

# Yorba Linda Resident-Driven Housing Element

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Q&A Community Conversation

# Welcome!

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This webinar is being recorded and will be available at [YLLocalControl.com](http://YLLocalControl.com) and on the City's Youtube page (@YorbaLindaCityHall) for later viewing.

## Agenda

- Panelist Introductions
- Presentation
- Q&A with the Community (Q&A feature of Zoom)

# Operating Facts for Tonight's Discussion

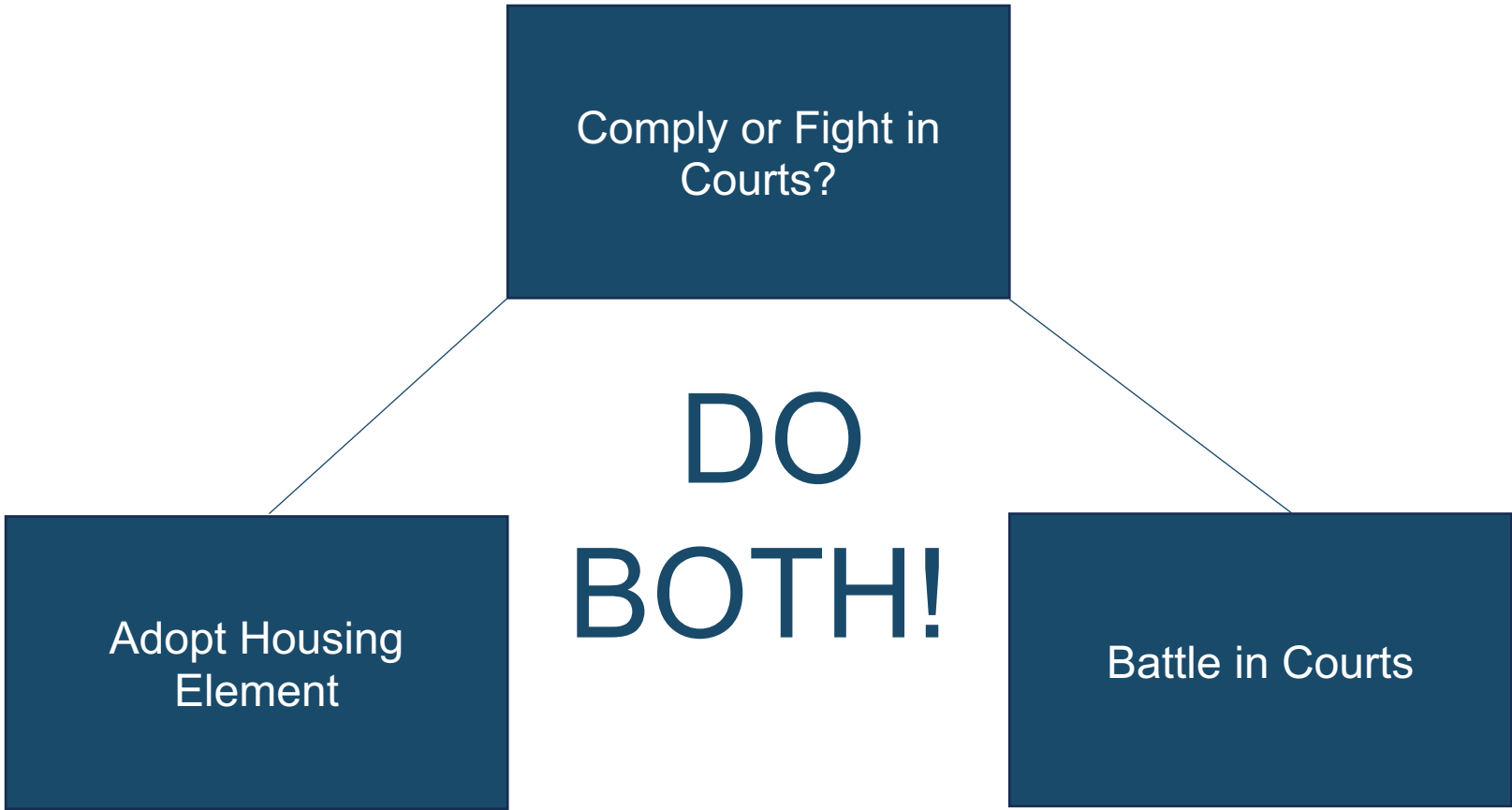
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- The RHNA Housing Allocation is 2,415 units for the 6<sup>th</sup> Cycle (2021-29).
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state funding, loss of local control and risk with Builder's Remedy 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.
- 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.

