes, development standards might need to allow building retrofits to accommodate small office spaces for small business (e.g., real estate brokers) or conversion to office condos (e.g., medical-office condos).

The projections also represent the net increase in market demand based on employment growth. As the airport area in central Orange County continues to transform from an industrial park into a mid- and high-rise office and mixed-use center, many industrial businesses will be priced out of the market. Some of these may well relocate out of state, but it is likely that this transformation will drive some industrial businesses to relocate to north Orange County. Thus, the shuffling of existing industrial businesses may compensate for the expected net decline in industrial-type businesses and employment.

### Office and Industrial Demand Implications

Currently, about 121,000 square feet of industrial buildings in Savi Ranch are vacant, as are about 20,000 square feet of office buildings. The projected market demand suggests that economic growth will easily resolve the office vacancies.

The industrial vacancies, in contrast, may well worsen based solely on economic growth. Relocation of industrial businesses from central Orange County may ameliorate industrial vacancies, but there is really no way to project the degree to which this might happen, if at all. If the vision for Savi Ranch is to include continuation of industrial uses, planning and zoning should be tailored to allow for repurposing and reconfiguration of the industrial buildings.

## RETAIL DEVELOPMENT

Retail markets can be categorized into two broad groups: convenience goods and services and comparison goods. Table A-4 in the appendix provides basic information about the types of shopping centers.

Convenience goods and services are those that people need on a regular basis. For these regular purchases, most consumers have built up knowledge of where to go to get what they want, whether their discriminator is price and convenience or quality. Groceries, medicines, and hair care are typical convenience goods and services. Because convenience goods and services



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usually have low cost margins and high sales volumes, convenience retailers are located throughout an area, close to concentrations of households. Convenience goods retailers typically operate in convenience-goods centers (less than 30,000 sq. ft.) and neighborhood-scale centers (less than 100,000 sq. ft.), and they typically draw customers from a ½- to 1 ½-mile radius.

Comparison goods are retail items that consumers purchase more infrequently or rarely. For these purchases, consumers tend to compare goods across brands and across retailers. This habit of comparing induces retailers to locate near each other. It also promotes larger-scale retailers who can stock many different brands of similar products. Clothing, electronics, and furniture are quintessential comparison goods. Because comparison goods have higher cost margins and lower sales volumes and because consumers purchase these goods infrequently, comparison goods retailers tend to locate close to major transportation corridors that give access to a greater number of consumers. These businesses typically locate in community-scale centers (100,000+ sq. ft.) and regional-scale centers (300,000+ sq. ft.), and they draw customers from a 3- to 5-mile radius up to an 8- to 12- mile radius, depending on the center's size and retailer mix.

Eating and drinking places are a cross of the convenience and comparison. Sometimes, consumers are looking for convenience when buying food away from home. Fast food and limited service restaurants typically satisfy this convenience demand. Other times, consumers are looking for a higher level of quality and are willing to travel of longer distance and pay more for the cuisine they desire.

A third, hybrid type of retail is experience-oriented shopping. In this type of shopping, the experience of the trip is of equal if not greater importance than the material need for a good or service. The experience's value may accrue from socialization with friends, from entertainment, or from the quality of the place. Downtowns, new town centers, lifestyle centers, and even shopping malls all attempt to enhance the shopping experience and provide a mix of businesses and amenities to create an enjoyable shopping experience. Because most consumers infrequently invest their time in experiential shopping, most are willing to travel further and forego quick and easy access for the value of the experience. Experience-oriented shopping is a destination trip, and draws from a community, regional, or even super-regional size trade area, even if it does not offer the commensurate amount of retail square footage.

### Savi Ranch Retail Types

Savi Ranch is primarily a regional-scale retail center, with over 500,000 square feet of retail building space. It probably draws customers from 5 to 8 miles away. For example, the nearest Costcos are about 10.3 miles away in Fullerton and 12.6 miles away in Corona, so Costco itself probably has a 5- to 6-mile area from which its customers come.

In addition, Savi Ranch provides some convenience goods and services businesses. These businesses serve both motorists along the SR-91 freeway as well as Yorba Linda residents. The 5- and 8-mile radius trade areas are depicted on the Savi Ranch Regional Context map on page A-7 in the appendix.

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### Retail Market Potential

Retail market potential refers to the amount of retail building space that could be supported if a particular trade area were able to capture all the consumer spending of all its residents. In reality, most trade areas leak some spending and capture other spending. The successful ones just capture more than they leak. Tables A-5 and A-6 in the appendix provide the estimated spending and store sales for both a 5-mile and an 8-mile trade area for Savi Ranch, although the analysis is based only on the 8-mile radius data.

Because Savi Ranch is a regional-scale retail district, its market demand is appropriately analyzed at the community/regional scale, with a focus on the comparison goods retailers. Table 3 calculates the market potential for the 8-mile-radius trade area around Savi Ranch using data from the Nielsen Company, the Urban Land Institute, the International Council of Shopping Centers, the Census Bureau, and field surveys.

The analysis finds that the existing amount of consumer spending could support an additional 1.2M square feet of retail building space. Growth in household incomes and the number of households over the next five years could increase the supportable amount of retail building space to almost 1.6M sq. ft.

This analysis suggests that more retail could be part of the vision for Savi Ranch. However, conversations with retail brokers suggest that, at least in the current environment, attracting additional retail businesses to Savi Ranch would be difficult because it is difficult to get to, it has poor visibility, and traffic congestion can make shopping unpleasant.

### Retail Market Demand Implications

The raw numbers provided in Table 3 suggest that there is ample consumer spending to support more retail at Savi Ranch, if that is desired in the vision. However, the future of retail is not a settled issue. For the most part, the retail industry has recovered from the recession, but online retail sales continue to grow and will continue to affect the evolution of bricks-and-mortar retail businesses. Today's big-box retailers may well be tomorrow's history. One strategy to deal with the unknowns of increasing online retail is to develop retail destinations that cannot be replicated online. This means fostering experience-oriented shopping.

Fostering experience-oriented shopping might also position Savi Ranch to compete better with the retail in the surrounding region, which is almost exclusively composed of suburban strip centers and big-box centers. Indeed, experience-oriented shopping may well be the only way to significantly increase the number of people coming to and the amount of money spent at Savi Ranch.

## RESIDENTIAL DEVELOPMENT

The following section provides an overview of the opportunities for residential for-sale and for-rent development in Savi Ranch.

### Multifamily Ownership Sales Values

Quantifying the demand for new multifamily ownership units requires an understanding of the value at which housing units sell. The sales values determine the income segments that represent potential demand for





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multifamily sales. The analysis determines the sales values based on the sales value trend over the past three years for the 481 multifamily units sold within five miles of Savi Ranch. The analysis uses a 5-mile trade area for residential market demand to provide a more conservative estimate of actual market demand (in contrast to the retail analysis, which used the industry-standard 8-mile-radius trade area for regional shopping centers). Figure 1 shows this data with the best-fit line.

Based on the statistical analysis, the market would likely demand for-sale multifamily housing units ranging from 900 to 2,000 square feet and selling at values from about \$257,600 to \$538,500 for new construction. Financing the minimum housing unit in this scenario would require an annual income of at least \$35,000 a year, assuming a 30-year, fixed mortgage at 4.3 percent with a 20 percent down payment. The calculation for for-sale residential market potential therefore includes only households at this income level or higher.

### **Multifamily For-Sale Market Potential**

Table 4 determines the potential market demand for new for-sale multifamily housing based on the number of households with an annual income of at least \$35,000 year living within a five-mile radius of Savi Ranch. The analysis projects that the entire five-mile-radius area could support 266 new multifamily housing units over the next five years (the time frame being an industry standard based on demographic projections). Based on past trends (i.e., the city's share of regional multifamily housing unit sales), the analysis suggests that Yorba Linda might capture 138 of these new housing units.

### **Multifamily For-Rent Market Potential**

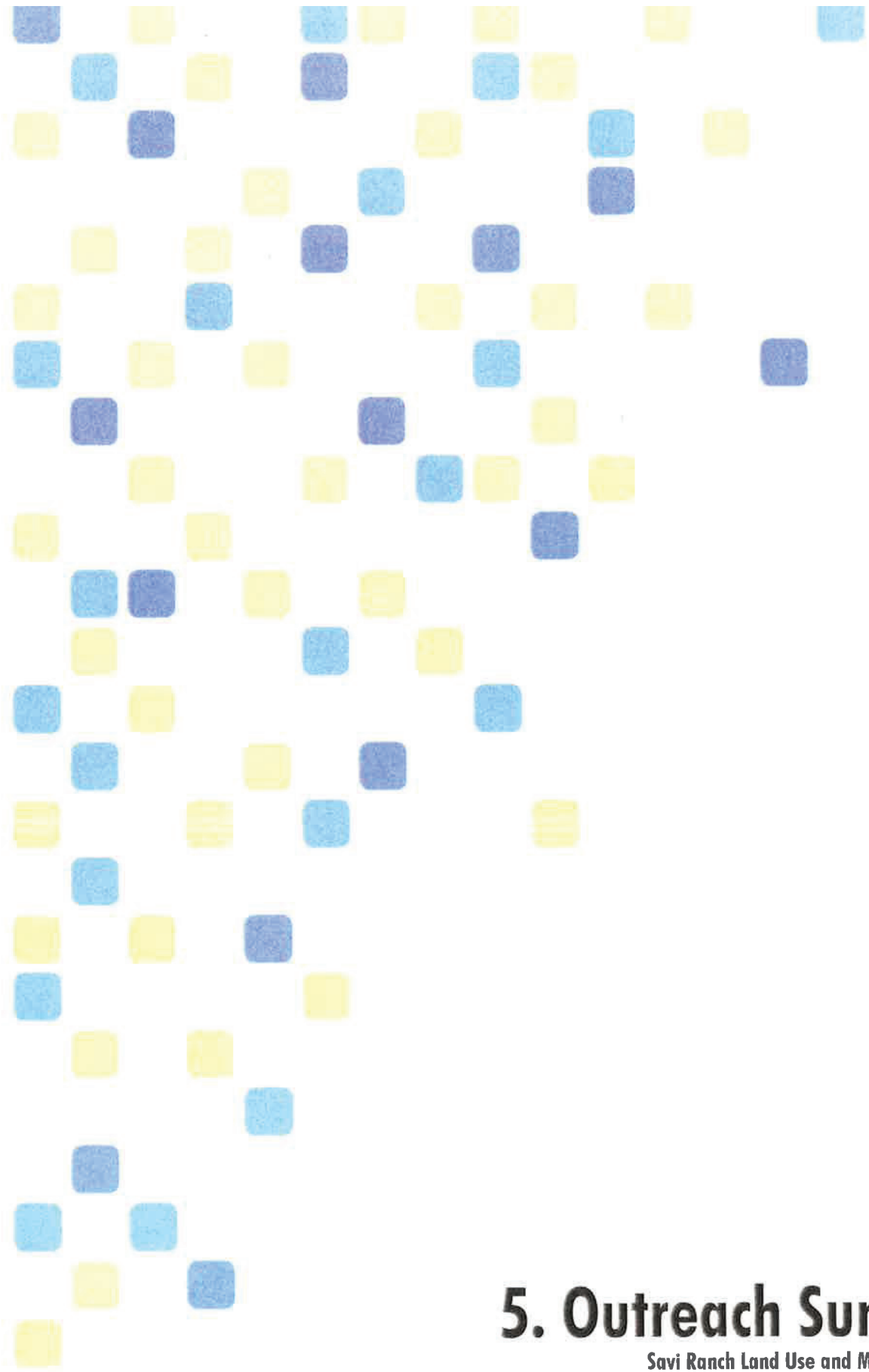
Table 5 determines the potential market demand for new for-rent multifamily housing based on the number of households earning at least \$25,000 a year living within a five-mile radius of Savi Ranch. The analysis projects that the entire five-mile-radius area could support 570 new multifamily housing rental units. Based on past trends, the analysis suggests that Yorba Linda might capture 310 of these new housing units.

### **Residential Market Demand Implications**

The analysis finds that there should be sufficient market demand to absorb a significant amount of multifamily housing at Savi Ranch, if housing is desired as part of the long-term vision. Indeed, the analysis suggests that it should be possible to attract development for a variety of price points for both renters and owners.

One value of residential development is that it is usually the only type of development that a local government can allow at increasing densities in order to generate a larger residual land value. With higher residual land values, the City can expect to get additional public benefits out of new development.

The other value that residential development can provide is putting people on the streets. That is, if the vision for Savi Ranch includes a pedestrian-scale experience-oriented shopping district, then adjacent residential development helps by providing a supply of walkers. Whether or not these neighbors spend money is secondary to the public image they create that the place, the experience-oriented shopping district, is indeed a different sort of retail/dining/entertainment destination than other shopping areas in the region.



# 5. Outreach Summary

Savi Ranch Land Use and Mobility Vision Plan

## Meeting 3: Savi Ranch Visioning Document

### OUTREACH SUMMARY

The City has met and worked collaboratively with property owners and the community-at-large to identify opportunities for improvements and changes to Savi Ranch. It has also been a focus of the effort to be inclusive and reach a wide audience of Yorba Linda's residents and especially engage those residents immediately adjacent to Savi Ranch. A robust community outreach effort focused on ensuring participation from all of these important community members was initiated in July 2013. The community outreach effort employed several outreach strategies to ensure a high level of participation. These strategies included:

- An **information effort** including traditional and technology based methods to inform the public about the project and events;
- Attendance at **community events** allowing informal and accessible conversations with the public related the Vision for the future of Savi Ranch;
- **Surveys and input forums** to allow communication on Savi Ranch;
- **One-on-one meetings, focus groups, design workshops and meetings** specifically with business and property owners and with the public at large to gather input on existing conditions, raise awareness about the upcoming effort, and encourage participation and understand community perspective for the Vision of Savi Ranch.

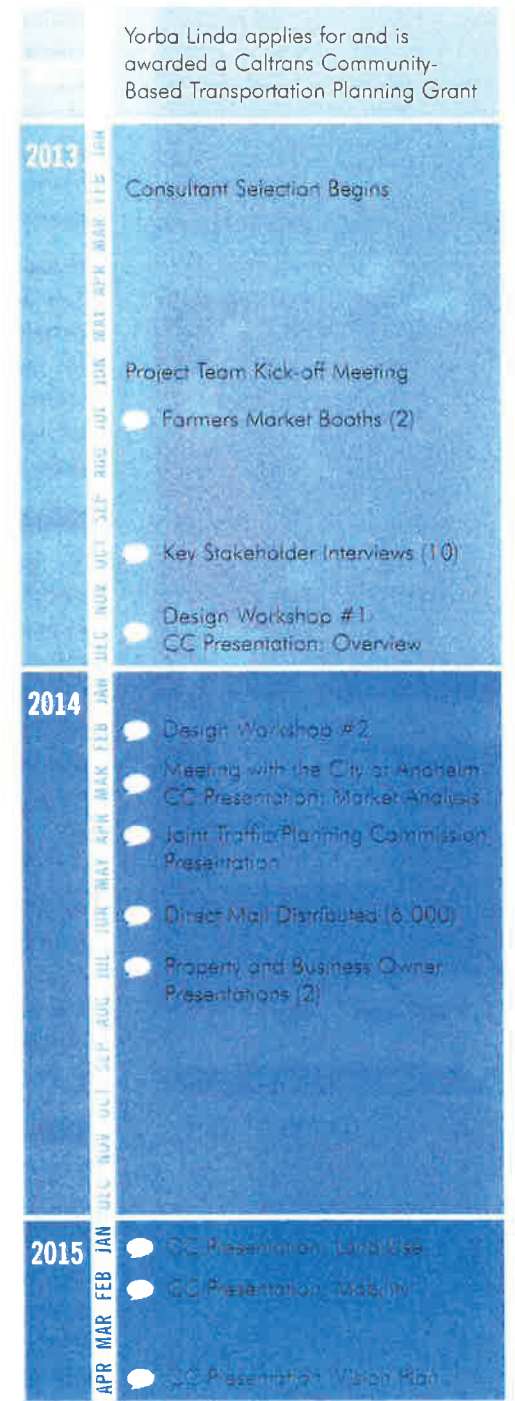
The specific steps taken to achieve these strategies are summarized below. For further details please see the stand-alone *Vision Plan Savi Ranch Outreach Summary Report* prepared for the project.

### INFORMATION EFFORT

The project kicked-off with an information sharing effort in order to raise awareness and encourage participation in a discussion related to Savi Ranch. A logo, tagline and website, Yorbalindaconnects.com, were developed to provide identification and a hub for information. Additional materials including project cards, surveys, flyers, posters and banners were developed for this effort. Flyers and posters were distributed throughout the Savi Ranch area as well as at key community locations throughout the City. A banner was hung at the entrance to Savi to bring attention to the effort and direct people to the project website.

An in-person canvassing campaign reached out to business and property owners within Savi and encouraged their participation throughout the effort. Prior to public workshops and meetings, more than 125 businesses were visited and employees and owners were invited to participate. These businesses were also asked to post the flyer in their break room to share with employees and/or post at the public area to share with customers and visitors as well.

Figure 11. Outreach Timeline



## Meeting 3: Savi Ranch Visioning Document



Press releases were also issued. These pieces all announced the Vision plan study, invited participation from the community to attend workshops and educated the public on how to be involved in the process. A direct mailer was created and sent out to more than 6,000 residential properties immediately adjacent to Savi Ranch. The direct mailer included a short overview of the alternatives that had been drafted and a comment and response card to allow participation and input event without attending meetings.

Finally a web-based platform was created to engage the public on-line. The Yorbalindaconnects.com website created a hub of information for the project. The site contained an introduction to the process, announcements for upcoming events, presentation materials from all meetings held and interactive questions and surveys to engage the public and allow them to provide input. The site also allowed participants to review input received to date, ask questions and provide comments.

### COMMUNITY EVENTS

To gain valuable feedback from local residents, understand existing conditions and increase awareness of the Savi Vision effort, the project team participated in several community events to meet with residents, share information about the outreach effort and gather input on how to improve Savi Ranch. This effort focused on the months of August through October 2013 to raise awareness prior to the first Design Workshop. The following events were included in this effort:

- Farmer's Market– August 10 and August 17, 2013
- Sprouts Storefront Table – October 19, 2013

At each event the team hosted a booth that included promotional material for the Yorbalindaconnects.com website and treats to encourage participants to stop and visit. A project information page explaining the background of the project was also provided to participants. Surveys were used to better understand the individual residents concerns, impressions and hopes related to Savi Ranch today and in the future.

### ONE-ON-ONE INTERVIEWS

A series of one-on-one interviews with individual property and business owners within Savi Ranch were held to better understand the perspective of the variety of land user and operators in Savi. It was important to understand the needs related to the industrial and biotech, shopping and services, restaurants and hospitality areas all included within Savi Ranch. This effort was specifically focused on the business and property owners as it was anticipated that they would have a unique perspective being in the Savi Ranch development all day, every day.

### COMMUNITY WORKSHOPS

The first community workshop for the Savi Ranch Vision Plan was held on December 10, 2013 at the Nobel Biocare training facility and included 20 participants representing local businesses, property owners and brokers. Workshop #1 focused on circulation related to vehicles, pedestrians and bicycles. The meeting began with a short overview of the project and a presentation of the findings to date related to traffic and safety and signage.



## Meeting 3: Savi Ranch Visioning Document

Next improvement ideas for new connections for vehicles via ring roads, internal streets and secondary access options were described. Options for trail connections that would allow access for bikes and pedestrians into Savi Ranch were illustrated and presented including options for bridges for cars, bikes and pedestrians. Wayfinding and signage was discussed and included options for implementing a new sign program.

