

Yorba Linda Resident-Driven Housing Element

Community Workshop



Presentation Slides



YLLocalControl.com

Introductions & Handouts

Tonight's Priorities

- Provide access to information and answers to your questions
- Build trust with you about this complicated policy matter
- Gather feedback on the draft housing element and general housing policy
- Promote civic engagement and a culture of collaboration among your fellow residents

Tonight's Agenda

- Presentation ~20 Minutes
- Q&A ~ 30 Minutes
- Community Collaboration ~ 30 Minutes
- Report Out ~ 30 Minutes

Housing Elements Explained

- 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?

Theoretical Timeline

Potential 4 Phases of Public Engagement and Feedback

July 2023 - November 2024: 18 Months of Resident Engagement

Phase 1 - Resident Deep Dive: May '23 - July '23

- Engage Resident Working Group
- Devise Starting Point for Housing Element 2.0
- Seek City Council Feedback

Phase 2 - Housing Element Community Tour: July '23 - Nov '23

- Receive public feedback on the new Housing Element
- Engage in workshops and forums
- Answer questions
- Deploy numerous mediums for public education
- City Council Authorization to Submit to HCD

Phase 3 - Formal Housing Element Review and Adoption: Nov '23 - July '24

- HCD Review and approval of submitted Housing Element
- Traffic Commission Review
- CEQA Compliance
- Planning Commission Review/Public Hearing
- City Council Public Hearing
- City Council May Call for Election

Phase 4 - Ballot Measure to Implement: July '24 - Nov '24

- Public education on ballot measure
- Answer resident questions
- Explain pros and cons of passing or not passing zoning
- Receive the will of the residents

A Future Tentative Timeline for Housing Element

- **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

Why Pursue a Certified Housing Element?

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:**
 - **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.
 - **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.
 - **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.

Builder's Remedy – Why such a threat?

- Government Code 65589.5(d)(5)
- Applicable when a jurisdiction does not have a certified Housing Element
- Supersedes Measure B requirements
- Jurisdictions may not deny based on General Plan or Zoning inconsistency
- Residential development only or certain mixed-use projects
- Must meet certain affordability requirements
 - 20% lower income or 100% moderate income
 - May be an emergency shelter
 - No cap on building height or density
- Cannot be proposed in agricultural or resource preservation zones
- Extremely difficult to make the findings to deny the development

Builder's Remedy – A Local Example...

The Fairmont Site...

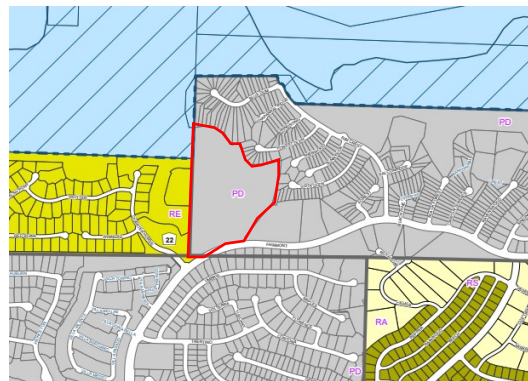


Existing General Plan



- 9 acres Medium Residential
– 3 du/ac allowed
 - Typical Single-Family Residential
- 14 acres Open Space – 0 du/ac allowed

Existing Zoning



- 23 acres PD (Planned Development (Church)) – 0 du/ac allowed

Builder's Remedy – A Local Example...

To develop under **existing Yorba Linda regulations** –

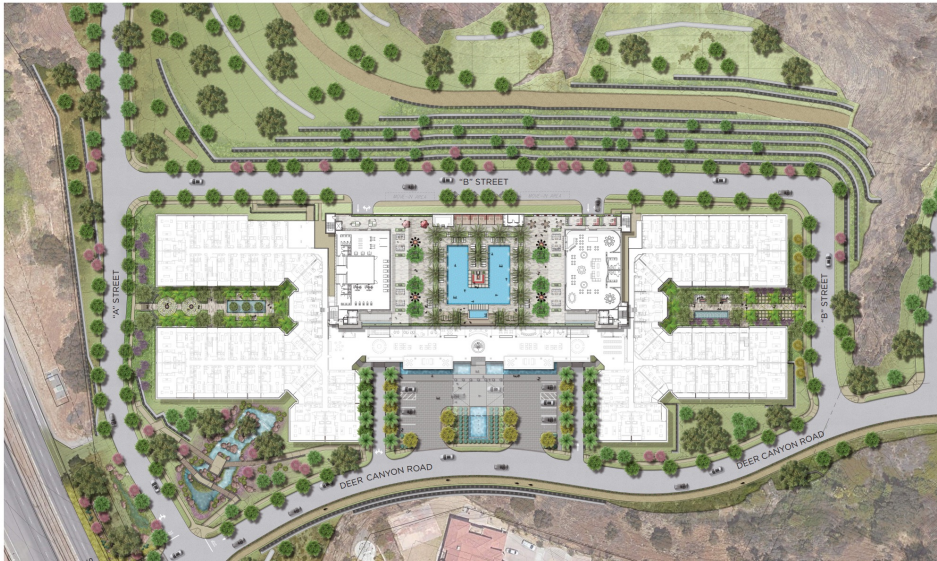
- Zone Change
- General Plan Amendment
- Design Review
- Public hearings at Planning Commission
- Appealable to City Council
- Measure B applicable
- City retains local control