# Housing Elements Explained

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- What does it do?
- Who requires it?
- How many has Yorba Linda adopted?
- What is different this time?
- How did we get our housing unit allocation?
- How do they fit into the broader scheme of land development?



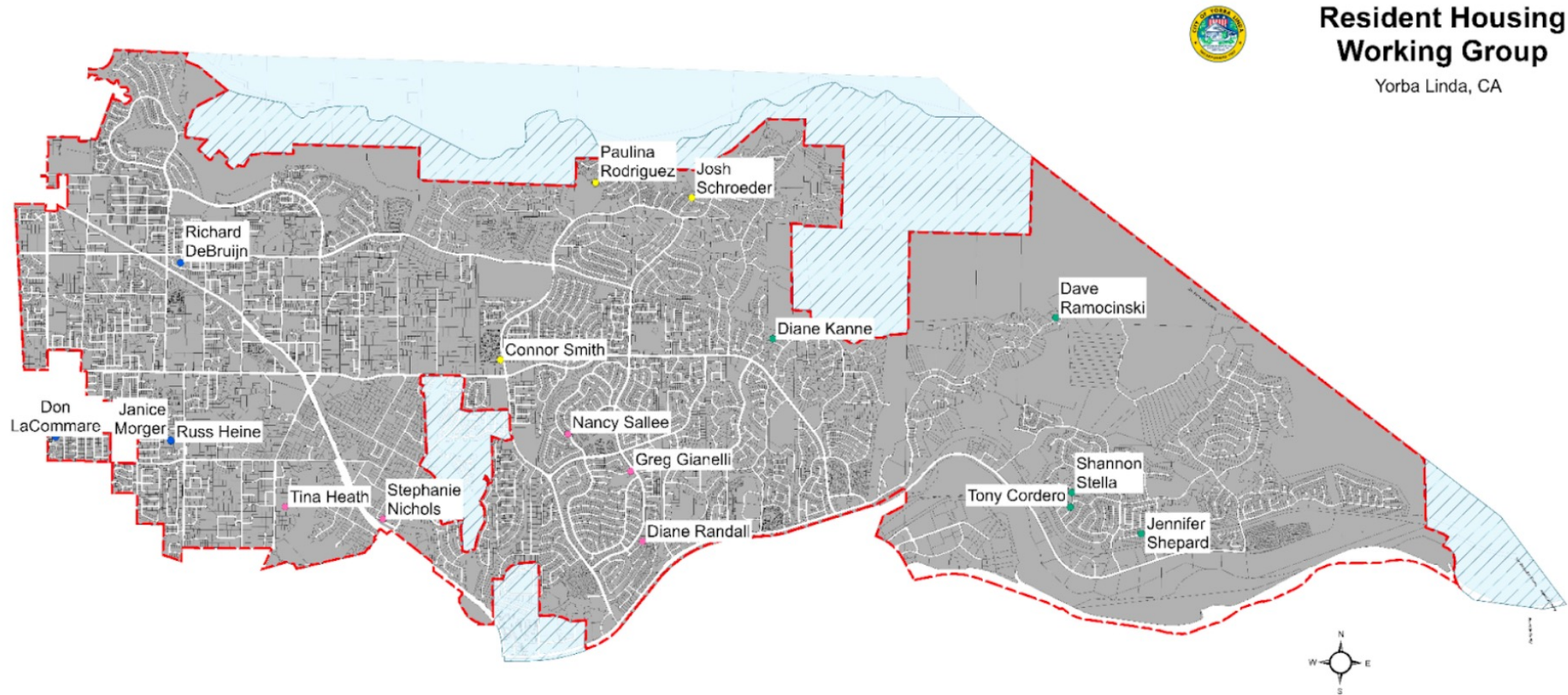
# The Housing Policy Resident Working Group

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- From mid-May to late June, the City convened six meetings with a "Housing Policy Resident Working Group" made up of 17 Yorba Linda residents.
- June 26<sup>th</sup> was the conclusion of six meetings with this group.
- Selection/Membership Process
- Building stronger communities
- Why do you think measure Z failed?
- Consequences of not having a compliant Certified Housing Element
- The City's goals for Citizen Working Group
- Timeline, Brief History, Potential Future
- Housing Element 101 Education

# Working Group Members

- 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



**Resident Housing  
Working Group**

Yorba Linda, CA

# Why Pursue a Certified Housing Element?

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The Working Group discussion included a review of the current legal state of city lawsuits against State Housing mandates and a discussion on the risks for not having a Certified Housing Element. Based on that discussion, the Working Group operated under the assumption that adopting a Housing Element was better than losing local control to the State.