The next community workshop for the Savi Ranch Vision Plan was held on February 11, 2014. Workshop #2 was also held at the Nobel Biocare training facility and included 20 participants representing local businesses, property owners and brokers. This meeting focused on current land use conditions, what opportunities are present and what needs are currently not being met that could be accommodated within Savi Ranch. Participants were invited to join in by learning more through an interactive presentation by the consultant team and then asked to provide input and comments on land use related topics.

### BUSINESS AND PROPERTY OWNER MEETINGS

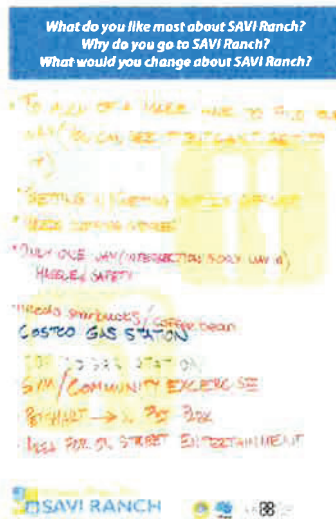
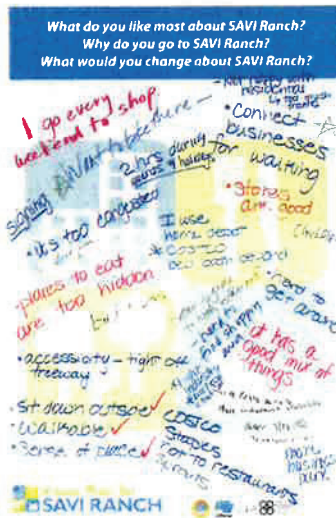
Given the request for additional interaction with the business and property owners two additional meetings were schedule to accommodate these groups. A contact list was obtained from the meeting on June 12, 2014. In addition a list of all property owners and business operators in the center has been established. Emails were also collected through the efforts of several of the property and business owners within Savi Ranch to ensure direct connection could be established. Two dates, locations and times were established to best accommodate work schedules and availability of potential participants. One meeting was held on July 17, 2014 from 5:30 to 7:30 pm to accommodate those that would find it easier to attend a meeting immediately following the workday. A second meeting was held on July 23, 2014 from 1:00 to 3:00 to allow those that would find it easier to attend during the workday to join the conversation. Each meeting had about 20 participants including business owners, property owners, employees of the businesses and a few members of the general public.

### PUBLIC PRESENTATIONS

Throughout the process, presentations have been delivered to the City's Traffic Commission, Planning Commission and City Council to keep these decision-makers informed on the progress, process and outcomes to date. These meetings also allowed for additional information to be shared with the public and awareness of the project and process to be maintained throughout the effort. A report and input session was held with the Traffic Commission in October 2013. A status report was provided to the City Council in December 2013. Finally, a presentation was made to the Planning Commission on March 12, 2014. The result of the input received from the community process, the Design Workshops, public presentations and the one-on-one interviews was the draft mobility options and land use alternatives for Savi Ranch. The DRAFT Mobility Options and Land Use Alternatives plan was shared with the public on the Yorbalindaconnects.com website and discussed during a joint study session with the Planning Commission and Traffic Commission in April 2014.



## Meeting 3: Savi Ranch Visioning Document



To ensure the public was aware of the direction the mobility options and land use alternatives were heading an information brochure was created and was distributed by mailing to 6,000 properties adjacent to Savi Ranch. The brochures were also distributed in person through a canvassing effort including more than 125 business and property owners within Savi Ranch. A press release was issued and newspaper advertising in the Yorba Linda Star announced a public workshop in June 2014 to discuss the Draft and solicit input. A copy of the mailer is included in the Appendix. Comments and input were received by the City from individuals returning the comment portion of the mailer with input and/or questions.

### GENERAL COMMENTS RECEIVED

Feedback was provided to the City in a variety of ways throughout the process, including in-person at meetings and charrettes, written responses from direct mailers, online via [YorbaLindaConnects.com](http://YorbaLindaConnects.com), and over the phone and email. In general, the public recognized the supreme potential of Savi Ranch as a regional destination in Yorba Linda that has the ability to attract business and property owners and shoppers more significantly than it does today. However, the public opinion was clear—that without real mobility improvements, changes in the land use mix and tenants would be difficult. Below is a summary of some of the key outreach findings.

#### Mobility

Residents, business owners and property owners alike are interested in a comprehensive solution to alleviating the friction at the main entrance to Savi Ranch.

There is some support for a bridge to La Palma Avenue and a ring road. Concerns include cut through traffic, design and impact on the adjacent neighborhood.

Specific improvements for stop signs, sidewalks, traffic calming and wayfinding improvements were generally supported.

#### Land Use

Industrial, Biotech and R&D are supported land use from all participants.

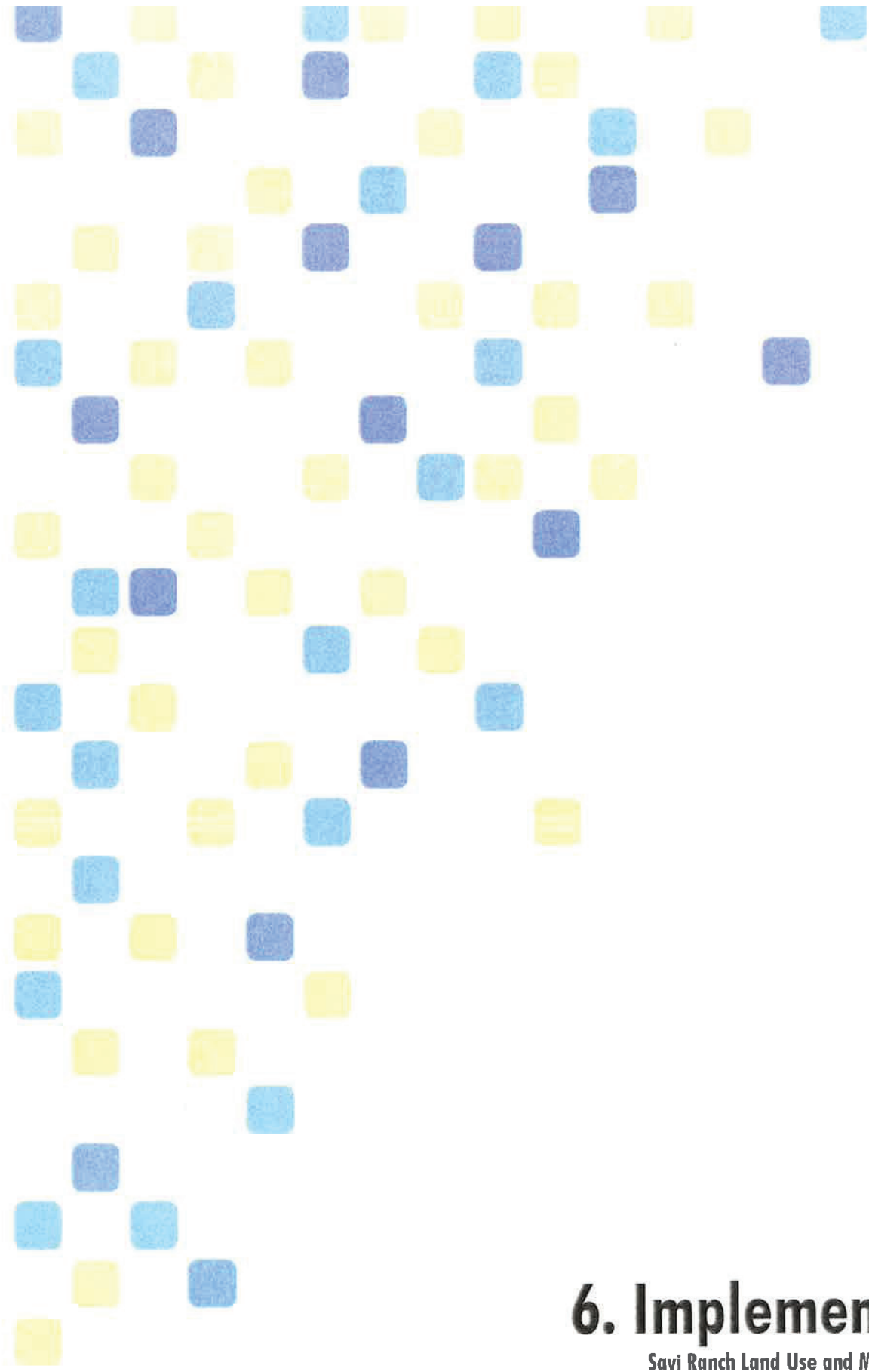
Strong support was given for restaurants and entertainment uses.

There is an interest for creating a destination to the retail area near Kohl's and Michaels.

Concerns relate to traffic and impacts but support is for mixture of land uses and more options for residents and businesses alike.

#### Alternatives

There was strong support for Cluster Expansion and District Enhancement in the surveys and in the comments received.



# 6. Implementation

Savi Ranch Land Use and Mobility Vision Plan

## Meeting 3: Savi Ranch Visioning Document

### OVERVIEW

This paper provides a brief overview of key implementation measures the City of Yorba Linda is evaluating as a means to implement the Vision Plan for Savi Ranch. The descriptions are grouped into three categories: implementation programs, public realm capital improvements, and development projects. Further detail on these strategies is provided under separate cover and is available by request through the City of Yorba Linda's Community Development Department.

### COMPONENTS OF ECONOMIC DEVELOPMENT STRATEGY

Implementation Programs	Public Realm Improvements	Private Development Improvements
+ Zoning update	+ External access	+ Expansions and redevelopment
+ Circulation feasibility analysis	+ Internal circulation / complete streets	+ Gathering spaces and pedestrian-friendly environments
+ Funding and financing plan	+ Streetscapes (including wayfinding)	+ Parking structures
+ Capital improvements program		
+ Marketing strategy		
+ Biotech business attraction strategy		

### IMPLEMENTATION ACTION PLAN SUMMARY

	Update Zoning Regulations	Build Business and Property Owner Support	Invest in Near-Term Improvements	Invest in Longer-Term Improvements
2015	+ Finalize zoning approach and draft zoning amendment text + City Council action + Conduct environmental clearance	+ General outreach + Marketing strategy approach (for retail, entertainment) + Biotech business attraction approach	+ Assess three left-turn lane leaving Savi Ranch + Streetscape improvement approach	+ Feasibility study funding for access alternatives
2016	+ Possible Measure B vote	+ Establish P-BIDs + Marketing strategy (branding, publicity, event programming) + Biotech business attraction strategy	+ Convert third left-turn lane exiting Savi Ranch + Add stop sign at Savi and Old Canal + Expand LLMD	+ Bridge feasibility + Loop road/SARI Line feasibility
2017			+ Construct and maintain streetscape improvements	+ Infrastructure funding approach (assessment district, other)
2018				+ Infrastructure funding
2019				+ Construct and maintain improvements
2020				+ Construct and maintain improvements



## Meeting 3: Savi Ranch Visioning Document

### IMPLEMENTATION MEASURES

This section provides a brief overview of key implementation measures. The descriptions are grouped into three categories: implementation programs, public realm capital improvements, and development projects.

#### Implementation Programs

**Circulation Feasibility Analysis.** Conduct a Circulation Feasibility Analysis to further evaluate the feasibility of additional access to Savi Ranch and multimodal transportation improvements in the project area.

**Funding and Financing Plan.** Work with property owners and businesses to formulate a funding and financing plan, which should identify the appropriate means to pay for the needed implementation measures.

**Capital Improvement Program.** Amend the City's Capital Improvement Program to include capital improvement implementation measures that the funding and financing plan identifies for City funding.

**Marketing Strategy.** Collaborate with property and business owners to determine the most effective means of managing a coordinated marketing strategy for Savi Ranch and follow-up with the appropriate partners to develop and implement the marketing strategy.

**Biotechnology Research and Development Strategy.** Collaborate with property owners, existing businesses, and commercial and industrial real estate brokers to identify the most effective way to attract biotechnology businesses and prepare a business attraction strategy.

#### Public Realm Capital Improvements

**External Access.** Evaluate new access point(s) to Savi Ranch, as feasible.

**Internal Circulation.** Evaluate and fund completion of the sidewalk network, new bike lanes, and other short-term mobility improvements as identified in the Savi Ranch Land Use and Mobility Vision Plan.

**Streetscapes.** Collaborate with property owners and businesses to formulate a streetscape plan, which should include design guidance and appropriate funding and financing mechanism to help pay for the construction and ongoing operation and maintenance of streetscapes.

#### Development Projects

**Expansions and Redevelopment.** Develop market incentives to encourage individual property owners to invest in the expansion or development of their properties consistent with the Vision Plan.

**Gathering Spaces and Pedestrian-Friendly Environment.** Pursue public-private partnerships to develop gathering places and pedestrian-friendly amenities in Savi Ranch.

**Parking Structures.** Collaborate with private property owners and developers to construct and maintain parking structures; explore establishing parking district(s) or shared parking agreements to facilitate structured parking.

## Meeting 3: Savi Ranch Visioning Document

### IMPLEMENTATION AND FUNDING TOOLS

This section describes a variety of tools that may be used to manage and fund the implementation measures identified previously.

#### Development Process Tools

**Development Impact Fees.** Explore establishing one or more development impact fees to defray all or a portion of the cost of public improvements, public services, and community amenities related to the development.

**Developer-funded Improvements.** In cases where individual development projects trigger the need for offsite infrastructure improvements and the City does not have sufficient funding to construct the improvement, explore opportunities to share improvement costs with project developers. This would most likely apply to components of infrastructure, such as road capacity (additional lanes), traffic control devices, or sewer pump stations. Note that it is usually beyond a developer's ability to pay the full cost of major infrastructure investments.

**Development Agreements.** Consider using Development Agreements to secure developer commitments to public benefits in conjunction with the application of regulatory incentives in the zoning overlay districts.

#### Special Funding and Financing Districts

**Assessment Districts.** Evaluate how assessment districts could finance the construction of public improvements on public property, public rights-of-way, and public easements.

**Parking Districts.** Evaluate the potential of establishing one or more parking districts to fund the construction and operation of public parking spaces, lots, garages, and meters.

**Contractual Assessments.** Consider establishing a contractual assessment program, creating guidelines that identify the types of improvements, costs, and locations. If and when a property owner in the identified area is interested in participating, that owner can voluntarily enter into a contractual assessment.

**Business Improvement Districts.** Utilize public-private partnerships, like business improvement districts (BIDs), to improve the attractiveness and functionality of a business district, improve the business climate, help existing businesses grow and prosper, attract new businesses, and attract more visitors and customers to the district.

**Landscaping and Lighting Maintenance Districts.** As appropriate, establish landscaping and lighting maintenance districts (LLMD) to fund the construction of certain public improvements and the operation and maintenance of public improvements.

**Community Facilities Districts.** If applicable, use community facilities districts (CFD) to fund the finance services or the purchase, construction, expansion, improvement, or rehabilitation of public facilities with an estimated useful life of at least five years.

#### Grants and Loan Programs

**State and Federal Programs.** Tap into various federal, state, local, and private grants to provide additional funding for implementation programs and public realm capital improvements, especially those focused on promoting pedestrian- and bike-friendly environments and relieving traffic congestion.

## POST-MEETING 4 WRAP UP

Dear Housing Policy Resident Working Group,

Thank you for joining us for our fourth meeting of the Housing Policy Resident Working Group (HPRWG). It was productive and we hit some major milestones that we have been building toward with our prior meetings, but last night was the breakthrough for progress.

You made some fundamental priority decisions last night that have set our team on a direction. Those key elements are:

- Prioritize placement of units in Savi Ranch with a goal of 800 units total - up from 200 in the current housing element plan.
- Increase density in Savi Ranch with a special overlay unique to that area allowing density of up to 50 units per acre on 4 to 6 acres
- Leverage this density on three sites in Savi Ranch to create the unit counts that we need.
- On three other key site (Fairmont, Christmas Tree and Bryant Ranch) we reduced the density by over half to 10 dwelling units per acre
- Maintained all the congregational housing overlay units

This approach is being modeled by our staff, and we have already reached out to the State of California Housing and Community Development Department for some informal feedback on this approach. Our hope is to report back next week with any feedback if we have it. In our attachments we are including a new RHNA housing allocation model.

In follow-up to our meeting last night, I am providing additional documents:

- A link to the RHNA unit count model using this new framework: <https://www.dropbox.com/s/ovh5a9qjsgh4868/Sites%20Inventory%20Calculator%20-%20Working%20Group%20Model%201.pdf?dl=0>
- A link to the examples of “low income” developments in Yorba Linda and related numbers on what qualifies as low income in Yorba Linda: <https://www.dropbox.com/s/lulpcat2xyvhxmm/Examples%20of%20Affordable%20Housing%20in%20Yorba%20Linda.pdf?dl=0>
- A link to the examples of various density development visuals to help provide a sense of what density may look like for a certain zoning. (the multi-page hand out that was provided last night): [https://www.ylhousingelementupdate.com/\\_files/ugd/b90adb\\_96e3a0ce3a9c417a8d8f0edf9025b1a1.pdf](https://www.ylhousingelementupdate.com/_files/ugd/b90adb_96e3a0ce3a9c417a8d8f0edf9025b1a1.pdf)
- A link to the PPT PDF from last night (note the list of “findings” for the report outline slide were updated for grammar and clarity, but remain the same as noted last night): <https://www.dropbox.com/s/50zh6w69ja21wix/ResidentHousingWorkingGroup-Meeting4.pdf?dl=0>
- A link to the site map tool we were using last night to pull up different sites that were included in the current Housing Element: <https://www.arcgis.com/apps/Shortlist/index.html?appid=2d1f91d71fa94f058fbd1f686d149e85>

Let us know if we missed something.

At our next meeting, we are going to cover these general areas:

- HCD feedback on our modified Housing Element approach to leveraging Savi Ranch
- Review and feedback on the draft Report

I urge you to offer additional thoughts, if you have not done so already.

Thank you again for your energy and collaboration. The spirit of civic good and fairness exhibited by the group last night was exemplary and a healthy sign for our community of Yorba Linda.

As a reminder: our next meeting is back to the Library Community Room on Monday, June 19th at 6 PM. Dinner will again be served. The Bristol Farms cookies were a big hit, so fingers crossed for those again.

If something comes up you want to share or communicate, please email or call me.