To develop under **Builder's Remedy** -

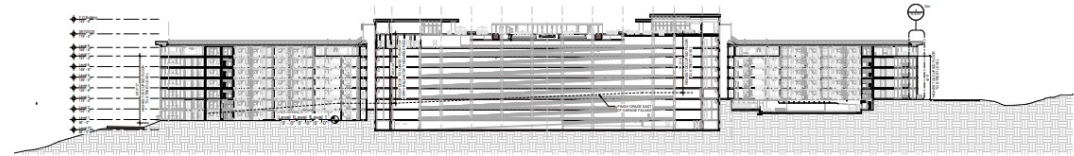
- City cannot deny any qualifying residential development on the basis of existing General Plan Land Use or Zoning regulations
- Project must provide 20% of units affordable to lower income households or 100% of units affordable to moderate-income households
- CEQA compliance required

Could this happen on Fairmont site?...

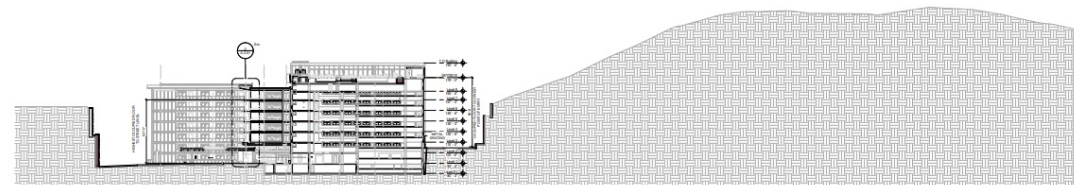
Anaheim Proposed "Hills Preserve" Apartment Project



HILLS PRESERVE
HILLS CLUB & PRESERVE
ANAHEIM HILLS, CALIFORNIA



SITE SECTION (TRANSVERSE)



SITE SECTION (TRANSVERSE) 1



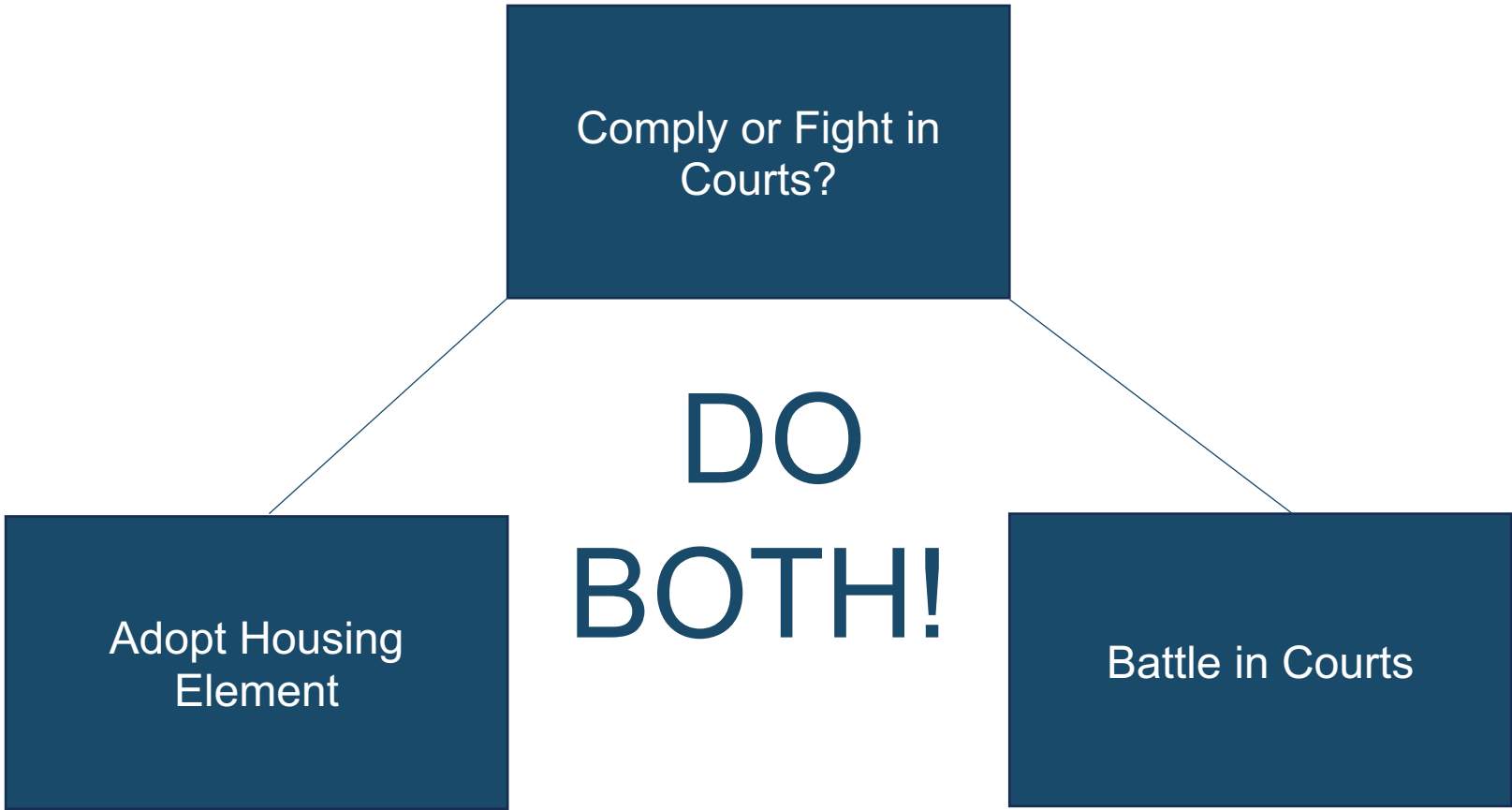
SALT DEVELOPMENT
10000 SALT LANE
ANAHEIM, CA 92817
TEL: 714.771.1111
WWW.SALTDVELOPMENT.COM