- **Consequences of not having a Certified Housing Element:**
  - **Fines Against the City:** Through a series of escalations, the City could be fined \$600,000 a month.
  - **Loss of Local Control:** The State can take over permitting and place a moratorium on all construction permits and more.
  - **Builder's Remedy:** Certain developments can be proposed that are high density and will be able to bypass local zoning and planning. There has been a significant increase in Builder's Remedy applications across California cities, but Yorba Linda has not seen them because we have a conditionally Certified Housing Element.
  - **Loss of State Grants:** The State awards significant funds back to cities to support projects and initiatives. The City uses these funds as part of its budget each year and relies upon these funds for major projects. The City can lose access to the funds without a Certified Housing Element.



# The Lead Up to the Working Group Solution

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- 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 More Involved Directly
- Residents Invited to Working Group



# Consensus Achieved

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- Residents involved in the Working Group had several weeks to provide feedback.
- A shared Google Doc space was used to allow Working Group members to comment and observe progress in real time.
- No one member of the Working Group was 100% excited by this plan, everyone compromised.
- There was significant consensus on Facts, Planning Principles, Findings and the Housing Element 2.0 Concept.

# Working Group Planning Principles

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- 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.

# Working Group Planning Principles

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- 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-use 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.

# The Group's Findings and Recommendations

## *Six key suggestions for City Council and community consideration*

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- Retaining local control with a November 2024 ballot vote is important.
- 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.
- 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.
- A resident survey on housing issues could better inform the City's engagement efforts and should be pursued.
- The City should leverage Savi Ranch (to a reasonable extent) to create a new residential and mixed-use Downtown-like space for Yorba Linda.
- That 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.

# Working Group Housing Element Evolution

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- Start with a baseline of Conditionally Certified Housing Element.
- Council removed four sites from Conditionally Certified Housing Element prior to Measure Z.
- Now apply the Working Group changes to the Housing Element to devise Housing Element 2.0.

# Working Group Housing Element Recommendation Summary

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- Add significant unit count and density to Savi Ranch swapping out some commercial retail for housing.
- Drop a number of smaller sites across the west side of Yorba Linda to balance out the geographic allocation of units in the city.
- Reduce zoning or acreage across three bigger sites: Bryant Ranch Center, Christmas Tree Farm and Fairmont resulting in over a 70% reduction in units in all these areas combined.
- Recognize existing zoning that is already in place on sites that were dropped for rezoning. Recognize other existing capacity on certain single-family zoned and church properties.
- Leave the proposed Congregational Lands Overlay zone as originally proposed with the removal of the three sites.