Regards,

David



## Meeting 4: RHNA Unit Count Model

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low	Mod	Above Mod
	Entitled Projects (post 6/30/2021)					181	181	••••	••••	••••
	Town Center Specific Plan						31		31	
	RM-30 (Postal Annex Site)						12		12	
	ADUs						400	272		8
	Single Family Residential Lots					77	77			77
<b>Realistic Unit Potential on AHO Sites:</b>							<b>701</b>	<b>272</b>	<b>163</b>	<b>266</b>

### RM-50 – between 20 to 50 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low	Mod	Above Mod
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD RM-50 standards	50	128	109	54	27	27
S6-020	Extended Stay America 22711 Oak Crest Circle	10.35	PD	PD RM-50 standards	50	518	440	220	110	110
New Site	Savi Ranch TBD	6	PD	PD RM-50 standards	50	300	255	128	64	64
<b>Realistic Unit Potential on AHO Sites:</b>							<b>804</b>	<b>402</b>	<b>201</b>	<b>201</b>

### Affordable Housing Overlay (AHO) Sites – up to 35 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low	Mod	Above Mod
S1-200	SEC Rose Dr./Blake Rd	5.94	RE	RM-20 with AHO	35	208	177	177		
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	35	15	12	12		
S3-082	4791 and 4811 Eureka Ave	1.75	CG	RM-20 with AHO	35	61	52	52		
S4-075	4742 Plumosa Drive	1.62	CG	RM-20 with AHO	35	57	48	48		
<b>Realistic Unit Potential on AHO Sites:</b>							<b>289</b>	<b>289</b>	<b>0</b>	<b>0</b>

## Meeting 4: RHNA Unit Count Model

### Congregational Land Overlay (CLO) Sites – up to 35 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low ● ● ● ●	Mod ● ● ● ●	Above Mod ● ● ● ●
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	35	60	60	60		
S3-012	Richfield Community Church 5320 Richfield Rd	9.489 48 (3.7 developable)	RU	RE with CLO	35	55	55	55		
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RE with CLO	35	40	40	40		
S3-024	Friends Church Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	35	48	48	48		
S4-204A	Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93 developable)	RE	RE with CLO	35	17	17	17		
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58 developable)	RS	RS with CLO	35	30	30	30		
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 developable)	PD-26	PD-26 with CLO	35	105	105	105		
<b>Realistic Unit Potential on AHO Sites:</b>							<b>355</b>	<b>355</b>	<b>0</b>	<b>0</b>

### Mixed Use Overlay (MUO) Sites – up to 35 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low ● ● ● ●	Mod ● ● ● ●	Above Mod ● ● ● ●
S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	35	62	52	26	26	
<b>Realistic Unit Potential on AHO Sites:</b>							<b>52</b>	<b>26</b>	<b>26</b>	<b>0</b>

## Meeting 4: RHNA Unit Count Model

### RM-20 – up to 20 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low	Mod	Above Mod
								••••	••••	•••••
S4-200	18597-18602 Altrudy Lane	2	RS	RM-20	20	40	40	40		
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	3.9	RE	RM-20	20	78	66		25	41
<b>Realistic Unit Potential on AHO Sites:</b>							<b>106</b>	<b>40</b>	<b>25</b>	<b>41</b>

### RM – up to 10 units/acre

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low	Mod	Above Mod
								••••	••••	•••••
S3-034	4341 Eureka Avenue	2.19	RS	RM	10	22	19		7	12
S3-205A	5225-5227 Highland Ave	7.08	CG	RM	10	71	60		23	37
S3-211	17651 Imperial Highway	2.32	CG	RM	10	23	20		7	12
S3-207	5300-5392 Richfield Rd	8.83	CG	RM	10	88	75		30	45
S5-008	Fairmont Blvd	3		RM	10	30	26		10	16
<b>Realistic Unit Potential on AHO Sites:</b>							<b>289</b>	<b>289</b>	<b>0</b>	<b>0</b>

### PD

Site Details						Unit Potential				
ID	Description	Acres	Current Zoning	Proposed Zoning Action	Density	Total Net	Realistic	Very Low Low	Mod	Above Mod
								••••	••••	•••••
S3-203	18101-19251 Bastanchury	22.83	PD	PD	10	228	194		74	120
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	PD	10	92	78		23	54
<b>Realistic Unit Potential on AHO Sites:</b>							<b>272</b>	<b>0</b>	<b>97</b>	<b>175</b>

## Meeting 4: RHNA Unit Count Model

### TOTAL

	TOTAL	Very Low Low ● ● ● ●	Mod ● ● ● ●	Above Mod ● ● ● ● ●
Potential on all Opportunity Sites:	2,779	1384	589	805
Total RHNA Targets:	2415	1216	457	742
Total RHNA Buffer:	364	168	132	63
RHNA Buffer Minimum (10%):	167	122	46	0
<b><i>RHNA Buffer Shortfall:</i></b>		<b>196</b>	<b>47</b>	<b>87 63</b>



## Meeting 4: Low Income Developments in Yorba Linda

The Housing Element addresses a variety of housing needs and provides programs to support a range of housing types and affordability. Housing affordability categories include Moderate Income, Lower Income, Very Low Income, and Extremely Low Income. These are based on surveys of local area median income (AMI). For example, for Orange County, Lower Income for a family of four is currently defined as \$127,800 per year. “Affordable housing cost” for lower-income households is defined in State law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). “Housing cost” commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing. Examples of existing affordable housing developments in Yorba Linda:



Oakcrest Terrace (source: National CORE, 2022)



Oakcrest Heights (source: National CORE, 2022)



Yorba Linda Palms Apartments (source: Avanath Communities, 2022)



Villa Plumosa (source: National Core, 2022)



Parkwood Apartments at Yorba Linda (source: American Housing Partners, 2022)



Altrudy Senior Apartments (source: <https://altrudy laneseniors.com/>)

# Meeting 4: Low Income Developments in Yorba Linda

## Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Household Income Limits

## HUD Method

2023

HUD Metropolitan Fair Market Rent Area (HMFA)

Santa Ana-Anaheim-Irvine, CA HUD Metro FMR

\$127,800

Note: The following household income limits are adjusted for a high cost area as per the Federal Housing Act of 1937 and calculated using HCD methodology to comply with Health and Safety Code Sections 50052.5 and 50093.

U.S. Department of Housing and Urban Development  
May 15, 2023

Hshold Size	Extremely Low Income 30%			35%			40%			Very Low Income 50%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$30,150	\$2,513	\$754	\$35,200	\$2,933	\$880	\$40,200	\$3,350	\$1,005	\$50,250	\$4,188	\$1,256
TWO	\$34,450	\$2,871	\$861	\$40,200	\$3,350	\$1,005	\$45,950	\$3,829	\$1,149	\$57,400	\$4,783	\$1,435
THREE	\$38,750	\$3,229	\$969	\$45,250	\$3,771	\$1,131	\$51,700	\$4,308	\$1,293	\$64,600	\$5,383	\$1,615
FOUR	\$43,050	\$3,588	\$1,076	\$50,250	\$4,188	\$1,256	\$57,400	\$4,783	\$1,435	\$71,750	\$5,979	\$1,794
FIVE	\$46,500	\$3,875	\$1,163	\$54,300	\$4,525	\$1,358	\$62,000	\$5,167	\$1,550	\$77,500	\$6,458	\$1,938
SIX	\$49,950	\$4,163	\$1,249	\$58,300	\$4,858	\$1,458	\$66,600	\$5,550	\$1,665	\$83,250	\$6,938	\$2,081
SEVEN	\$53,400	\$4,450	\$1,335	\$62,350	\$5,196	\$1,559	\$71,200	\$5,933	\$1,780	\$89,000	\$7,417	\$2,225
EIGHT	\$56,850	\$4,738	\$1,421	\$66,350	\$5,529	\$1,659	\$75,800	\$6,317	\$1,895	\$94,750	\$7,896	\$2,369

Hshold Size	60%			65%			70%			Low Income 80%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$60,300	\$5,025	\$1,508	\$65,350	\$5,446	\$1,634	\$70,350	\$5,863	\$1,759	\$80,400	\$6,700	\$2,010
TWO	\$68,900	\$5,742	\$1,723	\$74,650	\$6,221	\$1,866	\$80,400	\$6,700	\$2,010	\$91,850	\$7,654	\$2,296
THREE	\$77,500	\$6,458	\$1,938	\$84,000	\$7,000	\$2,100	\$90,450	\$7,538	\$2,261	\$103,350	\$8,613	\$2,584
FOUR	\$86,100	\$7,175	\$2,153	\$93,300	\$7,775	\$2,333	\$100,450	\$8,371	\$2,511	\$114,800	\$9,567	\$2,870
FIVE	\$93,000	\$7,750	\$2,325	\$100,800	\$8,400	\$2,520	\$108,500	\$9,042	\$2,713	\$124,000	\$10,333	\$3,100
SIX	\$99,900	\$8,325	\$2,498	\$108,250	\$9,021	\$2,706	\$116,550	\$9,713	\$2,914	\$133,200	\$11,100	\$3,330
SEVEN	\$106,800	\$8,900	\$2,670	\$115,700	\$9,642	\$2,893	\$124,600	\$10,383	\$3,115	\$142,400	\$11,867	\$3,560
EIGHT	\$113,700	\$9,475	\$2,843	\$123,200	\$10,267	\$3,080	\$132,600	\$11,050	\$3,315	\$151,550	\$12,629	\$3,789

Hshold Size	100%			115%			Moderate Income 120%			140%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$89,450	\$7,454	\$2,236	\$102,850	\$8,571	\$2,571	\$107,350	\$8,946	\$2,684	\$125,250	\$10,438	\$3,131
TWO	\$102,250	\$8,521	\$2,556	\$117,550	\$9,796	\$2,939	\$122,700	\$10,225	\$3,068	\$143,100	\$11,925	\$3,578
THREE	\$115,000	\$9,583	\$2,875	\$132,250	\$11,021	\$3,306	\$138,000	\$11,500	\$3,450	\$161,000	\$13,417	\$4,025
FOUR	\$127,800	\$10,650	\$3,195	\$146,950	\$12,246	\$3,674	\$153,350	\$12,779	\$3,834	\$178,900	\$14,908	\$4,473
FIVE	\$138,000	\$11,500	\$3,450	\$158,700	\$13,225	\$3,968	\$165,600	\$13,800	\$4,140	\$193,200	\$16,100	\$4,830
SIX	\$148,250	\$12,354	\$3,706	\$170,450	\$14,204	\$4,261	\$177,900	\$14,825	\$4,448	\$207,500	\$17,292	\$5,188
SEVEN	\$158,450	\$13,204	\$3,961	\$182,200	\$15,183	\$4,555	\$190,150	\$15,846	\$4,754	\$221,850	\$18,488	\$5,546
EIGHT	\$168,700	\$14,058	\$4,218	\$193,950	\$16,163	\$4,849	\$202,400	\$16,867	\$5,060	\$236,150	\$19,679	\$5,904

Note: Income levels 80% and below are adjusted by a HUD high cost area allowance.

This general income information is calculated from the U.S. Department of Housing and Urban Development (HUD) income figures. Specific program requirements may vary.

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# Meeting 4: PowerPoint

## Welcome

# Let's Mingle and Be Friendly

CITY of YORBA LINDA

## Tonight's Goals



Discuss Sites



Discuss Report



Plan the Next Meeting(s)

CITY of YORBA LINDA

## Fact Review

- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29)
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state grant funding, loss of local control and risk with Builder's Remedy claims
- November 2024 is the final bite at the ballot apple before City will lose its Conditional Certification
- Legal pathways to battle against housing law and RHNA allocation are highly-likely to fail.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and - even if successful - will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

CITY of YORBA LINDA

## Current Housing Inventory

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765	451	437	742	2,415
<b>Existing Zoning</b>					
Entitled Projects (per 6/30/2021 occupancy)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	171	120	9	400
Existing Site Capacity		272	163	189	624
RHNA Shortfall		(944)	(254)	(553)	(1,751)
<b>Reasons Sites</b>					
Planned Development			64	130	194
RM			111	179	290
RM-30	40		26	40	106
Affordable Housing Overlay	710			72	782
Mixed Use Housing Overlay	26		136	163	325
Congregational Land Overlay	355				355
Total Site Capacity (Existing + Reasons Sites)	1,403		518	803	2,676
RHNA Buffer	+187	+61	+61	+61	+369

CITY of YORBA LINDA

## Savi Ranch Possibilities

- Currently slated at about 200 units. How many more can we put down there?
- What tension exists with putting big chunks of housing into Savi Ranch for east v west city residents?

CITY of YORBA LINDA

## Site Specific Feedback

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## Meeting 4: PowerPoint

### What comes next for us?

### Proposed Working Group Output

- Develop a high-level report on facts, conclusions, and principles for planning
- Support and engage on community outreach process for the Housing Element hearings
- Identify three Housing Element options with a preferred plan for Staff to review with HCD

CITY of YORBA LINDA

CITY of YORBA LINDA

### Report Outline

- Cover page and Art
- Table of Contents
- Summary of Working Group Purpose
- Working Group Members
- Agreed Upon Facts
- Priorities Shared by Working Group
- Timeline of Recent Events
- Potential Future Timeline
- Planning Principles
- General Findings
  - Retaining local control with a November 2024 ballot vote is important
  - A November 2024 ballot measure to adopt zoning changes should be pursued and residents should seriously weigh the consequences if that ballot measure fails
  - The City should deploy more tools to connect with residents on the need for adopting a Housing Element and perform education necessary to ensure the public is informed on this complex subject
  - A resident survey on housing issues could better inform the City's engagement efforts
  - City should leverage Savi Ranch to a reasonable extent to create a new downtown like space for Yorba Linda
- Exhibit A: Housing 101 and RHNA
- Exhibit B: Common Questions and Misconceptions

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### Next Meeting Dates

Yorba Linda Library  
Monday, June 19th  
6:00 PM  
Review and Adopt Report  
Discuss HCD Feedback

Black Gold Golf Course  
Date TBD  
6:00 PM  
Review Progress and  
Celebrate Report /  
Talk About Future /  
Beverages

CITY of YORBA LINDA

### Homework

Prepare to Read and  
Comment on Draft Report

Please attach name tags to your name placard.

CITY of YORBA LINDA



## POST-MEETING 5 WRAP UP

Dear Housing Policy Resident Working Group,

Thank you for joining us for a fifth meeting of the Housing Policy Resident Working Group (HPRWG).

First, please plan to join us next Monday, June 26 at 6 PM in the Library Community Room. We will meet again to go through the final report.

Second, this email is going to be long as we attempt to address numerous discussions that came up in the meeting on Monday night and try to keep moving the ball on the Report so we can wrap up with our one extra meeting next Monday.

The devil is in the details and the drafting of a report on our work has certainly brought some of those details into focus and shown a light on some disagreements and issues. It is my hope that, because you all have been working together for several meetings, that we can also work through those disagreements effectively to get to consensus. That said, we entered this effort with the Working Group with no defined goal in mind, just a need to surface the challenges and issues the City faces both in creating a Housing Element and with a potential ballot measure on our minds once a second version of the Housing Element Plan is developed. Developing a Report was an idea the Working Group agreed was a reasonable approach to convey the results of their work to the City Council. It remains our plan to support the Working Group in getting there.

We lost some of our general momentum this meeting, and I wanted to reshare Ryder's Fact Statements that the Working Group had unanimous agreement on during prior meetings:

- The RHNA Housing Allocation is 2,415 units for the 6th Cycle (2021-29).
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state grant funding, loss of local control and risk with Builder's Remedy claims.
- November 2024 is the final bite at the ballot apple before City will lose its Conditional Certification.
- Legal pathways to battle against housing law and RHNA allocation are highly-likely to fail.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and - even if successful - will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

The City must develop a plan to hit 2,415 units. The City did appeal that number before and the repeal was rejected. A link below shares the video referenced during Monday's meeting that was a core part of the City's appeal. While I appreciate the expressed civic engagement to board a plane and visit Sacramento, we are past appealing or changing that number.

A couple other key points to note in follow up to the evening's discussion.

- Many Working Group members have requested a breakdown by precinct of the vote on Measure Z. We are still confirming some details on that data, but the high-level response is that the vote was nearly uniform across the City - only a 2 or 3% variance. That also means it was not more or less popular due to East v. West, or with a Bryant Ranch neighborhood declaring "heck no" any more than any other area.
- There were concerns expressed about renderings and showing a plan for the Savi Ranch area especially. That message is received, but the work we are doing now will not address that. It will be a part of any outreach campaign. However, to be clear: the zoning work we are doing is

not the kind of deep overlay planning that often might be associated with implementing the far bigger vision for Savi Ranch. That would be a year-long (or more) process that is not going to happen concurrently with the Housing Element Plan adoption process the City is focused on right now. That said, we are 100% on board with offering visuals and renderings to explain what 50 or 60 units per acre means from a development viewpoint.

- Having discovered an error in our unit calculator for Savi Ranch, the Working Group placed a higher priority on increasing acreage to achieve 800 units than shifting to 60 units per acre density. City Staff noted a concern that finding that additional acreage would take time, and that it might obligate more land to this immediate need while constraining a bigger master plan vision for Savi Ranch area. The Working Group still placed a priority on more land over a density shift.
- The Bryant Ranch shift was to leave 20 units on Bryant Ranch shopping spot and shift about 60 units to the Mercado (car wash) location. We only heard one voice express concern about that.
- In the East v. West chat, there were strong viewpoints expressed about why the West side of YL has taken on so many units. At the next meeting, we are going to address some of that with data and charts to bring clarity to the unit allocation across the City and to explain some simple realities of developable land that prompt more viable development on the West side. We also plan to surface a couple options to drop a couple sites off the West side while still hitting the RHNA number.
- The Working Group remains locked on 800 units in Savi Ranch with only person voicing concern that so many units were placed down there. As such, we will remain focused on a plan to have 800 units in Savi Ranch.
- The Fairmont site has 3 acres of developable land that is now zoned at 10 units per acre. That was built into the revised model that we presented at the last two meetings and remains the current plan. The discussion on Monday brought clarity on why that unit count has been applied there. We heard no pushback from the Working Group on the logic for why only 3 acres are available to develop.

As usual, here are some key links to resources and other documents that we want you to have to empower you with information and access to resources:

- The City's RHNA Appeal video: <https://vimeo.com/471771367/93d97ea9e1>
- Documents on the City's RHNA Housing Appeal: <https://www.ylhousingelementupdate.com/copy-of-rhna-docs>
- Another really handy tool to "see" what density looks like: <https://jhparch.com/density>
- The PowerPoint deck in PDF format from Monday night: <https://www.dropbox.com/s/beue6li3ehpved8/ResidentHousingWorkingGroup-Meeting5.pdf?dl=0>

Finally, we come to the Report status and next steps. As Ryder noted at the conclusion of the meeting, he is going to aggressively reconcile or address the comments in the Report in the next couple days. The hope is that we start the next meeting with nearly everything resolved so we can achieve agreement from the Working Group on the Report's content. To be clear: where specific statements are identified, I will add language that reflects that consensus was supportive of a statement, and that will accurately reflect that some Working Group members may disagree or object with a certain aspect of the Report. As Ryder has noted to me, it is important that you have your imprint on this Report, but also respect that it does not mean you agree with everything in the report itself. If we do get there, fantastic!

Thanks for your patience with this long email as we race to the finish line on a Report out of our work.

I look forward to seeing you Monday night.

Regards,  
David

## Meeting 5: PowerPoint

### Welcome

## Let's Mingle and Be Friendly

CITY of YORBA LINDA

### Tonight's Goals



Discuss HCD Update



Discuss Report Comments and Edits



Plan the Next Meeting(s)

CITY of YORBA LINDA

### HCD Chat

- No formal endorsement can happen via a phone call.
- City will need to proceed as usual and through normal policy process.
- Saying the approach sounds doable is not approving.

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### Savi Ranch Recalc/Correction

- There was an error in the spreadsheet from last week
  - 804 to 581 – dropping 223 units.
- We reduced the unit count by 223 in Savi Ranch due to an overstatement on developable land.
  - Option 1: Increase Density while maintaining the 5-story limit
  - Option 2: Add more land for the rezone

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## The Hard Questions

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## Are we still good on an 800 push for Savi Ranch?

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## Meeting 5: PowerPoint

**Do we need to hash it out over East v. West YL on unit allocation?**

**Should we pull all units out of Bryant Ranch and move them elsewhere?**

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### Finalizing Report & Summary

- Process Steps and Notes
  - Generally accepting grammar and other suggestions.
  - Generally either commenting on or noting more substantial change requests.
  - Ryder is trying to balance between various viewpoints and my perceived set of facts based on what I have heard this group say, or what Ryder knows about the bigger statewide picture.
- What does endorsement mean?
  - Affirming the actions and facts of the Working Groups efforts.

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### Next Meeting Dates

**Black Gold Golf Course  
Date TBD  
6:00 PM  
Review Progress and  
Celebrate Report /  
Talk About Future /  
Beverages**

CITY of YORBA LINDA

### Homework

**Keep Talking to Neighbors  
Come to a Council Meeting  
When the Report is on the  
Agenda to Receive and File**

**Please attach name tags to your name placard.**

CITY of YORBA LINDA

## POST-MEETING 6 WRAP UP

Dear Housing Policy Resident Working Group,

Thank you for joining us for the sixth meeting of the Housing Policy Resident Working Group (HPRWG) and for your patience with the delay in this email getting out. As a result of the robust conversation last Monday, we believe we now have a solid Housing Element option to present to Council on July 18! We recognize that you spent a lot of your free time with us over the past couple months, and we thank you for your commitment.