HILLS PRESERVE
HILLS CLUB & PRESERVE
ANAHEIM HILLS, CALIFORNIA

NOT FOR
CONSTRUCTION
08/15/23

A-3.01
Sections

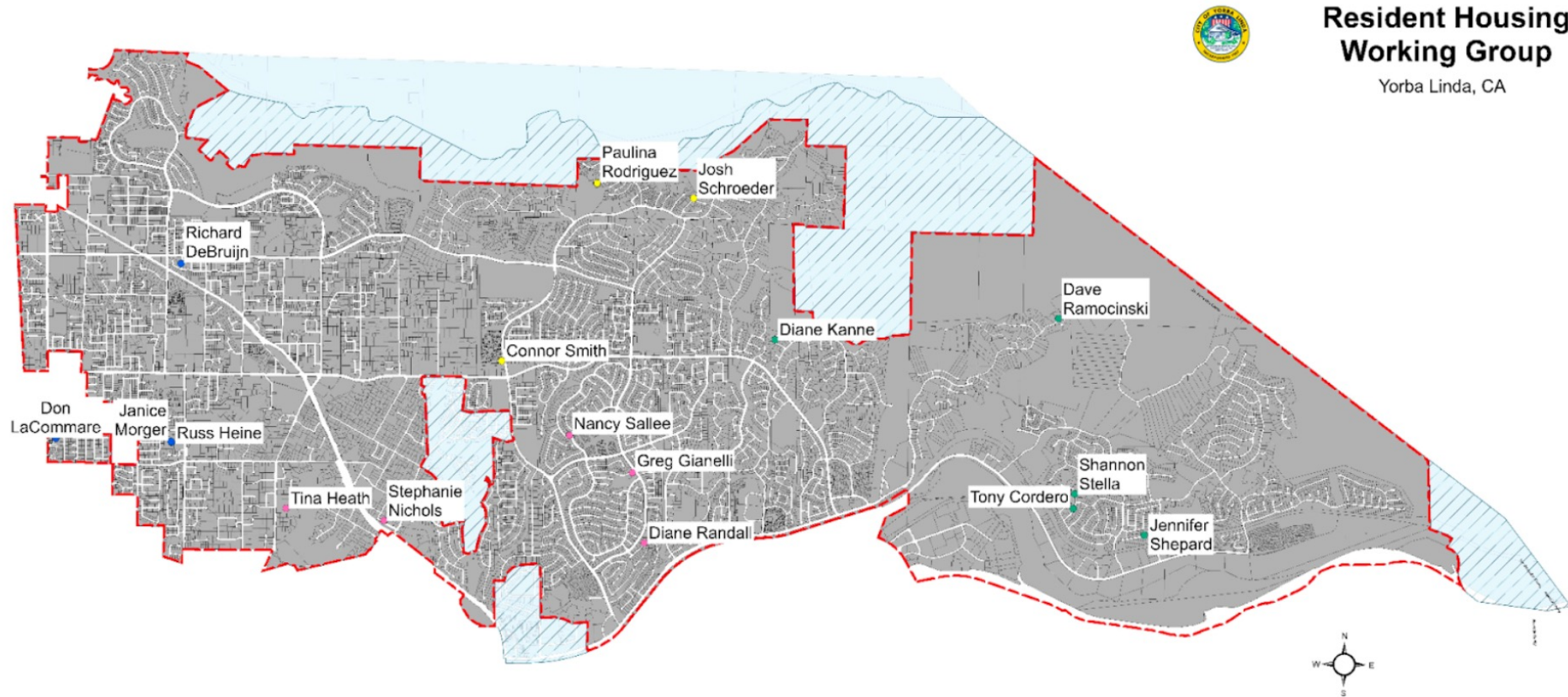


The Housing Policy Resident Working Group

- 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 