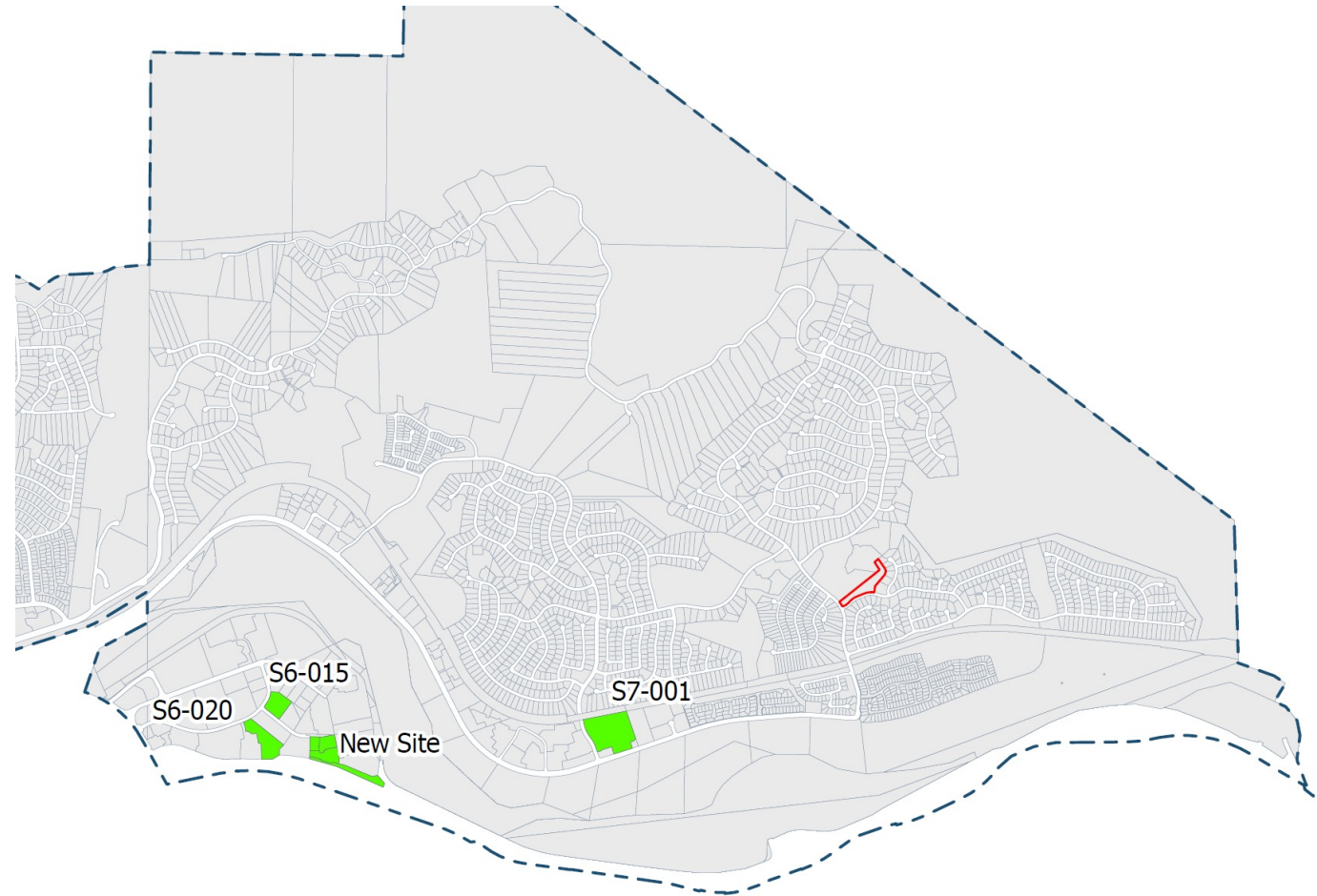
# Model Plan

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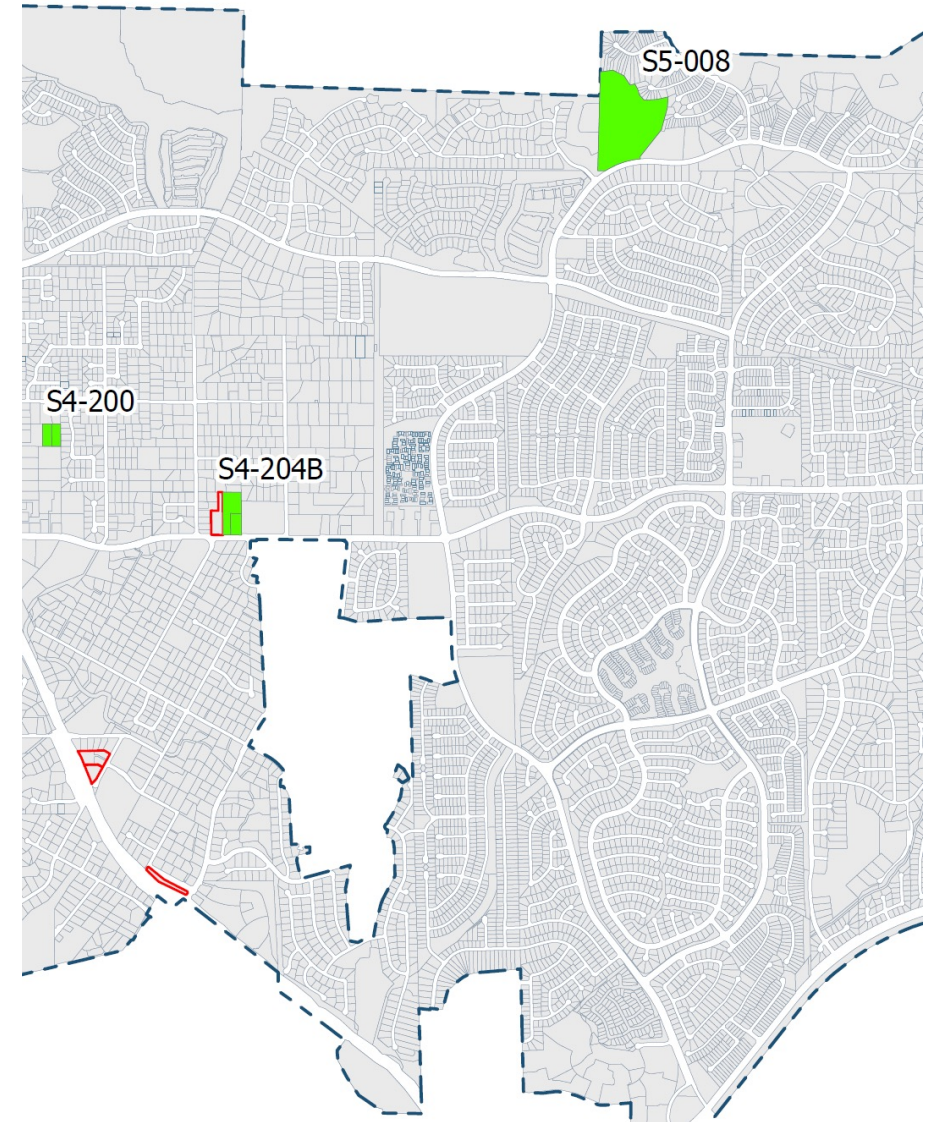
# East Side Changes

- Keep site at Meadowland/ Camino de Bryant removed
- Add new 8-acre site in Savi Ranch
- Increase density on all Savi Ranch sites from 35 du/ac to 60 du/ac (200 units to 790 units)
- Reduce density at Bryant Ranch Center from 35 du/ac to 10 du/ac and limit to 2-stories in height (272 units to 78 units)
- >70% reduction in Bryant Ranch
- 400% increase in Savi Ranch