To recap, especially for those who could not attend:

- We worked through some lingering questions from prior meetings, such as: the potential traffic impact on Savi Ranch developments and the recommended maximum number of units to place in Savi Ranch; precinct-specific voting results on Measure Z; and visual examples of actual developments with varying unit-per-acre densities.
- The Working Group reviewed some Citywide maps that illustrated the locations of sites throughout Yorba Linda, as well as the number of proposed units on those sites. (The Group noted a few inaccuracies, but rest assured: the final Working Group Report will include the updated, accurate GIS maps.)
- This led into the bulk of the meeting's conversation around an updated Housing Element option that Nate devised based on synthesizing the feedback he was getting from several Working Group members. This updated model reflected a combination of increasing the unit density to 60 du/ac at Savi Ranch, shifting a few sites to RM-10, and dropping a few sites entirely for rezoning (while retaining existing zoning on those sites to claim some housing unit credit).
- Following the explanation of the updated model, we encouraged the Group to raise any final concerns about site locations and densities. As a result of that conversation, we made two significant changes to the model:
  - Removing the Shinnyo-En USA site on Bastanchury Rd.
  - Reducing the RHNA buffer from 15% to 10%.
  - The Group agreed to these two changes and concurred on a few different options to re-include dropped sites to meet the RHNA goal plus the 10% buffer, if needed.

With this plan in mind, we had a brief meeting with an HCD representative on June 29th. We laid out the end result of the latest Working Group meeting, namely that the Working Group came to a consensus on a Plan. The HCD staff was encouraged to hear this and praised the Working Group as "a smart move" on the City's part. Importantly, this is not a formal communication from HCD, but it was a sufficient enough conversation to make us comfortable that the plan devised by the Working Group is viable..

As a reminder, we are currently working on finalizing the Working Group Report, which we will present to Council on July 18 at the regular Council meeting. We welcome your attendance at that meeting when Ryder and myself will present the result of the Working Group's efforts. If you wish to share your firsthand accounts of the process you have all been through to get to a Plan that has the Group's majority consensus, I am sure the City Council will be interested in your thoughts.

Your last bit of homework as a Working Group is to review the current draft at. Given our time constraints to finish approving the Working Group Report and place it into the Council Agenda packet by July 11, we ask you to provide your input before noon on Friday, July 7. Specifically, we are looking for feedback on the summary of the plan changes and direction. Our apologies for the speedy turnaround, but we thank you for your understanding. We needed to hear some positivity from HCD before we could finalize this Group Report.

We will be in touch to let you know when we'll have our Working Group celebration at the Black Gold Golf Club. It will likely be soon after the July 18 Council meeting. It is our way (especially Ryder's way) of expressing our gratitude for your resilience, your patience, your passion and your dedication to civil discourse. Stay tuned.

Regards,  
David

# EXHIBIT B

## WORKING GROUP PROVIDED IDEAS AND FEEDBACK EMAIL CORRESPONDENCE





The following Submissions are emails that were sent by Working Group members or residents who discussed the work of the Working Group and shared some ideas and feedback to City Staff. The formatting has been altered for consistency and some minor grammatical corrections made, but otherwise these represent the original content provided by residents. Attribution of the comments has been removed as these submissions were not part of a formal public hearing process.

## **SUBMISSION 1**

### **Suggestions for revising the Measure Z site list Rev 5**

(After , even more, additional resident discussions)

(Please see adjusted site list attachments )

We know that Measure Z was not widely accepted .

- We Strongly oppose the state Mandates
  - however ; Those Mandates have not been overturned so we support preventing Builders Remedy
  - Already an over abundance of high density sites targeted for west Yorba Linda (west of YL Country Club)
    - sites 23 West ; 5 East
    - DUs 1741 West ; 669 East
  - 3 proposed sites with major objections. ~ 880 DUs proposed
    - Fairmont: 230
    - Bryant Ranch: 320
    - Christmas Tree Farm: 340
  - Not many open spaces available that meet HCD guidelines
  - Need:
    - a willing property owner
    - Space to accommodate 600-1850 DUs
    - Minimize significant loss of tax revenue
    - a redevelopment plan
  - Propose
    - 800- 1000 DUs in Savi Ranch
    - 2-3 developments
      - Bak Tran ~22 acres , Kohls?, others
    - Same income level of affordability dispersal as the rest of Yorba Linda
    - A mixed use development
      - Entertainment
      - Restaurants
      - Small, retail
      - Residential , possibly over retail
    - Reduce 3 “deferred sites “ to 13% of previously proposed
      - Fairmont: ~~230~~ to 30
      - Bryant Ranch: ~~320~~ to 42
      - Christmas Tree Farm: ~~340~~ to 44
- 890- to 116

- Uses 774 of 1000 . Leaves 226 to reduce other sites .
- Accomplishes:
  - Reduces the 3 most objectionable site densities
  - Helps balance the E vs W DU dispersal
  - allows some additional reduction in other site DU's placement flexibility
  - More likely to gain voter approval

## Supporting rationale

- The Taxpayer Funded and City Council Accepted 2015 YL Land Use & Mobility Vision Plan says that Savi Ranch could accommodate 1850 Dwelling Units (Appts)(Pg 30) with the addition of a "way-finding signage " program.
- Plus Yorba Linda has already agreed to the current entrance area widening
- Updated traffic study appears to support some significant added traffic
- Savi Ranch property Owner , Bak Tran , has said he wants to redevelop some of his property into residential or mixed use and has several development outline proposals
- Retail Tax revenue dropping due to current business's struggles
- No data to support significant loss of tax revenue
  - Per 5/17/23 YL Finance Review
    - Property Tax = 53% of Gen Fund Revenue vs 19.3% for Sales Tax ( ie property is tax is a Greater contributor)
    - Per Roy Stevenson SR generates 65% of the YL sales tax revenue , so the business decline needs to be reversed with revitalized business or replaced with added property tax.
- Many retail malls (Orange, Westminster, Laguna Niguel, Brea) are redeveloping into mixed use.
- There are redevelopment plans out there that mix retail, dining and entertainment with residential
- HCD has already agreed to similar clustering of 529 DUs in 5 High Density sites located on only .75 Sq Mile ( Richfield, YL Blvd, Lakeview, Buena Vista)
- Yorba Linda has the opportunity to utilize the very skilled Communication company , Tripepi-Smith, to shape a persuasive "sales pitch" for Yorba Linda's revised HE.

Yorba Linda Should Embrace reimagining the declining areas within Savi Ranch into a vibrant , productive mixed use community that would include cross income level housing mixed with dining , shopping and entertainment.

- **This would be a bold statement that Yorba Linda intended to provide inclusive housing while reinvigorating a deteriorating tax base. Yorba Linda voters would be more likely to support significant change than asking voters to support a warmed over measure that had been soundly rejected.**

Next Steps:

- Output summary of the Residents Committee should be reviewed at a subsequent City Council Mtg along with regular Housing Element revision status reports .
- I am open to additional Residents Committee sessions to assure we all are able to concur on a proposal and report for the City Counsel
- I would like to be part of periodic review of the revised HE as it progress's through the process

- Invite representatives from state wide groups that are opposing housing mandates as an agenda item, so residents and council can hear their position and progress directly.
  - Our Neighborhood Voices, <https://ourneighborhoodvoices.com/>
  - Catalyst, <https://catalystsca.org/>
  - Livable California, <https://www.livablecalifornia.org/>

THANK YOU FOR EXTENDING YOUR HAND TO ALLOW FOR ADDITIONAL COMMUNITY INPUT!

## SUBMISSION 2

My points to help the community achieve the best outcome for land use planning as outlined by State law required Housing Elements.

1. We need to get an honest factual report to the voters to clearly explain the two options, and that it is not a straight-forward, a city or even a state sponsored a simple yes or no about zoning. It is more complex.
2. A clear showing of the city, and committee approved locations, to implement The State ordered Housing Elements of 2415 homes, divided over different Categories of income levels. Serious complaints about any selected specific location, will be taken in consideration for review by the City Counsel or/and the Housing Committee.
3. Add also an explanation why most locations selected are in West YL., when it appears avoiding mostly East YL. The explanation of the hilly nature, cost , or some lack of flat terrain, is mostly a true explanation but for some it is weak or unacceptable. Can we maybe point to Bryan Ranch and others?
4. Some requested to know which location is designated for very low income, low, moderate etc. For some that is very important, if it is at possible to determine that in our report before the vote.
5. Explain the State ordered Housing Elements which is signed into law, and up to this point, laws suits by various cities, have failed, and the outlook for new successful lawsuits or further negotiations, presently are slim to most unlikely to produce positive results.
6. Point out the modest, but still important options the City can exercise when we vote yes and approve the final city 2415 new homes location plan.
7. But also important to explain and report, by displaying the examples in Santa Monica and Washington, what likely can happen if we vote NO and the State then exercises, what they call the “Builders Remedy” option, which means that the State permits the builders to build the 2415 homes where they see fit, in height, setback, traffic, etc., and without any involvement of our City.
8. The Housing committee from mostly West YL Yorba Linda, spendend Countless hours of their own time, to listen to the various experts, asked 100’s of questions, received all the answers, and most came to the conclusion, that a YES Vote presently was best for the overall city and its residents.
9. If after receiving the Housing Committees report, there are still more questions from our residents, regarding the Housing Elements, the Housing Committee can reconvene to address the issues brought forward, at which time the resident can appear before the Committeet o explain the issue and request an explanation.

## SUBMISSION 3

Why California's Suburb Could Disappear in a Couple of Decades | Michael Gates

Not sure if you saw this interview

Siyamak sits down with Michael Gates, the city attorney of Huntington Beach.

He will discuss how the housing Mandates can Change California's beach towns and what he is doing to protect his city.

I found it informative

Thought you would like to see this also

I ran across this as I was doing some research

An interesting 35 min interview taken approximately 3 weeks ago

I better understand HB gameplan against the State.

[https://www.youtube.com/watch?v=VRpxWoWFRreU&ab\\_channel=CaliforniaInsider](https://www.youtube.com/watch?v=VRpxWoWFRreU&ab_channel=CaliforniaInsider)

Also thank you for letting be part of conversation yesterday

I appreciate the meeting and felt there was good communication and thoughts flowing

I know it probably makes your job harder meeting with us , but the goal is to to get majority acceptance in a direction that works for our beautiful city

For the record, I agree with most of what Michael Gates had to say

And wish that this lawsuit would start tomorrow and have a resolve in month, so you would not have deal with this and we can have a different conversation about our city

## SUBMISSION 4

Dave,

Regarding principles for planning:

1. Height requirements
2. Site requirements and placement of major structures
3. Accessibility to utilities, gas, water ,electric, cable or fiber optic, etc.
4. Public review of CEQA for project and neighborhood input
5. When plans are approved, only minor alterations without neighborhood notice and input
6. Some type of final review by neighborhood before final permit issue

Hope this may stimulate some discussions..

Thanks for your help and understanding.....



## SUBMISSION 5

### Planning Principles for Affordable Housing

- Scale projects to respect the neighborhood. In some neighborhoods, the rehabbing of existing units may be an appropriate scale. Other areas may support large multifamily structures. The proper scale will promote a healthy connection between the development and its surrounding neighborhood.
- Look at properties that are already in a commercial area that will not impact adjacent residential.
- Address issues of parking and auto circulation. Is there enough parking? Insufficient parking causes stress to residents and neighbors. Parking should be located appropriately.
- Create curb appeal. Does this look like a place in which you would like to live? Attractive housing fosters resident pride.
- Look at all current business centers that need rehab and utilize this space for new housing.
- Contact local school districts and see if any of their land may be used for housing.
- Development should fit the character of the neighborhoods.
- Continued high standards of architecture.
- Multi-unit housing should front the interior of the property with a central park/meeting area.

## SUBMISSION 6

Dear David,

Thank you for your email and the additional information regarding guiding principles and design guidelines. Unfortunately I will not be able to attend today's meeting however, I wanted to put out some thoughts regarding Monday's agenda which will include Planning principles, site-specific discussions and what's next.

1. I think the planning principles that were discussed at the last meeting are all very good. From my experience talking with many people, one of the most important issues was putting multi-story buildings next to 1 and 2 story homes. The guiding principles link that you sent mentions this in sections 1.1, 1.2 and 1.5 – consistency with community character, compatibility with surrounding neighborhoods – compatible with adjacent uses – preserve the character, scale and quality of established residential neighborhoods. I couldn't agree more. We should have a maximum of new two story houses in areas of one and two story existing homes in keeping with measure B.
2. Site specific. We have an opportunity to add high density housing and revitalize an area of Yorba Linda into a beautiful, active, tax producing area with Savi Ranch. We should employ the 2015 Vision Plan for Savi Ranch which could include up to 1800 apartments with use of all existing alternative entry/exit points. Numbers can be adjusted to add up to 5300 SF or more of retail use. This area could turn into the crowning glory of Yorba Linda. Attached is a vision of what it could be. This 2015 Vision Plan was made for the future of Yorba Linda. That future is now.
3. Design. Just a personal preference, I would suggest to stay away Colonial Revival Architecture especially in multi-story. It's big and boxy and just kind of ugly. I think it's more of an east coast thing.

A final note – I think Russ Heine made a great suggestion of mixing the different layers of affordable housing on the sites. I would imagine it would be an easier “sell” to HCD as it would allow for integration of all new dwelling units into all areas of the city and make healthier neighborhoods

What’s next? We need numbers on Savi ranch and/or other available properties to spread the numbers out.

Thank you so much for all of your efforts.

## **SUBMISSION 7**

Yorba Linda is still under the state mandate to rezone the city to accommodate an additional 2415 dwelling units. The initial plan the city put forth was soundly rejected in last November’s election. It is not clear to YL residents what level of changes will be contained in the revised Housing Element. The following 4 suggestions proposes a path forward to facilitate a better understanding of the revised HE change and communication process to enhance city and resident understanding.

First, several initiatives are on-going to challenge the state mandate directing each city on how many units need to be built and where in the city these units need to be built. The biggest concern is that the voters will have to decide on approving a rezoning plan in November 2024 without knowing if any of the initiatives have a chance to make an impact to the state mandate. Worst case scenario is the votes approve the city plan only to find out later the mandate no longer applies. The rezoning will already have happened and won’t be able to be redone. The voters are owed no less than accurate information on how likely these initiatives could pass when making their decisions on voting for or against the plan. The city council should set up regular briefings from “people in the know” on these initiatives where both the city council and the voters could hear the information and question the presenters to get accurate information on the chances of success. ie: invite representatives to speak at city council meetings as an agenda item from several of the statewide groups challenging the state housing mandates. The city attorney could also provide regular status reports regarding legal actions that may affect the YL housing mandates. The city would be under no obligation to fund or support the initiative, it would be an information only presentation.

Second, the best use of land in Savi Ranch is open to debate. The Measure Z plan shows putting 89 units at the Prior John Force Racing space and 143 units at the Extended Stay America space for a total of 232 dwelling units. The Eastern side of Savi Ranch seems to be in economic trouble as the Bed, Bath and Beyond store is preparing to close its store and other stores don’t appear to have much business. After you get by the Costco store, the main things you see are for sale or for lease signs. A Savi Ranch property owner made a plea to the city council last August to help him develop the area as he has unused property. The City should follow the leads of Brea, Orange and other cities as they have similar situations with unused real estate and request proposals from developers on establishing a live-work / entertainment concept in Savi Ranch. This document would be non-binding. Information from the 2015 study and the recent transportation study would be used to determine how best to utilize Savi Ranch. The developers could be provided with Yorba Linda’s state mandated housing numbers and be asked to propose how many units could be located there. I believe outside viewpoints on development is the only true way to unlock the full potential of Savi ranch.

Thirdly, after receiving the information from developers, spread out the remaining requirement throughout all 27 parcels initially identified on a percentage basis. Some parcels were removed for various reasons causing other parcels to accept more of the burden. No one area of the city is better than any other, all

areas will have problems accepting unneeded housing, therefore, everyone in the city should feel some pain with the state mandate. This would eliminate the perceived problem of pitting each side of the city against each other.

Lastly, it is just wrong that people pay the incredible housing prices to live in Yorba Linda only to find out a parcel of land right across the street is going to be rezoned for high density housing. If additional units are located in Savi Ranch and this reduces the required densities of the other 27 parcels, (in other words, a parcel that is planned for 35 units per acre is able to be reduced to 10 units per acre), those parcels should be exempt from rezoning on the next 2 cycles of housing development. This way people will know their community/ neighborhood is exempt for the next 25 years of having a massive apartment structure being located right across the street.

## **SUBMISSION 8**

David, Nate and Ryder ,

Thanks for bringing the group together and facilitating thought sharing .

A couple comments and then my input regarding Things That Caused Measure Z to Fail

- A nice cross section of perspectives
- Great to have you all and our city attorney to help with legal viewpoint
- ( I don't always agree , but my law degree must be tied up in the mail somewhere)
- It might be helpful to me to see some preview of what the high level agenda is for the 4 meetings , so I am thinking on the same page as you
- My failing, but I tend to get process oriented. What is our group objective for the meeting . ?

I realize there are many steps in the overall process but it is my thinking that a pivotal part before other players can go to work is to try and have our group agree/concur on a basic concept direction that we believe all our neighborhoods would support

Are we intending to :

- come away with a revised/new site list that we all concur to ?
- make a recommendation for the city council on a site list ?
- just brainstorm lot's of thoughts ?
- I'm currently not sure when we could declare success , that we have done our part .....
- a small meeting process point . Some organizers suggest a round robin process to assure that all parties are being brought into the discussion. I understand different styles can have different meeting objectives.

## Input Regarding Measure Z Failure

Data summary from a residents survey poll

Top 5 Summary highlights of a residents survey poll

1. No Support for single family housing within 50' of high density
2. Very High support for No Change to residential building heights
3. High support for 4-5 stories in Savi Ranch
4. Very high support that the city should resist the state , even if legal action required
5. Very many would support the city joining those legal actions

Top 5 Added Write-in Comments Summary

1. No High Density in single family-17
2. Affecting neighborhood Character - 15
3. State Overreach -10
4. Traffic - 9
5. Safety/crime - 8



# EXHIBIT C

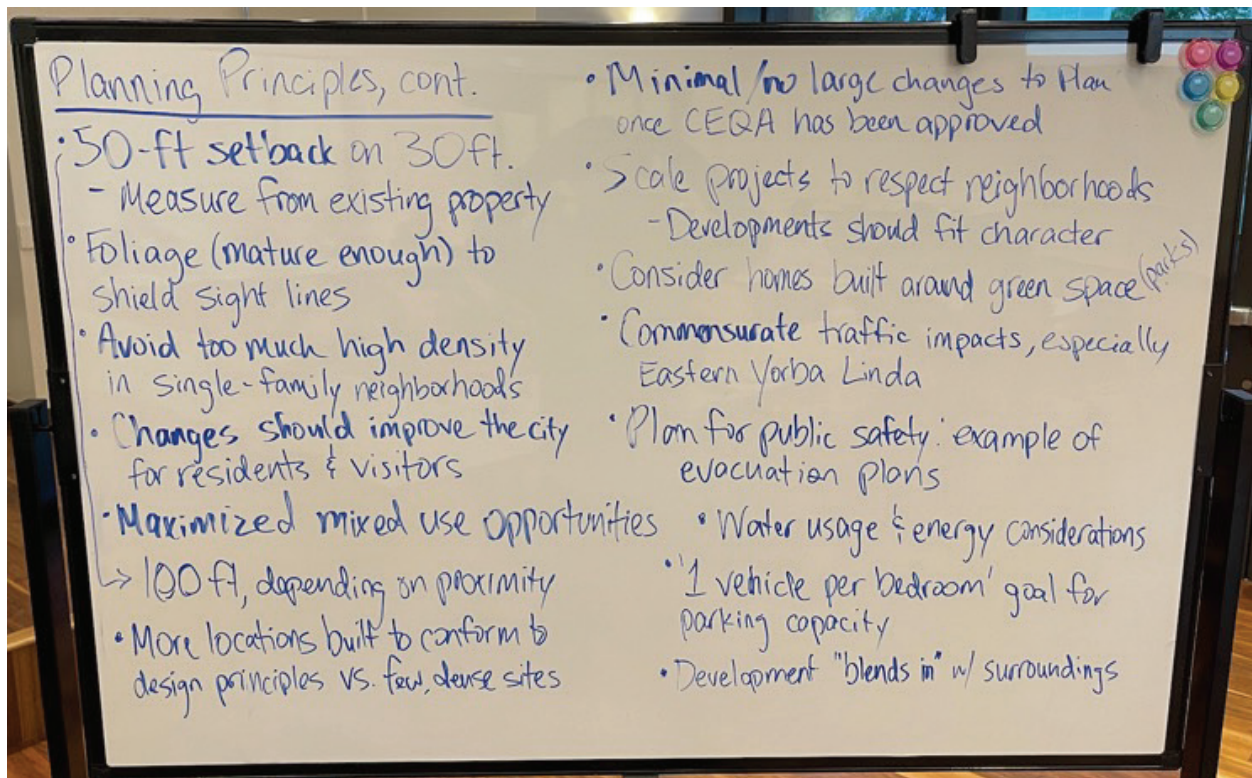
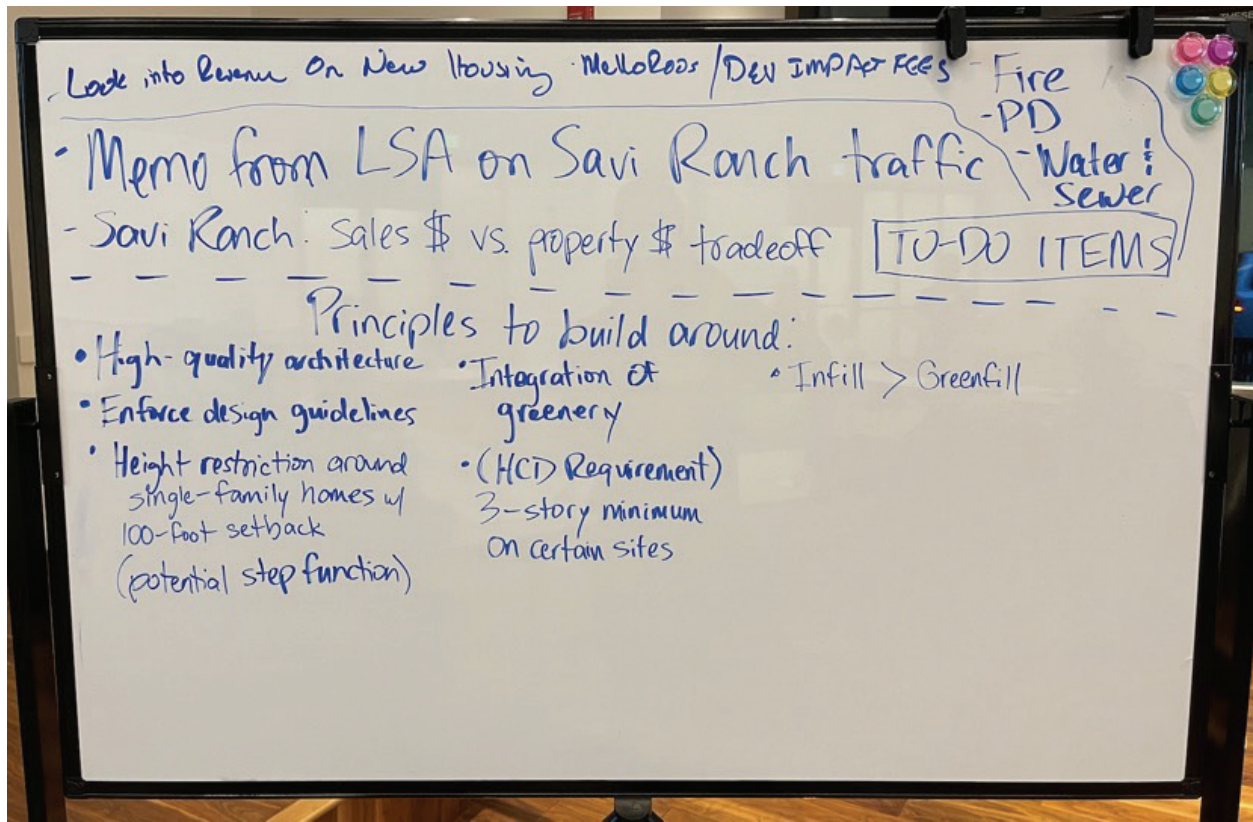
## PLANNING PRINCIPLES INVENTORY

The following planning principles were shared over a couple meetings. This list is not necessarily inclusive of any principles noted in email correspondence sent to City Staff and Exhibit B.





## Exhibit C: Planning Principles





# EXHIBIT D

## WORKING GROUP PRESENTATION DECKS

For transparency and documentation purposes, the following slides are being shared in this document to provide context on the work and information given to the Working Group.



## Meeting 1: PowerPoint

# Welcome

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## Let's Mingle and Be Friendly

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# Thank You!

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## Tonight's Goals

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Meet Your Neighbors



Ask Questions



Ponder the Future

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## How did we get here?

---

- Measure Z Fails
  - 7,221 – Yes 25%
  - 21,937 – No 75%
- City Continued Working with Housing and Community Development
- City Determined Residents Need to Get Involved Directly
- You Were Invited to Committee



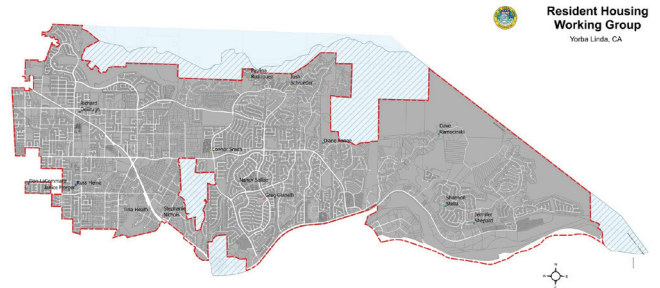
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## Why You?

- Diverse Viewpoints
- Diverse Geography
- Diverse Experiences
- A reputation for being thoughtful, open-minded and collaborative

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## Your Neighborhoods



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# Meeting 1: PowerPoint

## Who is this Ryder guy?

Transparency of Intent



**Family Man, Ladera Ranch Resident**

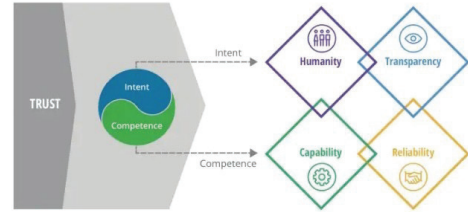


**Ryder's Day Job**  
Communications and City Consulting

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## Building Trust

Four trust signals contribute to greater trust



Source: Deloitte analysis.

Deloitte Insights | deloitte.com/insights

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## Housing Element 101

- 1969 – State mandates that all jurisdictions must plan for its housing needs
  - This process is referred to as the Regional Housing Needs Assessment (RHNA)
  - This is a planning requirement and not a construction requirement
- Currently in the 6<sup>th</sup> Housing Cycle of RHNA (2021-2029)
- HCD establishes a “regional determination” for each region
  - OC is part of SCAG along with Los Angeles, Riverside, San Bernardino, Imperial and Ventura
  - SCAG was assigned 1.34 million units for the 6<sup>th</sup> cycle
- SCAG determines how to equitably distribute the regional determination throughout the region
  - Focus for the 6<sup>th</sup> cycle was on proximity to regional transit and jobs instead of availability of land which shifted a significant portion of the RHNA to Los Angeles and Orange Counties
  - Yorba Linda was assigned 2,415 units (669 units assigned in the 5<sup>th</sup> cycle)
- Jurisdictions must determine how to accommodate their RHNA through rezoning

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## Critical Recent Timeline

- Sep 2017 – Governor Brown signs major housing reform package of 15 bills to increase housing supply and affordability
- Oct 2018 – 6<sup>th</sup> Cycle Regional Housing Needs Assessment discussions begin at SCAG
- Oct 2019 – HCD establishes RHNA of 1.34 million for SCAG region
- Nov 2019 – SCAG approves RHNA methodology
- Oct 2020 – City appeals its draft RHNA allocation to SCAG but appeal is rejected
- Mar 2021 – SCAG approves final RHNA allocation for SCAG region
- Aug 2021 – City submits 1<sup>st</sup> draft Housing Element to HCD in attempts to meet Oct 2021 deadline
- Oct 2021 – State law deadline to submit Housing Element to HCD which allows 120 day grace period
- Dec 2021 – City submits 2<sup>nd</sup> draft Housing Element to HCD in attempts to meet “grace period” deadline
- Feb 2022 – City Council adopts Housing Element and submits 3<sup>rd</sup> draft to HCD in attempts to meet “grace period” deadline
- Apr 2022 – HCD conditionally certifies City’s Housing Element but City misses the deadline and must rezone by Oct 2022 per State law
- Jun 2022 – SB 197 passes extending the rezoning deadline for certified cities but City’s Housing Element has committed to a Nov 2022 vote
- Nov 2022 – Measure Z fails

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## A Future Timeline?

- Dec 2023 – Submit revised Housing Element to HCD for review
- Apr 2024 – HCD recertification of revised Housing Element
- Apr 2024 – Begin revised environmental review of Housing Element for CEQA
- Apr 2024 – Traffic Commission review of revised Housing Element
- May 2024 – Planning Commission public hearing on revised Housing Element
- Jul 2024 – City Council to consider adopting revised Housing Element and call for election
- Nov 2024 – Potential new rezoning ballot measure vote

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## Consequences of No Certified Housing Element

- Loss of state funding
- Housing and Community Development has a big new enforcement arm
- Opens up a city to significant legal action by pro-housing groups
  - “Loss of Local Control”
- State takeover the permitting authority for the City

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# Meeting 1: PowerPoint

## Legal Update

- What legal actions has the City taken on these State mandates?
- What is the status of the Huntington Beach lawsuit?
- What about lobbying efforts by the City to address State policy?
- What is the state of affairs with Builder's Remedy claims?

## An Informal Resident Housing Working Group

## Why Informal Matters

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## Why Did Measure Z Fail?

## Next Meeting Dates

Yorba Linda Public Library  
Community Room  
Wednesday, May 31<sup>st</sup>  
6:00 PM

YL Public Library  
Community Room  
Monday, June 5<sup>th</sup>  
6:00 PM

YL Cultural Arts  
Center – Arts Studio  
Monday, June 12<sup>th</sup>  
6:00 PM

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## Homework

Read Up on Prior  
Housing Plan Elements

Talk to Neighbors  
and About This  
Working Group

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## Meeting 2: PowerPoint

### Welcome

## Let's Mingle and Be Friendly

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### Tonight's Goals



Establish Facts



Review Homework  
Answer Questions



Review Rezoning  
Options

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### Fact Review

- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29)
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state grant funding, loss of local control and risk with Builder's Remedy claims
- November 2024 is the final bite at the ballot apple before City will lose its Conditional Certification
- Legal pathways to battle against housing law and RHNA allocation are highly-likely to fail.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and - even if successful - will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

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### Legislative Update

- What is the legislative environment like in Sacramento this year?
- What kind of housing legislation are we seeing? Anything that actually affects the housing allocation for Yorba Linda?
- What are the League's priorities for initiatives in the coming two years?
- What kind of policy efforts do we anticipate the League to take on regarding housing the coming years?
- What do you view as the viability of the citizen initiatives to potentially restore local control efforts?

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### CEQA Consultant Q&A

- Firm background
- Person background
- PEIR previously prepared
- What does Program-level analysis mean?
- What special studies were prepared (e.g., Traffic)
- What additional CEQA analysis will be required for housing plan revisions (i.e., high, medium and low level of changes)
- What are the timeframes for each of these?

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### Traffic Study Data and Background

- Who prepared the traffic analysis for the PEIR?
- How was traffic analysis completed for PEIR?
- Did analysis assume "worst-case" in terms of housing units?
- What is Level of Service (LOS)?
- How do various LOS levels translate to driving experience?
- What were results within key intersections in the City?
- What about Bryant Ranch?

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## Meeting 2: PowerPoint

### Traffic Ratings Explained

<b>FREE FLOW</b> Low volumes and no delays.	LOS <b>A</b>	
<b>STABLE FLOW</b> Speeds restricted by travel conditions, minor delays.	LOS <b>B</b>	
<b>STABLE FLOW</b> Speeds and maneuverability closely controlled because of higher volumes.	LOS <b>C</b>	
<b>STABLE FLOW</b> Speeds considerably affected by change in operation conditions. High density traffic restricts maneuverability, volume near capacity.	LOS <b>D</b>	
<b>UNSTABLE FLOW</b> Low speeds, considerable delay, volume at or slightly over capacity.	LOS <b>E</b>	
<b>FORCED FLOW</b> Very low speeds, volumes exceed capacity, long delays with stop-and-go traffic.	LOS <b>F</b>	

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### Upcoming Rezoning Outreach Summary

- Working Group is a foundational element to outreach plan
- City will conduct a series of community workshops to discuss potential housing element changes
- City will use social media and video tools to convey information broadly and seek public participation
- A dedicated webpage or website will be created to keep the public informed
- Mailers are likely to be implemented
- All City communication channels will be deployed
- Public hearings will take place

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### Savi Ranch Possibilities

- How many units can we put in there?
- What kind of units and income level tied to those units can go there?
- What are trade offs with sales tax?
- What have we heard from developers?
- What statutory regulations do we face siting a lot of low income housing there?
- How will regulations for inclusion of housing sites in the housing element be viewed by regulators?

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### Rezoning Changes

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### Current Housing Inventory

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765	451	457	742	2,415
Existing Zoning					
Entitled Projects (per 6/26/2021 meeting)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	172	120	9	400
Existing Site Capacity		272	163	189	624
RHNA Shortfall	(944)		(294)	(553)	(1,791)
Reason Sites					
Planned Development			64	130	194
RM			111	179	290
RM-30		40	26	40	106
Affordable Housing Overlay		710		72	782
Mixed Use Housing Overlay		26	136	163	325
Congregational Land Overlay		355			355
Total Site Capacity (Existing + Reason Sites)		1,403	518	803	2,676
RHNA Buffer		+187	+61	+61	+309

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### What principles can we plan around?

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## Meeting 2: PowerPoint

### What comes next for us?

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### Next Meeting Dates

YL Public Library  
Community Room  
Monday, June 5th  
6:00 PM

YL Cultural Arts  
Center – Arts Studio  
Monday, June 12th  
6:00 PM

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### Homework

Think About Tradeoffs and  
Options on Housing

Talk to Neighbors and  
About This Working  
Group

What benefits can come with adding new housing?

Please hand in your name tags.

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# Meeting 3: PowerPoint

## Welcome

# Let's Mingle and Be Friendly

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## Tonight's Goals



Discuss Rezoning Principles



Discuss Sites



Plan the Next Meeting(s)

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## Fact Review

- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29)
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state grant funding, loss of local control and risk with Builder's Remedy claims
- November 2024 is the final bite at the ballot apple before City will lose its Conditional Certification
- Legal pathways to battle against housing law and RHNA allocation are highly-likely to fail.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and - even if successful - will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

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## Current Housing Inventory

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765	451	437	742	2,415
<b>Existing Zoning</b>					
Entitled Projects (per 6/30/2021 occupancy)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	171	120	9	400
Existing Site Capacity		272	163	189	624
RHNA Shortfall		(944)	(254)	(553)	(1,751)
<b>Reason Sites</b>					
Planned Development			64	130	194
RM			111	179	290
RM-30	40		26	40	106
Affordable Housing Overlay	710			72	782
Mixed Use Housing Overlay	26		136	163	325
Congregational Land Overlay	355				355
Total Site Capacity (Existing + Reason Sites)	1,403		518	803	2,676
RHNA Buffer		+187	+61	+61	+309

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## Savi Ranch Possibilities

- Currently slated at about 200 units. How many more can we put down there?
- Update on tax trade offs
- Traffic studies and capacity update – awaiting a memo from consultants.
- Prior City 2015 Savi Ranch Vision Plan noting 1,800 units in Savi Ranch. What does that mean in today's context?

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## What principles can we plan around?

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# Meeting 3: PowerPoint

## Welcome

# Let's Mingle and Be Friendly

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## Tonight's Goals



Discuss Sites



Discuss Report



Plan the Next Meeting(s)

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## Fact Review

- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29)
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## Current Housing Inventory

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765	451	437	742	2,415
Existing Zoning					
Entitled Projects (per CRA/2021 occupancy)				181	181
Town Center Specific Plan			31		31
RM-30			12		12
Accessory Dwelling Units	100	171	120	9	400
Existing Site Capacity		272	163	189	634
RHNA Shortfall		(944)	(254)	(553)	(1,791)
Reasons Sites					
Planned Development			64	130	194
RM			111	179	290
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Total Site Capacity (Existing + Reason Sites)	1,403		518	803	2,676
RHNA Buffer	+187	+61	+61		+309

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## Savi Ranch Possibilities

- Currently slated at about 200 units. How many more can we put down there?
- What tension exists with putting big chunks of housing into Savi Ranch for east v west city residents?

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## Site Specific Feedback

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## Meeting 4: PowerPoint

### What comes next for us?

### Proposed Working Group Output

- Develop a high-level report on facts, conclusions, and principles for planning
- Support and engage on community outreach process for the Housing Element hearings
- Identify three Housing Element options with a preferred plan for Staff to review with HCD

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### Report Outline

- Cover page and Art
- Table of Contents
- Summary of Working Group Purpose
- Working Group Members
- Agreed Upon Facts
- Priorities Shared by Working Group
- Timeline of Recent Events
- Potential Future Timeline
- Planning Principles
- General Findings
  - Retaining local control with a November 2024 ballot vote is important
  - A November 2024 ballot measure to adopt zoning changes should be pursued and residents should seriously weigh the consequences if that ballot measure fails
  - The City should deploy more tools to connect with residents on the need for adopting a Housing Element and perform education necessary to ensure the public is informed on this complex subject
  - A resident survey on housing issues could better inform the City's engagement efforts
  - City should leverage Savi Ranch to a reasonable extent to create a new downtown like space for Yorba Linda
- Exhibit A: Housing 101 and RHNA
- Exhibit B: Common Questions and Misconceptions

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### Next Meeting Dates

Yorba Linda Library  
Monday, June 19th  
6:00 PM  
Review and Adopt Report  
Discuss HCD Feedback

Black Gold Golf Course  
Date TBD  
6:00 PM  
Review Progress and  
Celebrate Report /  
Talk About Future /  
Beverages

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### Homework

Prepare to Read and  
Comment on Draft Report

Please attach name tags to your name placard.

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## Meeting 5: PowerPoint

### Welcome

## Let's Mingle and Be Friendly

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### Tonight's Goals



Discuss HCD Update



Discuss Report Comments and Edits



Plan the Next Meeting(s)

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### HCD Chat

- No formal endorsement can happen via a phone call.
- City will need to proceed as usual and through normal policy process.
- Saying the approach sounds doable is not approving.