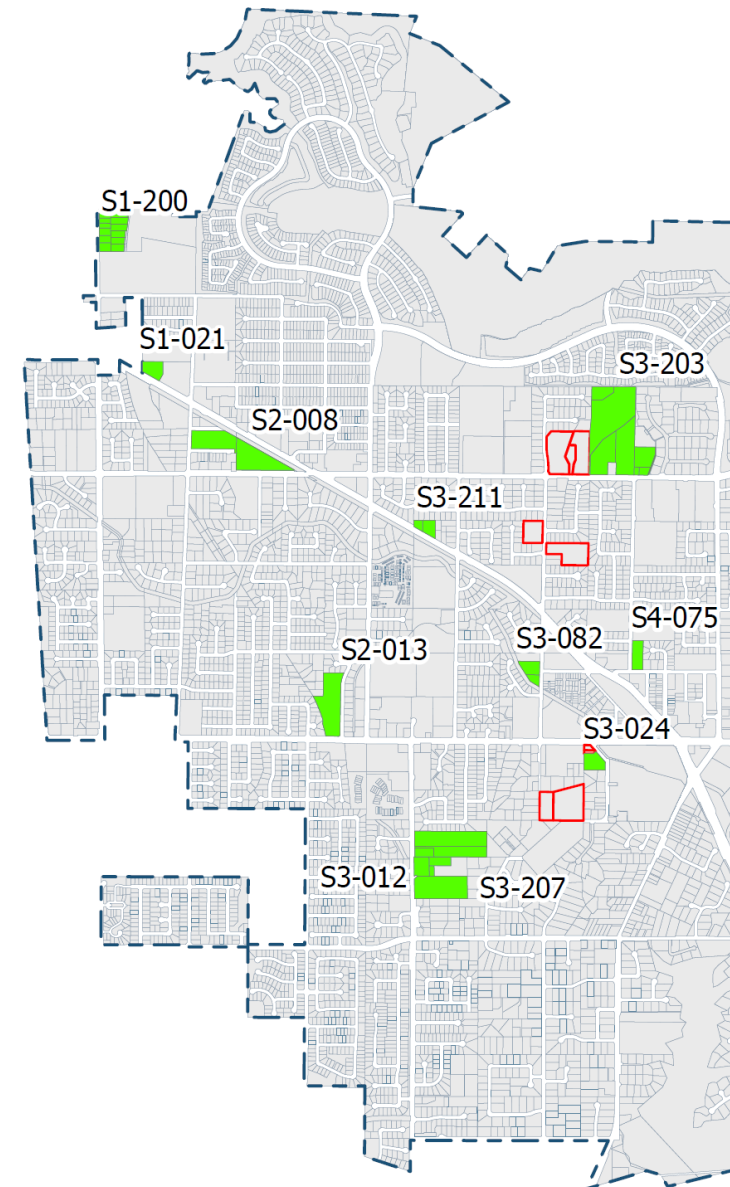
# Central Changes

- Keep two sites at southern terminus of South Ohio removed
- Keep site at Kellogg/Grandview removed
- Remove Chabad Center (Site S4-204A)
- Reduce acreage for Fairmont Site S5-008 from 23 acres to 3 acres (230 units to 30 units)
- >85% reduction on Fairmont Site



# West Side Changes

- Remove Shinnyo-En site (S3-210)
- Remove Islamic Center (Site S3-034)
- Remove Yorba Linda Preschool (Site S3-074)
- Remove 2-acre residential site NW of Islamic Center on Eureka (Site S3-034)
- Remove vacant residential site between Highland and Eureka (Site S3-205A)
- Reduce density for Christmas Tree Farm 35 du/ac to 10 du/ac (Site S3-207) – Reduction from 291 to 75 units (>70% reduction)
- Total reduction on west side of 440 units (35%)



# Table of East vs. Central vs. West New Housing Allocations

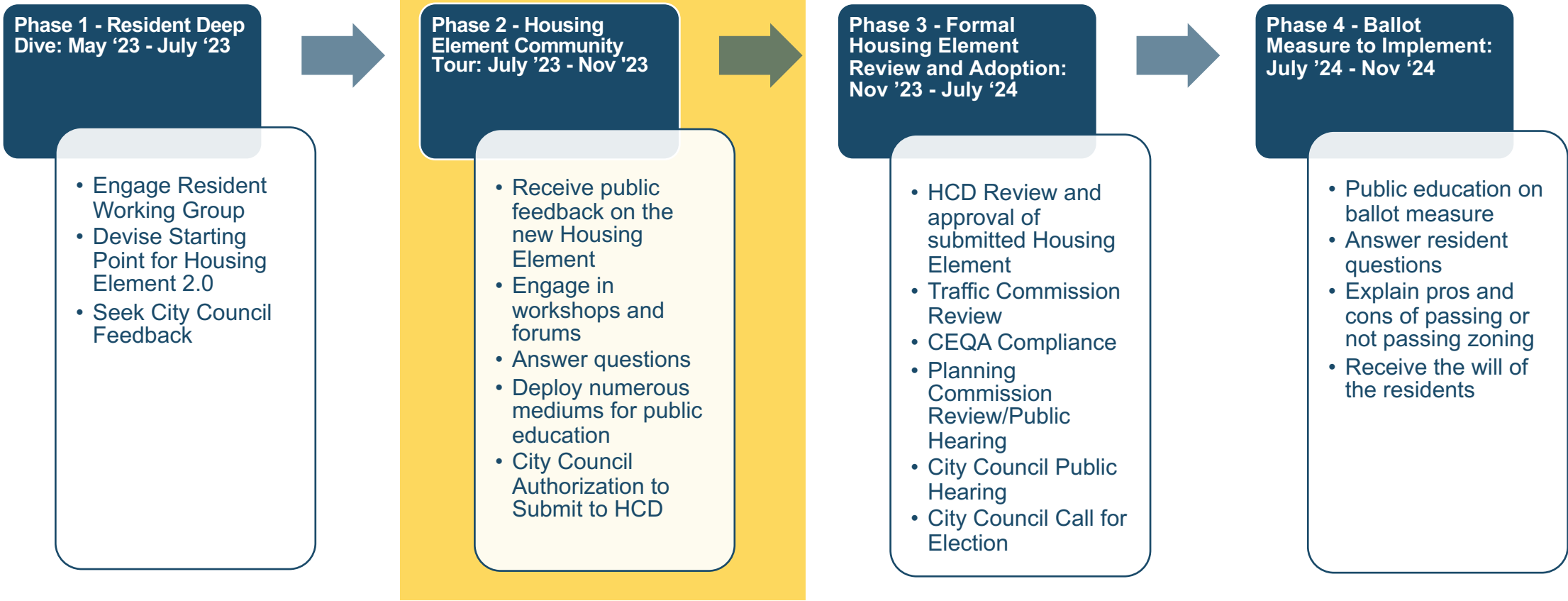
| Site                   | Description                 | Density       | West       | Central    | East       |
|------------------------|-----------------------------|---------------|------------|------------|------------|
| Site S6-015            | John Force                  | 60            |            |            | 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 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            | 20         |            |            |
| 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        |            |            |
|                        |                             | <b>TOTALS</b> | <b>821</b> | <b>136</b> | <b>868</b> |