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### Savi Ranch Recalc/Correction

- There was an error in the spreadsheet from last week
  - 804 to 581 – dropping 223 units.
- We reduced the unit count by 223 in Savi Ranch due to an overstatement on developable land.
  - Option 1: Increase Density while maintaining the 5-story limit
  - Option 2: Add more land for the rezone

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## The Hard Questions

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## Are we still good on an 800 push for Savi Ranch?

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## Meeting 5: PowerPoint

**Do we need to hash it out over East v. West YL on unit allocation?**

**Should we pull all units out of Bryant Ranch and move them elsewhere?**

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## Finalizing Report & Summary

- Process Steps and Notes
  - Generally accepting grammar and other suggestions.
  - Generally either commenting on or noting more substantial change requests.
  - Ryder is trying to balance between various viewpoints and my perceived set of facts based on what I have heard this group say, or what Ryder knows about the bigger statewide picture.
- What does endorsement mean?
  - Affirming the actions and facts of the Working Groups efforts.

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## Next Meeting Dates

**Black Gold Golf Course  
Date TBD  
6:00 PM  
Review Progress and  
Celebrate Report /  
Talk About Future /  
Beverages**

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## Homework

**Keep Talking to Neighbors  
Come to a Council Meeting  
When the Report is on the  
Agenda to Receive and File**

**Please attach name tags to your name placard.**

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## Welcome

# Let's Mingle and Be Friendly

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## Tonight's Goals



Discuss Alternates from Group



New Nate Model



Agree on the Findings and Recommendations

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## Fact Review

- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29)
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state grant funding, loss of local control and risk with Builder's Remedy claims
- November 2024 is the final bite at the ballot apple before City will lose its Conditional Certification
- Legal pathways to battle against housing law and RHNA allocation are highly-likely to fail.
- Citizen efforts for a statewide ballot measure to restore local control are currently longshots and - even if successful - will not overturn the 2,415 unit allocation or the current cycle RHNA housing allocation process.

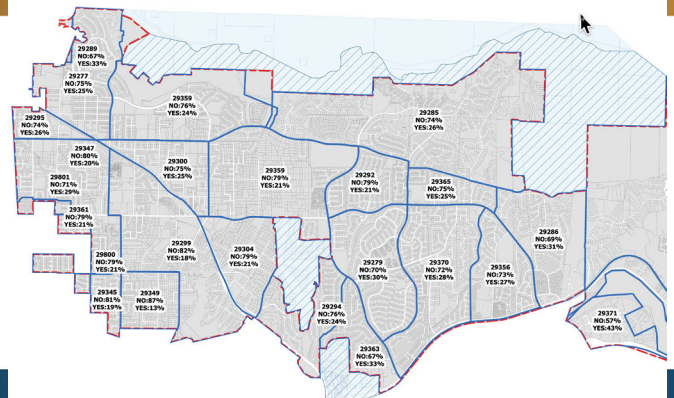
CITY of YORBA LINDA

## LSA Draft Memo on Traffic and Savi Ranch

CITY of YORBA LINDA

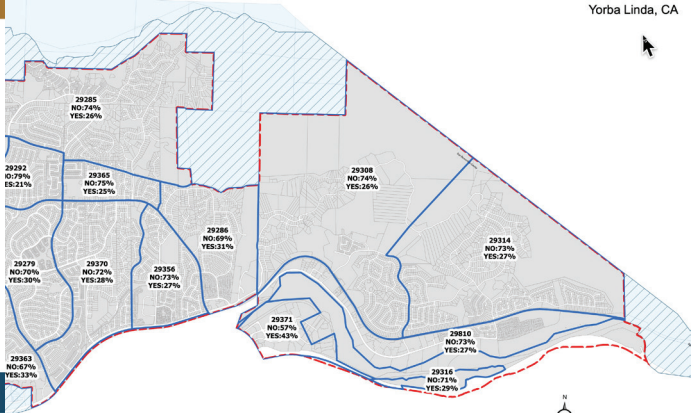
## Precinct Data on Measure Z Failure

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# Meeting 6: PowerPoint

Yorba Linda, CA



## Density Examples

CITY of YORBA LINDA

### Granite Court, Irvine

- Builder – Jamboree Housing
- 71 units on 1.23 acres = **58 du/ac**
- Family units – 100% affordable @ 30%-55% AMI
- 20 One-bedroom units, 20 Two-bedroom units and 31 Three-bedroom units



CITY of YORBA LINDA

### Park Landing, Buena Park

- Builder – Jamboree Housing
- 70 units on 2.02 acres = **35 du/ac**
- Family units – 100% affordable @ 30%-60% AMI
- 6 One-bedroom units, 41 Two-bedroom units and 23 Three-bedroom units



CITY of YORBA LINDA



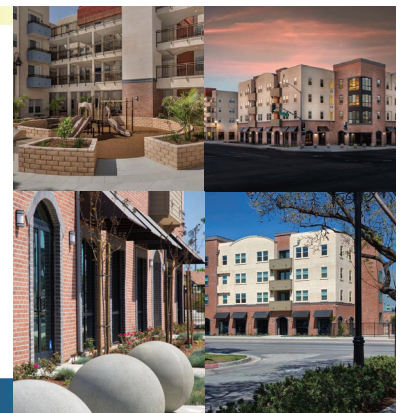
### Juniper Senior Village, Escondido

- Builder – National CORE
- 60 units on 1.00 acres = **60 du/ac**
- Senior units – 100% affordable @ 50% AMI
- 60 One-bedroom units

CITY of YORBA LINDA

### The Depot, Santa Ana

- Builder – C & C Development
- 70 units on 1.25 acres = **56 du/ac**
- Family units – 100% affordable @ 30-60% AMI
- 15 One-bedroom units, 24 Two-bedroom units, 31 Three-bedroom units



CITY of YORBA LINDA



## Savi Ranch Allocation Update

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## Savi Ranch Recalc/Correction

- There was an error in the spreadsheet from last week
  - 804 to 581 – dropping 223 units.
  - City Staff were asked to find more units through adding land to get back to 800
  - There is not enough land / to hit 800 so we need to go to 60 units to the acre
  - Savi Ranch will need to remain a relief valve if we are going to reduce other areas.

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## Ripping Off the Band Aid

- East v. West
- Fairness of Allocating Site Geographically
- Fairness of reducing Bryant Ranch and Fairmont so Heavily
- Committing to Savi Ranch at 800
  - Why "no more" language appeared in draft language.



CITY of YORBA LINDA

## Working Group Suggestions to Date

- 800 Units into Savi Ranch
  - 50 to 60 dwelling units per acre density
- Fairmont to RM-10 and 3 Developable Acres
- Christmas Tree to RM-10
  - Others have asked for less.
- Bryant Ranch to RM-10
  - Then capped at 20 with a potential shift of units to Mercado
  - Then others feeling Bryant Ranch needs to do more.
- Congregational Overlay Remains Intact
  - Then feedback to reduce some of these sites

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## To The Maps

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## Your Plans

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# Housing Nerd Alert

Late Night Innovations from Nate

## Finding Units and Balancing YL Distribution

Nate has developed some ideas to both help find units and to balance out the East versus West allocation in the City.

- Move Savi Ranch to 60 du/a
- Mercado is Off Table, Back to RM-10 on Bryant Ranch
- Christmas Tree at RM-10, Fairmont RM-10
- Drop Site S3-034 Eureka Property northwest of Islamic Center
- Drop Site S3-205A Highland Property
- Drop Site S3-074 Yorba Linda Preschool
- Drop Site S3-204A Chabad Center
- Drop Site S3-033 Islamic Center
- Retain current zoning on dropped sites – no Measure B Applicability
- Add in any existing zoning capacity from sites that were previously not being counted toward RHNA (estimated at approximately 100 units)

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## Table of East v. Central v. West Allocations

Site	Description	Density	West	Central	East
Site S6-015	John Force	60			131
Site S6-020	Extended Stay	60			206
New Site in Savi Ranch		60			453
Site S1-200	Rose Drive	35	177		
Site S3-082	Eureka (South of City Yard)	35	52		
Site S4-075	Plumosa (Town Center)	35	48		
Site S2-008	Friendship Baptist	35	60		
Site S3-012	Richfield Church	35	55		
Site S2-013	Messiah Lutheran	35	40		
Site S3-024	Friends Church	35	48		
Site S3-210	Shinyo-En	35	105		
Site S1-021	Vacant Parcel (LA Fitness)	35	52		
Site S4-200	Altrudy II	20		40	
Site S4-204B	West of Jesamyn Park	20		66	
Site S3-211	Vinjon's Kennel	10	23		
Site S3-207	Richfield Xmas Tree Farm	10	75		
Site S5-008	Fairmont Vacant Parcel	10		30	
Site S7-001	Bryant Ranch Center	10			78
Site S3-203	Bastanchury Site	10	194		
	TOTALS		881	136	868

How is this settling with people?

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## To the Model

## Finalizing Report & Summary

- What does endorsement mean?
  - Affirming the actions and facts of the Working Groups efforts.
- Process Steps and Notes
  - Accepted grammar and other suggestions.
  - Commenting on or noting more substantial change requests.
  - Ryder is trying to balance between various viewpoints and my perceived set of facts based on what I have heard this group say, or what Ryder knows about the bigger statewide picture.

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## Meeting 6: PowerPoint

### Next Meeting Dates

Black Gold Golf Course  
Date TBD  
6:00 PM  
Review Progress and  
Celebrate Report /  
Talk About Future /  
Beverages

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### Homework

TBD

Please attach name tags to your name placard.

CITY of YORBA LINDA

# EXHIBIT E

## DENSITY EXAMPLES





# Density Examples

Yorba Linda Housing Element | March 1, 2021

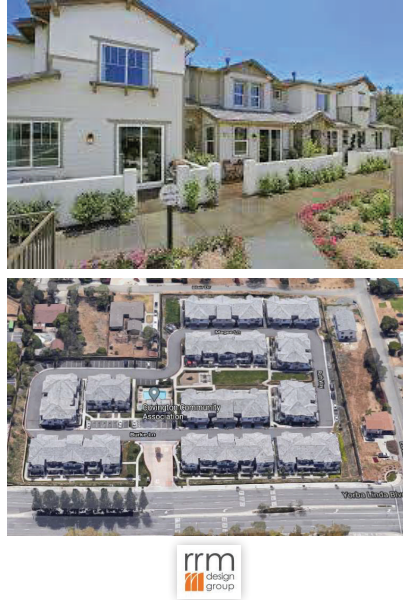
## 10 UNITS/ACRE

### DENSITY EXAMPLES

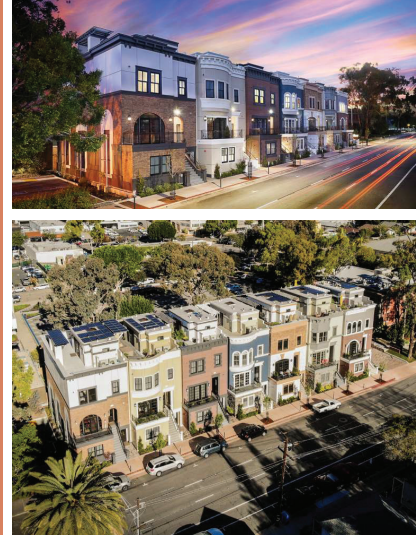
**Melia Homes**  
Yorba Linda, CA  
40 units @ 10 du/acre



**Brandywine Homes**  
Yorba Linda, CA  
51 units @ 10 du/acre



**Marsh Street Brownstones**  
San Luis Obispo, CA  
7 units @ 10.5 du/acre

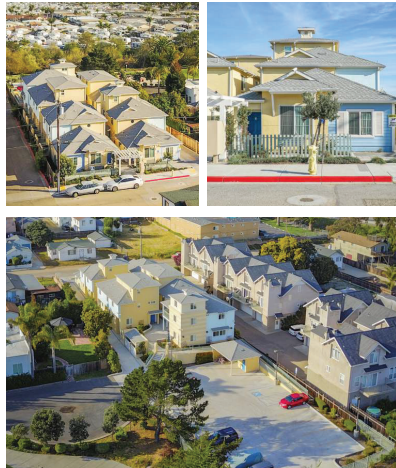


Yorba Linda Housing Element | March 1, 2021

## 10 UNITS/ACRE

### DENSITY EXAMPLES

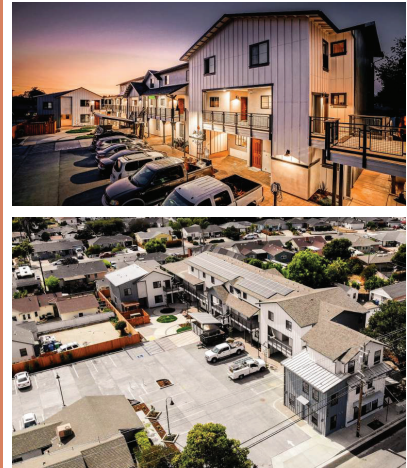
**Park Ave. Affordable Housing**  
Pismo, CA  
14 units @ 8 du/acre



**Trillium on Grand**  
Arroyo Grande, CA  
36 units @ 11.5 du/acre



**Halcyon Transitional Housing**  
Arroyo Grande, CA  
20 units @ 13.4 du/acre





# Density Examples

Yorba Linda Housing Element | March 1, 2021

## 20 UNITS/ACRE

### DENSITY EXAMPLES

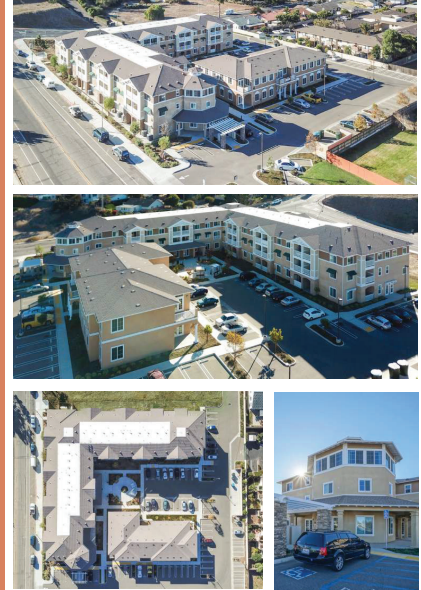
**Laguna Court**  
Santa Barbara, CA  
17 units @ 20 units/acre



**Monarch Landing**  
Pismo Beach, CA  
8 units @ 25 units/acre



**Cypress Court Senior Housing**  
Lompoc, CA  
60 units @ 25 units/acre



Yorba Linda Housing Element | March 1, 2021

## 20 UNITS/ACRE

### DENSITY EXAMPLES

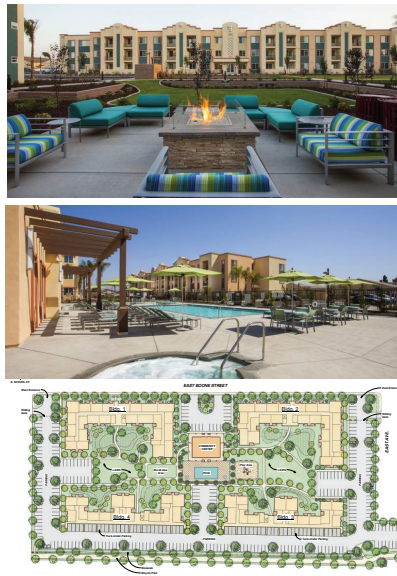
**Arlington Village**  
Santa Barbara, CA  
33 units @ 25 units/acre



**Courtyard at Serra Meadows**  
San Luis Obispo, CA  
38 units @ 27 units/acre



**Hancock Terrace Apartments**  
Santa Maria, CA  
258 units @ 27.5 du/acre





# Density Examples

Yorba Linda Housing Element | March 1, 2021

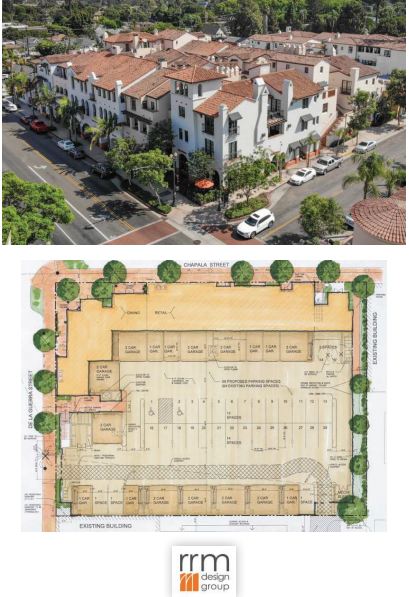
## 30 UNITS/ACRE

### DENSITY EXAMPLES

**Surf Apartments**  
San Clemente, CA  
10 units @ 30 units/acre



**Paseo Chapala**  
Santa Barbara, CA  
29 units @ 33 units/acre



**Cortina de Arroyo Grande Senior Apartments**  
Arroyo Grande, CA  
108 units @ 33.4 units/acre



Yorba Linda Housing Element | March 1, 2021

## 40 UNITS/ACRE

### DENSITY EXAMPLES

**Jardin de las Rosas**  
Santa Barbara, CA  
40 units @ 42.5 units/acre





# Density Examples

Yorba Linda Housing Element | March 1, 2021

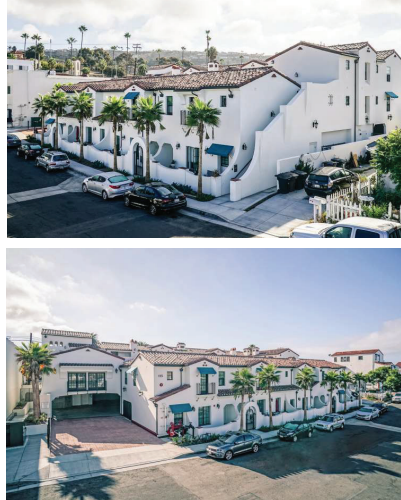
## 50 UNITS/ACRE

**HASB - Bradley Studios**  
 Santa Barbara, CA  
 54 units @ 59 units/acre



### DENSITY EXAMPLES

**Avenida Serra Affordable Housing**  
 San Clemente, CA  
 19 units @ 51.5 units/acre



**Grace Village Apartments**  
 Santa Barbara, CA  
 58 units @ 56 units/acre



Yorba Linda Housing Element | March 1, 2021

## 50 UNITS/ACRE

### DENSITY EXAMPLES

**Gardens on Hope**  
 Santa Barbara, CA  
 90 units @ 51 units/acre





# EXHIBIT F

## LOW INCOME HOUSING IN YORBA LINDA

For transparency and documentation purposes, the following slides are being shared in this document to provide context on the work and information given to the Working Group.





## Meeting 4: Low Income Developments in Yorba Linda

The Housing Element addresses a variety of housing needs and provides programs to support a range of housing types and affordability. Housing affordability categories include Moderate Income, Lower Income, Very Low Income, and Extremely Low Income. These are based on surveys of local area median income (AMI). For example, for Orange County, Lower Income for a family of four is currently defined as \$127,800 per year. “Affordable housing cost” for lower-income households is defined in State law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). “Housing cost” commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing. Examples of existing affordable housing developments in Yorba Linda:



Oakcrest Terrace (source: National CORE, 2022)



Oakcrest Heights (source: National CORE, 2022)



Yorba Linda Palms Apartments (source: Avanath Communities, 2022)



Villa Plumosa (source: National Core, 2022)



Parkwood Apartments at Yorba Linda (source: American Housing Partners, 2022)



Altrudy Senior Apartments (source: <https://altrudy laneseniors.com/>)

# Meeting 4: Low Income Developments in Yorba Linda

## Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Household Income Limits

## HUD Method

2023

HUD Metropolitan Fair Market Rent Area (HMFA)

Santa Ana-Anaheim-Irvine, CA HUD Metro FMR

\$127,800

Note: The following household income limits are adjusted for a high cost area as per the Federal Housing Act of 1937 and calculated using HCD methodology to comply with Health and Safety Code Sections 50052.5 and 50093.

U.S. Department of Housing and Urban Development  
May 15, 2023

Hshold Size	Extremely Low Income 30%			35%			40%			Very Low Income 50%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$30,150	\$2,513	\$754	\$35,200	\$2,933	\$880	\$40,200	\$3,350	\$1,005	\$50,250	\$4,188	\$1,256
TWO	\$34,450	\$2,871	\$861	\$40,200	\$3,350	\$1,005	\$45,950	\$3,829	\$1,149	\$57,400	\$4,783	\$1,435
THREE	\$38,750	\$3,229	\$969	\$45,250	\$3,771	\$1,131	\$51,700	\$4,308	\$1,293	\$64,600	\$5,383	\$1,615
FOUR	\$43,050	\$3,588	\$1,076	\$50,250	\$4,188	\$1,256	\$57,400	\$4,783	\$1,435	\$71,750	\$5,979	\$1,794
FIVE	\$46,500	\$3,875	\$1,163	\$54,300	\$4,525	\$1,358	\$62,000	\$5,167	\$1,550	\$77,500	\$6,458	\$1,938
SIX	\$49,950	\$4,163	\$1,249	\$58,300	\$4,858	\$1,458	\$66,600	\$5,550	\$1,665	\$83,250	\$6,938	\$2,081
SEVEN	\$53,400	\$4,450	\$1,335	\$62,350	\$5,196	\$1,559	\$71,200	\$5,933	\$1,780	\$89,000	\$7,417	\$2,225
EIGHT	\$56,850	\$4,738	\$1,421	\$66,350	\$5,529	\$1,659	\$75,800	\$6,317	\$1,895	\$94,750	\$7,896	\$2,369

Hshold Size	60%			65%			70%			Low Income 80%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$60,300	\$5,025	\$1,508	\$65,350	\$5,446	\$1,634	\$70,350	\$5,863	\$1,759	\$80,400	\$6,700	\$2,010
TWO	\$68,900	\$5,742	\$1,723	\$74,650	\$6,221	\$1,866	\$80,400	\$6,700	\$2,010	\$91,850	\$7,654	\$2,296
THREE	\$77,500	\$6,458	\$1,938	\$84,000	\$7,000	\$2,100	\$90,450	\$7,538	\$2,261	\$103,350	\$8,613	\$2,584
FOUR	\$86,100	\$7,175	\$2,153	\$93,300	\$7,775	\$2,333	\$100,450	\$8,371	\$2,511	\$114,800	\$9,567	\$2,870
FIVE	\$93,000	\$7,750	\$2,325	\$100,800	\$8,400	\$2,520	\$108,500	\$9,042	\$2,713	\$124,000	\$10,333	\$3,100
SIX	\$99,900	\$8,325	\$2,498	\$108,250	\$9,021	\$2,706	\$116,550	\$9,713	\$2,914	\$133,200	\$11,100	\$3,330
SEVEN	\$106,800	\$8,900	\$2,670	\$115,700	\$9,642	\$2,893	\$124,600	\$10,383	\$3,115	\$142,400	\$11,867	\$3,560
EIGHT	\$113,700	\$9,475	\$2,843	\$123,200	\$10,267	\$3,080	\$132,600	\$11,050	\$3,315	\$151,550	\$12,629	\$3,789

Hshold Size	100%			115%			Moderate Income 120%			140%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$89,450	\$7,454	\$2,236	\$102,850	\$8,571	\$2,571	\$107,350	\$8,946	\$2,684	\$125,250	\$10,438	\$3,131
TWO	\$102,250	\$8,521	\$2,556	\$117,550	\$9,796	\$2,939	\$122,700	\$10,225	\$3,068	\$143,100	\$11,925	\$3,578
THREE	\$115,000	\$9,583	\$2,875	\$132,250	\$11,021	\$3,306	\$138,000	\$11,500	\$3,450	\$161,000	\$13,417	\$4,025
FOUR	\$127,800	\$10,650	\$3,195	\$146,950	\$12,246	\$3,674	\$153,350	\$12,779	\$3,834	\$178,900	\$14,908	\$4,473
FIVE	\$138,000	\$11,500	\$3,450	\$158,700	\$13,225	\$3,968	\$165,600	\$13,800	\$4,140	\$193,200	\$16,100	\$4,830
SIX	\$148,250	\$12,354	\$3,706	\$170,450	\$14,204	\$4,261	\$177,900	\$14,825	\$4,448	\$207,500	\$17,292	\$5,188
SEVEN	\$158,450	\$13,204	\$3,961	\$182,200	\$15,183	\$4,555	\$190,150	\$15,846	\$4,754	\$221,850	\$18,488	\$5,546
EIGHT	\$168,700	\$14,058	\$4,218	\$193,950	\$16,163	\$4,849	\$202,400	\$16,867	\$5,060	\$236,150	\$19,679	\$5,904

Note: Income levels 80% and below are adjusted by a HUD high cost area allowance.

This general income information is calculated from the U.S. Department of Housing and Urban Development (HUD) income figures. Specific program requirements may vary.

Prepared by Affordable Housing Services Information, LLC © 2023 Web: www.AHSinfo.com Phone (858) 832-1460



# EXHIBIT G

## MEASURE Z BALLOT LANGUAGE AND OTHER INFORMATION







# Ballot Measures-Z

## Z

### City of Yorba Linda, Yorba Linda Housing Element Implementation General Plan Amendments and Rezoning

Shall ordinances be adopted amending General Plan/Zoning requirements allowing housing units, some with increased heights, to meet state-mandated laws at: Rose/Blake, Yorba Linda/Mountain View, Lemon/Plumosa, Old Canal/Eastpark, mid-east Oakcrest, Imperial/Bastanchury, Richfield (south of Calgary), Yorba Linda/Liverpool, Highland/Mountain View, Yorba Linda/Ohio (2 sites), Eureka/Oak Leaf, Eureka/Bastanchury, Prospect/Imperial, northeast Altrudy, Eureka/Mark, Eureka/Buena Vida, Imperial (west of Casa Loma), and Bastanchury/Plumosa?

#### What your vote means

YES	NO
A "yes" vote, as part of the City's effort to comply with State housing laws, would amend the City's land use requirements to increase the allowable number of residential units, along with maximum building heights, that can be built at certain specified locations within the City if a property owner decided to develop his or her property.	A "no" vote would not amend the City's land use requirements and the allowable number of residential units, along with maximum building heights, that can be built at certain specified locations within the City would remain as currently allowed by City requirements.

#### For and against

FOR	AGAINST
Beth Haney Gene Hernandez	Russell Heine Patricia A. Heine Kyle Taylor Janice Morger Steve Harms

This is the ballot title and language that was used for Measure Z on the November 2022 ballot in Yorba Linda.

IMPARTIAL ANALYSIS BY CITY ATTORNEY California state law mandates that cities establish land use regulations for locations within the City that can accommodate the existing and projected housing needs of households with different income levels in the community.

This Measure (implementing City of Yorba Linda Ordinance Nos. 2022-1091 and 2022-1093) increases the allowable number of residential units, along with maximum building heights, that can be built at specific locations within the City. The commonly known addresses/areas of the locations along with a "site" reference are:

- Southeast corner Rose Drive and Blake Road. (S1-200)
- 18132 Yorba Linda Blvd. (S3-074)
- 4742 Plumosa Drive. (S4-075)
- 2722 Old Canal Road. (S6-015)
- 22711 Oak Crest Circle. (S6-020)
- 17151 Bastanchury Road. (S2-008)
- 5320 Richfield Road. (S3-012)
- 4861 Liverpool Street. (S2-013)
- 5091 and 5005 Mountain View Avenue. (S3-103)
- 19045 Yorba Linda Blvd. (S4-204A)
- 4382 Eureka Avenue. (S3-033)
- 18021-18111 Bastanchury Road. (S3-210)
- Vacant Parcel west of 16951 Imperial Highway. (S1-021)
- 18597-18602 Altrudy Lane. (S4-200)
- 19081-19111 Yorba Linda Blvd. (S4-204B)
- 4341 Eureka Avenue. (S3-034)
- 5225-5227 Highland Avenue. (S3-205A)
- 17651 Imperial Highway. (S3-211)
- 18101-19251 Bastanchury Road. (S3-203)

If a majority of voters vote “yes”, the Land Use Element and Land Use Diagram of the City’s General Plan and the City’s Zoning Map, Zoning Code and regulations will be amended to allow:

A maximum residential density of ten (10) dwelling units per acre: Sites S3-034, S3205A, S3-211, and S3-203.

A maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three stories, whichever is less: Sites S4-200 and S4204B.

A maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less: Sites S1-200, S3074, S4-075, S2-008, S3-012, S2-013, S3-103, S4-204A, S3-033, and S3-210.

A maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less: Sites S1-021, S6015, and S6-020.

The Measure does not require that housing is constructed on the sites but merely allows such housing to potentially be built. Whether a property is developed is up to the property owner.

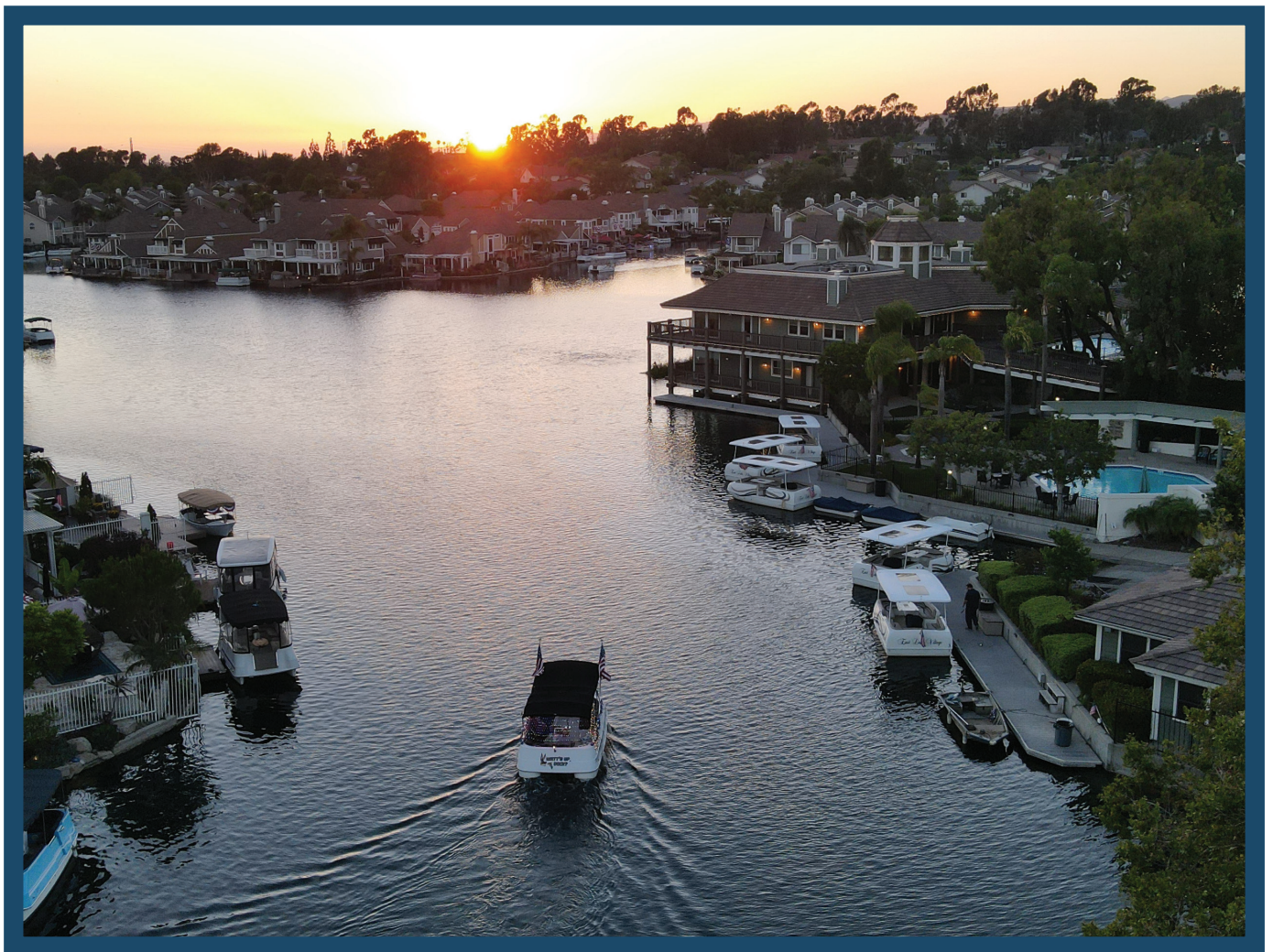
The Measure was placed on the ballot by the Yorba Linda City Council as part of the City’s effort to comply with State housing laws. If the City does not comply with such laws, the City is susceptible to legal ramifications such as decertification of the City’s Housing Element, Attorney General and third party litigation, Court enforcement of State law, loss of local land use control and suspension of City authority over building permits or other land use approvals, judicial approval of projects, loss of funding, and substantial fines and attorney’s fees.

THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF MEASURE \_\_\_\_\_. IF YOU DESIRE A COPY OF THE ORDINANCES OR MEASURE, PLEASE CALL THE ELECTIONS OFFICIAL’S OFFICE AT (714) 961-7150 AND A COPY WILL BE MAILED AT NO COST TO YOU.

City Attorney, Todd Litfin

# EXHIBIT H

## LSA TRAFFIC ANALYSIS MEMO ON SAVI RANCH







CARLSBAD  
CLOVIS  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

## MEMORANDUM

**DATE:** June 26, 2023  
**TO:** Nate Farnsworth, City of Yorba Linda Planning Manager  
**FROM:** Arthur Black, LSA  
**SUBJECT:** Capacity Constraints Entering and Exiting Savi Ranch

As you are aware, a single point of entry (the intersection of Yorba Linda Boulevard/Savi Ranch Parkway) provides access into Savi Ranch. During preparation of the Vision Plan for Savi Ranch (PlaceWorks 2015), LSA provided calculations determining the then-current volume-to-capacity ratio, the maximum additional traffic volume before capacity is reached, and the potential land use that would generate the additional traffic volume. LSA has been asked to revisit the previous analysis to account for changes in ambient traffic volume, changes in retail travel patterns, and proposed roadway improvements along Yorba Linda Boulevard and Savi Ranch Parkway.

No exact location for additional development is currently identified. At the time an exact location is identified, a site specific traffic analysis should be prepared to confirm trip generation, trip distribution, trip assignment, and roadway modifications necessary to accommodate the proposed project.

## VISION PLAN

Savi Ranch straddles the border between two cities. The area west of Yorba Linda Boulevard lies in Anaheim, whereas the area east of Yorba Linda Boulevard lies in Yorba Linda. Between 2013 and 2015, the City of Yorba Linda (City) engaged with the community, including business and property owners in Savi Ranch, to identify a new 30-year land use and mobility vision for the Yorba Linda side of Savi Ranch. The City also met with City of Anaheim staff during preparation of the Vision Plan. Among the goals the City Council identified was to “establish, maintain, and encourage a vibrant commercial and retail environment that provides business opportunities throughout the community.”

LSA prepared analysis of mobility entering, exiting, and within Savi Ranch. As part of that analysis, LSA was asked to calculate the maximum traffic volume that could be added before roadways and intersections would exceed their capacity. The residual capacity analysis was provided on page 30 of the Vision Plan. Based on the analysis in 2014, approximately 400 additional trips could have been added in the p.m. peak hour (i.e., the busiest hour during the afternoon commute period) before intersections would begin to exceed their capacity. This conclusion was based on the current travel patterns where many trips are concentrated on Savi Ranch Parkway between Yorba Linda Boulevard and Mirage Street. Other roadways within Savi Ranch, including Crystal Drive and Old Canal Road, would still operate below their capacity.



Originally, access into and out of Savi Ranch was permitted by right-turn only. The intersection of Yorba Linda Boulevard/Savi Ranch Parkway was unsignalized and no left-turns were provided between the two streets. Vehicles traveling north on Yorba Linda Boulevard could turn right and enter the Yorba Linda side of Savi Ranch. Vehicles traveling south (from Yorba Linda) could turn right and enter the Anaheim side. Somebody shopping on the east side could exit from Savi Ranch Parkway and turn right to travel north on Yorba Linda Boulevard. Someone desiring to return to State Route 91 (SR-91) or Anaheim Hills had to first travel to the west side of Savi Ranch, where a right-turn would put them on southbound Yorba Linda Boulevard. Crystal Drive and Old Canal Road provided circulation within Savi Ranch to facilitate these movements.

In the early 2000s, signalization of Yorba Linda Boulevard/Savi Ranch Parkway allowed left-turns into and out of Savi Ranch. This has led to traffic being concentrated on Savi Ranch Parkway, particularly between Yorba Linda Boulevard and Mirage Street. However, some drivers with long memories or a talent for finding the quickest route still use the old access pattern. For example, someone coming from Yorba Linda and headed to the Costco gas station could turn right from Yorba Linda Boulevard and enter the west side of Savi Ranch, then use Crystal Drive to directly access the gas station entrance. This route eliminates two significant sources of delay (the southbound left from Yorba Linda Boulevard and the eastbound left from Savi Ranch Parkway). During site visits, the author has observed a small number of savvy consumers using this strategy. Similarly, drivers leaving Savi Ranch and destined for SR-91 could use Old Canal Road to reach the west side of Savi Ranch, where they can make a quick right-turn to SR-91 and avoid the westbound left-turn lanes from Savi Ranch Parkway.

As part of the Vision Plan exercise, LSA was asked if more than 400 additional p.m. peak-hour trips could somehow be accommodated without increasing roadway capacity. These results were also included on Page 30 of the Vision Plan, which states that, if vehicle traffic could be more evenly spread between Crystal Drive, Savi Ranch Parkway, and Old Canal Road, that up to 1,100 additional p.m. peak-hour trips could be accommodated within the existing roadway capacity. The Preferred Plan for land use within Savi Ranch exceeded this theoretical threshold, which indicated that additional roadway capacity would be necessary to realize the Vision Plan.

The Vision Plan considered a mix of land uses. For illustration, the additional trip thresholds were equated to quantities of different types of land uses. Based on current traffic patterns, 400 p.m. peak-hour trips would be generated by 582 apartments, 308,000 square feet (sf) of office space, or 53,000 sf of retail. In the theoretical scenario where traffic volumes are more evenly spread and not concentrated along Savi Ranch Parkway, 1,100 p.m. peak-hour trips would be generated by 1,860 apartments, or 700,000 square feet (sf) of office space, or 252,000 sf of retail.

It should be noted that, to date, the Vision Plan has not been incorporated into the City's General Plan or zoning for Savi Ranch.

## METHODOLOGY

Level of service (LOS) of an intersection is based on the comparison of traffic volume to the capacity (a function of the number of lanes) of the intersection. The City has established LOS D as the upper

limit of satisfactory operation, which means a signalized intersection would use 90.0 percent of its capacity or less.

As discussed above, traffic volume into and out of Savi Ranch is concentrated along Savi Ranch Parkway between Yorba Linda Boulevard and Mirage Street. As such, the performance of the signalized intersections at Yorba Linda Boulevard/Savi Ranch Parkway and Mirage Street/Savi Ranch Parkway and the storage space for queued vehicles along Savi Ranch Parkway limit the number of additional trips into and out of Savi Ranch. Therefore, this analysis compares the existing and projected future traffic volume to the capacity of the existing and planned lane configuration at these two intersections.