# The Beginning of Public Engagement – Not the End

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# Potential 4 Phases of Public Engagement and Feedback

July 2023 - November 2024: 18 Months of Resident Engagement



# A Future Tentative Timeline for Education & Outreach

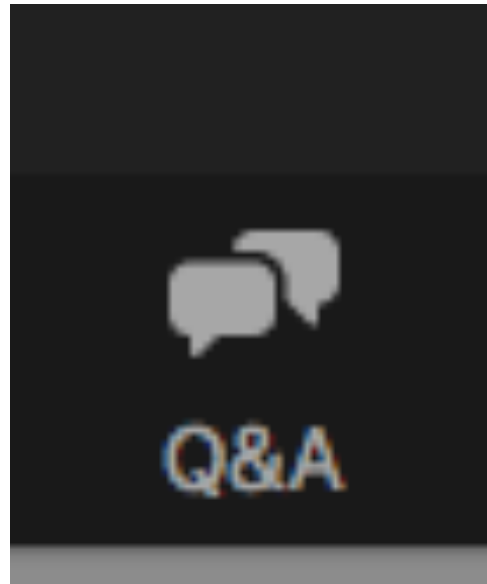
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- **July - Oct. 2023:** Revise the Housing Sites Inventory & Public Engagement
- **October 2023:** Final Community Workshop with Planning Commission
- **November 2023:** City Council Authorization to Submit to HCD
- **December 2023 - April 2024:** HCD Review Complete (assumes two rounds of review - 120 days)
- **April 2024:** Traffic Commission Review
- **May 2024:** Planning Commission Review/Public Hearing
- **Jul 2024:** City Council Public Hearing and Ballot Measure Resolution
- **August - November 2024:** Voter Outreach and Education Information
- **November 2024:** Ballot Measure Vote

# Resident Questions

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Let's answer your questions. Please submit them using the Q&A Feature in Zoom at the bottom of your screen.





# The Conversation Continues

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- Learn more at [YLLocalControl.com](http://YLLocalControl.com)
- Ask us questions via [YLHousingElement@YorbaLindaCA.gov](mailto:YLHousingElement@YorbaLindaCA.gov)

We are coming to your neighborhood:

**In-Person Workshop 1 (Central)**

Thursday, October 5 – 6 to 8 p.m.  
East Lake Village Association (Club House)  
5325 Village Center Drive, Yorba Linda, CA 92886

**Coffee & Housing Policy Chat**

Saturday, October 7 – 9 to 10:30 a.m.  
Monarch 9 Cafe (Patio)  
22755 Savi Ranch Parkway, Yorba Linda, CA 92887

**In-Person Workshop 2 (East)**

Tuesday, October 10 – 6 to 8 p.m.  
Travis Ranch School (Multi-Purpose Room)  
5200 Via de la Escuela, Yorba Linda, CA 92887

**In-Person Workshop 3 (West)**

Thursday, October 12 – 6 to 8 p.m.  
Community Center (Yorba Room)  
4501 Casa Loma Avenue, Yorba Linda, CA 92886

**Planning Commission Meeting**

Wednesday, October 25 – 6:30 p.m.  
City Hall Council Chambers  
4845 Casa Loma Avenue, Yorba Linda, CA 92886