An independent data collection company collected existing traffic volume data on Wednesday, November 30, 2022 and Saturday, December 3, 2022. These traffic volumes are provided as Attachment A. Projected future traffic volume was referenced from the Yorba Linda Housing Element and General Plan Update Traffic Analysis (Urban Crossroads July 2022). Traffic model-developed traffic volumes for the horizon year 2045 without the proposed General Plan revisions were available for the intersection of Yorba Linda Boulevard/Savi Ranch Parkway during weekday peak hours. LSA developed weekday peak-hour traffic volume for Mirage Street/Savi Ranch Parkway based on the projected traffic growth along Savi Ranch Parkway. Saturday traffic volume was developed by applying the ratio of existing p.m. peak-hour traffic volume to peak Saturday midday traffic volume to the future p.m. peak-hour traffic projections.

The City of Yorba Linda has advanced planning and engineering work for roadway improvements along Yorba Linda Boulevard and Savi Ranch Parkway. These roadway improvements would result in increased capacity at the two signalized intersections in this analysis. The changes are summarized below.

#### **Yorba Linda Boulevard/Savi Ranch Parkway**

- Fourth northbound through lane
- Conversion of northbound free-right turn lane to an exclusive right-turn lane and shared through/right
- Second southbound left-turn lane
- Third westbound left-turn lane

#### **Mirage Street/Savi Ranch Parkway**

- Conversion of southbound free-right turn lane to an exclusive right-turn lane with overlap phasing
- Removal of eastbound free-right turn lane
- Widening of westbound Savi Ranch Parkway

Analysis of future intersection performance takes into account these planned improvements.

**LEVEL OF SERVICE WITH NO CHANGES IN LAND USE**

LSA used Traffix computer software to calculate the Intersection Capacity Utilization and LOS using the existing traffic volume/existing intersection geometry and the projected future traffic volume/planned intersection geometry as discussed above. LOS worksheets are provided as Attachment B. Table A summarizes the LOS. As shown in Table A, both intersections would operate with additional capacity with no changes in land use. The p.m. peak hour and the midday Saturday peak hour are more constrained than the a.m. peak hour.

**Table A: Intersection LOS Summary – No Changes in Land Use**

Intersection	AM Peak Hour		PM Peak Hour		Saturday Midday	
	ICU	LOS	ICU	LOS	ICU	LOS
<b>Existing</b>						
1. Yorba Linda Boulevard/Savi Ranch Parkway	0.472	A	0.698	B	0.625	B
2. Mirage Street/Savi Ranch Parkway	0.419	A	0.638	B	0.687	B
<b>Future (2045)</b>						
1. Yorba Linda Boulevard/Savi Ranch Parkway	0.611	B	0.680	B	0.769	C
2. Mirage Street/Savi Ranch Parkway	0.504	A	0.605	B	0.630	B

Source: Compiled by LSA (2023).  
 ICU = intersection capacity utilization  
 LOS = level of service

**RETAIL PERFORMANCE**

LSA was requested to review the performance of retail development on the east side of Savi Ranch. According to data collected by five of the large retail spaces, visits per square foot for stores in Savi Ranch are lower than other stores in north Orange County. On average, these large retail spaces attract 53 percent of the visits per square foot of comparable stores.

While the existing large retail spaces currently attract fewer visits (and therefore fewer vehicle trips) than typical, an increase to typical performance from the existing uses or new retail uses could occur in the future within the same retail space without discretionary approval from the City. It is therefore prudent to retail capacity for this potential increase in trip generation when calculating the residual development capacity of Savi Ranch.

**TRIP GENERATION**

LSA queried trip generation rates from the Institute of Transportation Engineers *Trip Generation Manual*, 11<sup>th</sup> Edition (2021). Table B provides the trip generation rates for shopping centers greater than 150,000 sf in size, the calculated trip generation for improved Savi Ranch retail performance (i.e., difference between typical and 53 percent of typical), and the trip generation for low-rise multifamily housing. Table B calculates the resulting new trips that could be generated if existing retail space performed on par with typical retail development. As Table B shows, this could result in approximately 6,500 additional daily trips including 145 in the a.m. peak hour and 596 in the p.m.

peak hour. During the midday Saturday peak hour, an additional 771 trips could be generated by existing retail space.

**Table B: Trip Generation Rates**

Land Use	Size	Unit	ADT	AM Peak Hour			PM Peak Hour			Weekend Peak Hour		
				In	Out	Total	In	Out	Total	In	Out	Total
<b>Trip Rates</b>												
Shopping Center <sup>1</sup>		TSF	37.01	0.52	0.32	0.84	1.63	1.77	3.40	2.29	2.11	4.40
Improved Savi Ranch Retail <sup>2</sup>		TSF	17.39	0.24	0.15	0.39	0.77	0.83	1.60	1.08	0.99	2.07
Multifamily Housing <sup>3</sup>		DU	6.74	0.10	0.30	0.40	0.32	0.19	0.51	0.21	0.20	0.41
<b>Future Trip Generation</b>												
Typical Retail Performance	372.412	TSF	6,476	89	56	145	287	309	596	402	369	771
Maximum Residential	850	DU	5,729	85	255	340	272	162	434	179	170	349
<b>Net Future Trips</b>			<b>12,205</b>	<b>174</b>	<b>311</b>	<b>485</b>	<b>559</b>	<b>471</b>	<b>1,030</b>	<b>581</b>	<b>539</b>	<b>1,120</b>

Source: Compiled by LSA using Institute of Transportation Engineers *Trip Generation Manual*, 11th Edition (2021).

<sup>1</sup> Trip rates referenced from the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition (ITE 2021) land use 820, shopping center greater than 150 TSF.

<sup>2</sup> Calculated as the difference between typical trip generation for land use 820 and large retail uses Savi Ranch, which generate 53 percent of typical trips.

<sup>3</sup> Trip rates referenced from the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition (ITE 2021) land use 220, low-rise multifamily housing.

ADT = average daily traffic (measured in trips)

DU = dwelling unit

ITE = Institute of Transportation Engineers

TSF = thousand square feet

Additional trips generated by existing retail space and new trips resulting from new land use were distributed according to existing splits in turn volume. Accordingly, a small percentage of the traffic volume was anticipated to use the less congested paths of entry/exit. As stated previously, once a specific project is proposed, a site specific traffic analysis should be prepared to refine the trip generation, trip distribution, and trip assignment.

**RESIDUAL CAPACITY**

LSA tested the resulting LOS for both signalized intersections given different levels of additional land use (specifically, additional multifamily residential development). Based on the resulting LOS, adjustments could be made up or down to determine the maximum development potential within the residual intersection capacity. Without making any additional changes to the planned intersection lane configurations, a maximum of 200 multifamily dwelling units could be added. The new trips associated with this level of development would cause the intersection of Mirage Street/Savi Ranch Parkway to operate at LOS D (ICU of 0.899) during the midday Saturday peak hour.

However, it should be noted that the identified constraint is caused only by the northbound left-turns at Mirage Street/Savi Ranch Parkway. When empirical traffic data was collected, 218 vehicles made this movement during the weekday p.m. peak hour and 241 vehicles made this movement during the midday Saturday peak hour. As a rule of thumb, dual left-turn lanes are recommended when traffic volumes exceed 300 per hour. Dual northbound left-turn lanes could be provided within the currently planned right-of-way if the separate northbound through and northbound right-turn



lanes were combined into a shared through/right-turn lane. Both the northbound through and northbound right-turn experience low volume in the existing conditions and are anticipated to continue to have low demand in the future traffic volume forecasts.

If dual northbound left-turn lanes were included in the future design of Mirage Street/Savi Ranch Parkway, the maximum additional trips possible in Savi Ranch would be increased to 850 dwelling units. At this level of development, the utilization of the Yorba Linda Boulevard/Savi Ranch Parkway intersection would be maximized in its current configuration in the p.m. peak hour. Even with planned roadway improvements, the utilization of Yorba Linda Boulevard/Savi Ranch Parkway would be nearly maximized in the future during a midday Saturday peak hour with the addition of 850 dwelling units.

**Table C: Intersection LOS Summary – With Typical Retail Performance and Maximum Changes in Land Use**

Intersection	AM Peak Hour		PM Peak Hour		Saturday Midday	
	ICU	LOS	ICU	LOS	ICU	LOS
<b>Existing Plus Maximum Changes</b>						
1. Yorba Linda Boulevard/Savi Ranch Parkway	0.509	A	0.899	D	0.825	D
2. Mirage Street/Savi Ranch Parkway	0.599	A	0.869	D	1.003	F
With Dual Northbound Left-Turn	0.500	A	0.717	C	0.832	D
<b>Future (2045) Plus Maximum Changes</b>						
1. Yorba Linda Boulevard/Savi Ranch Parkway	0.645	B	0.830	D	0.861	D
2. Mirage Street/Savi Ranch Parkway	0.665	B	0.834	D	0.983	E
With Dual Northbound Left-Turn	0.558	A	0.681	B	0.811	D

Source: Compiled by LSA (2023).

Unsatisfactory LOS

ICU = intersection capacity utilization

LOS = level of service

**CONCLUSION**

This memorandum describes the residual capacity for trips entering and exiting Savi Ranch. The signalized intersections of Yorba Linda Boulevard/Savi Ranch Parkway and Mirage Street/Savi Ranch Parkway were the focus of the analysis, as most trips currently pass through these intersections. Planned roadway modifications on Yorba Linda Boulevard and Savi Ranch Parkway were accounted for in the analysis of future traffic conditions.

If no additional roadway changes are made, then a maximum of 200 residential dwelling units could be added to Savi Ranch without causing the signalized intersections to exceed their LOS targets.

If Mirage Street/Savi Ranch Parkway were modified within the currently planned right-of-way to provide dual northbound left-turn lanes, then a maximum of 850 residential dwelling units could be added to Savi Ranch without causing the signalized intersections to exceed their LOS targets.

- Attachments: A: Existing Traffic Volume Data  
 B: Level of Service Worksheets

# EXHIBIT I

## HOUSING ELEMENT COMPARISON MAPS



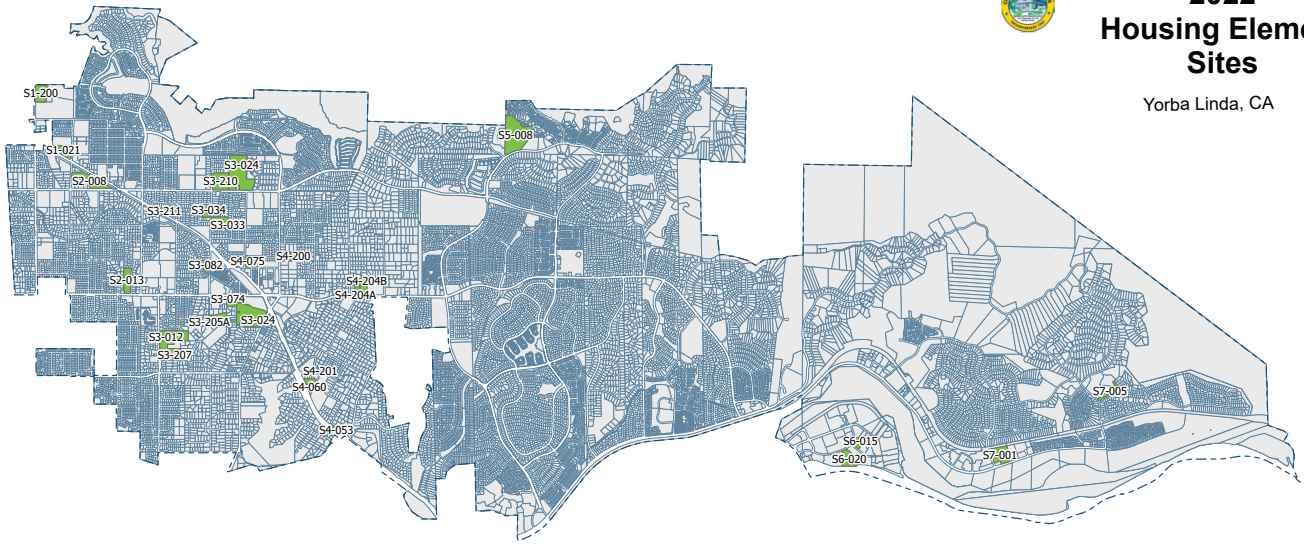


# Housing Element Comparison Maps



## 2022 Housing Element Sites

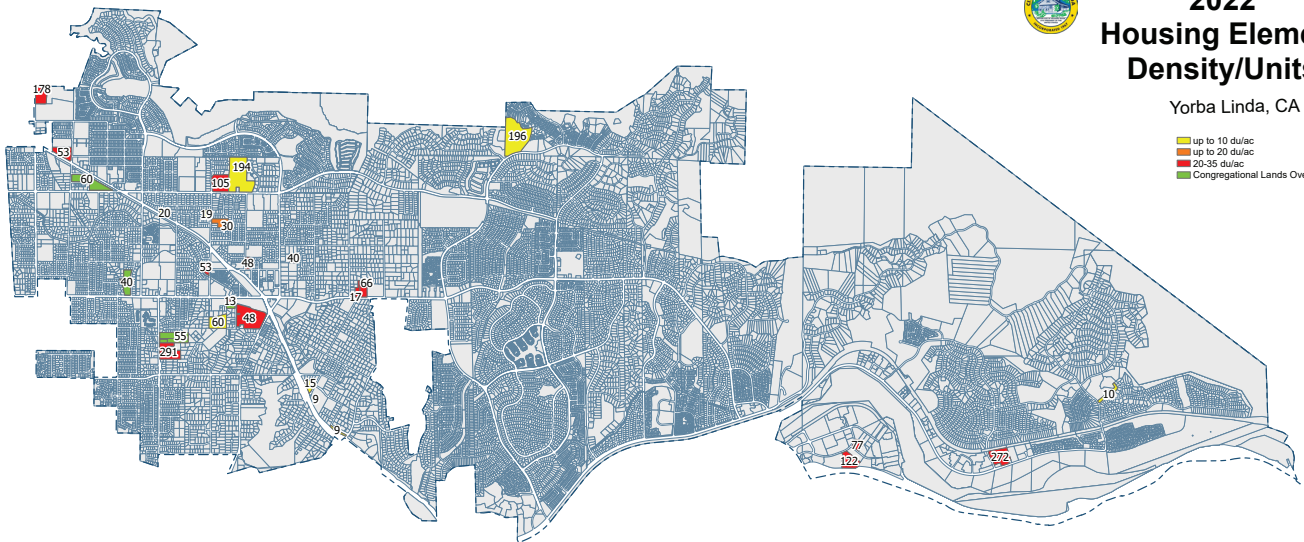
Yorba Linda, CA



## 2022 Housing Element Density/Units

Yorba Linda, CA

- up to 10 du/ac
- up to 20 du/ac
- 20-35 du/ac
- Congregational Lands Overlay

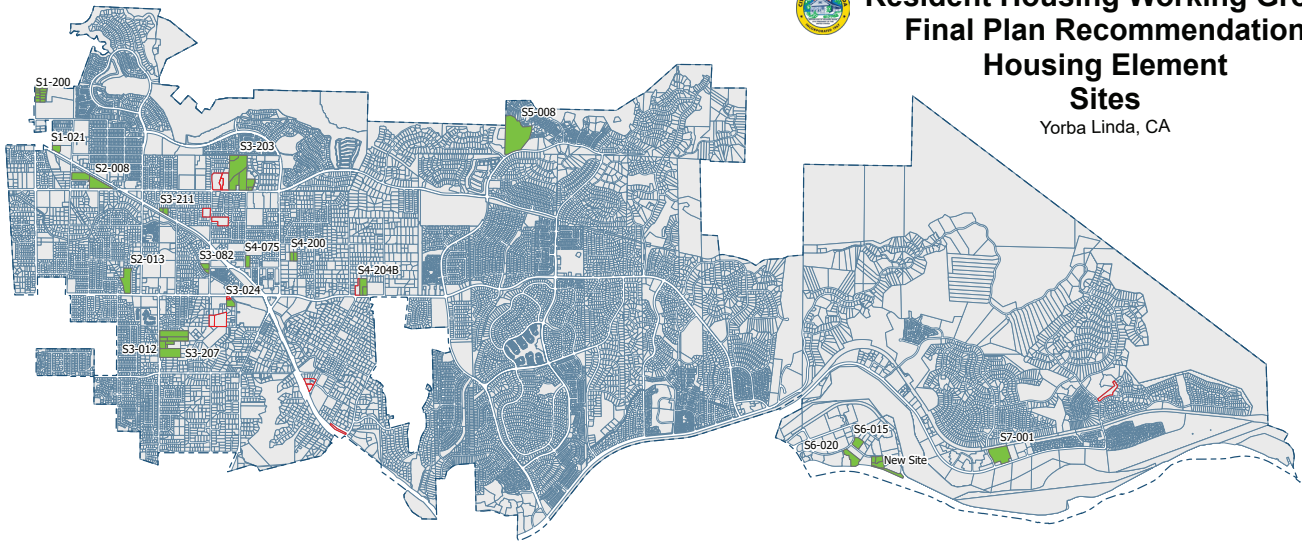


# Housing Element Comparison Maps



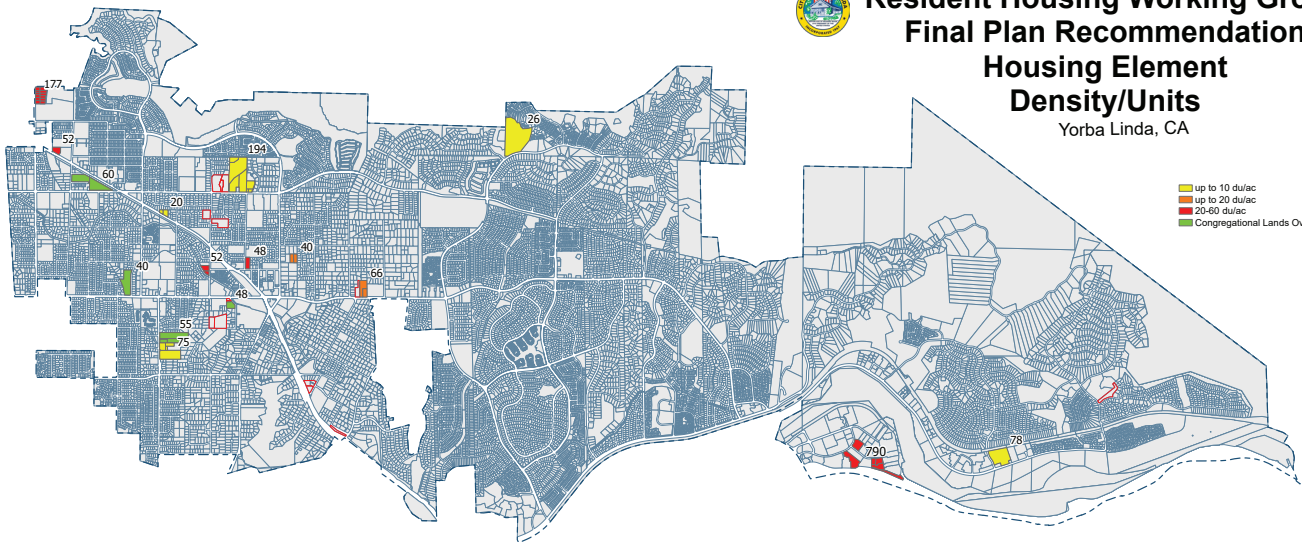
## Resident Housing Working Group Final Plan Recommendation Housing Element Sites

Yorba Linda, CA



## Resident Housing Working Group Final Plan Recommendation Housing Element Density/Units

Yorba Linda, CA



- up to 10 du/ac
- up to 20 du/ac
- 20-60 du/ac
- Congregational Lands Overlay