26th 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



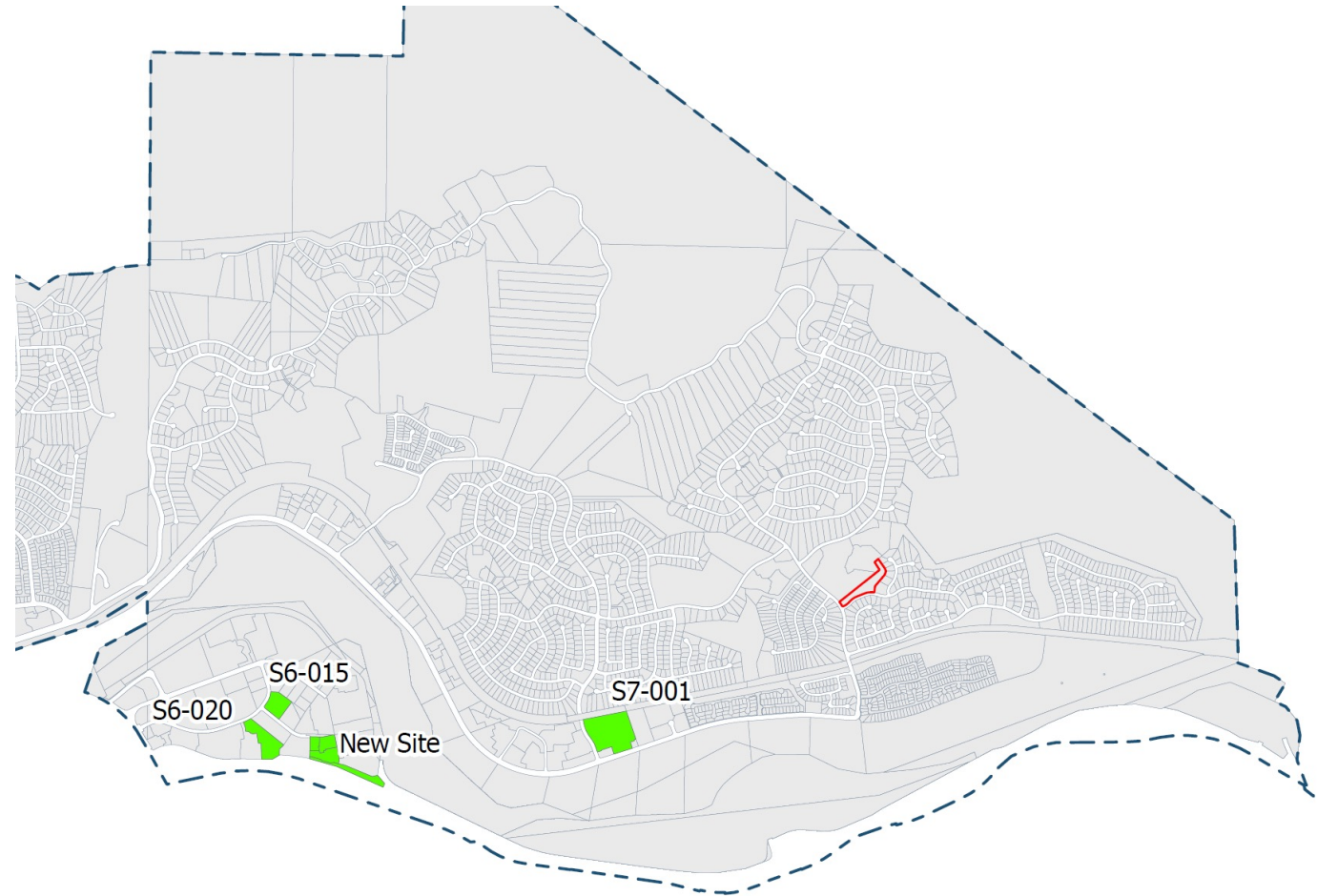
Working Group Housing Element Recommendation Summary

- 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.

Draft Housing Element Review

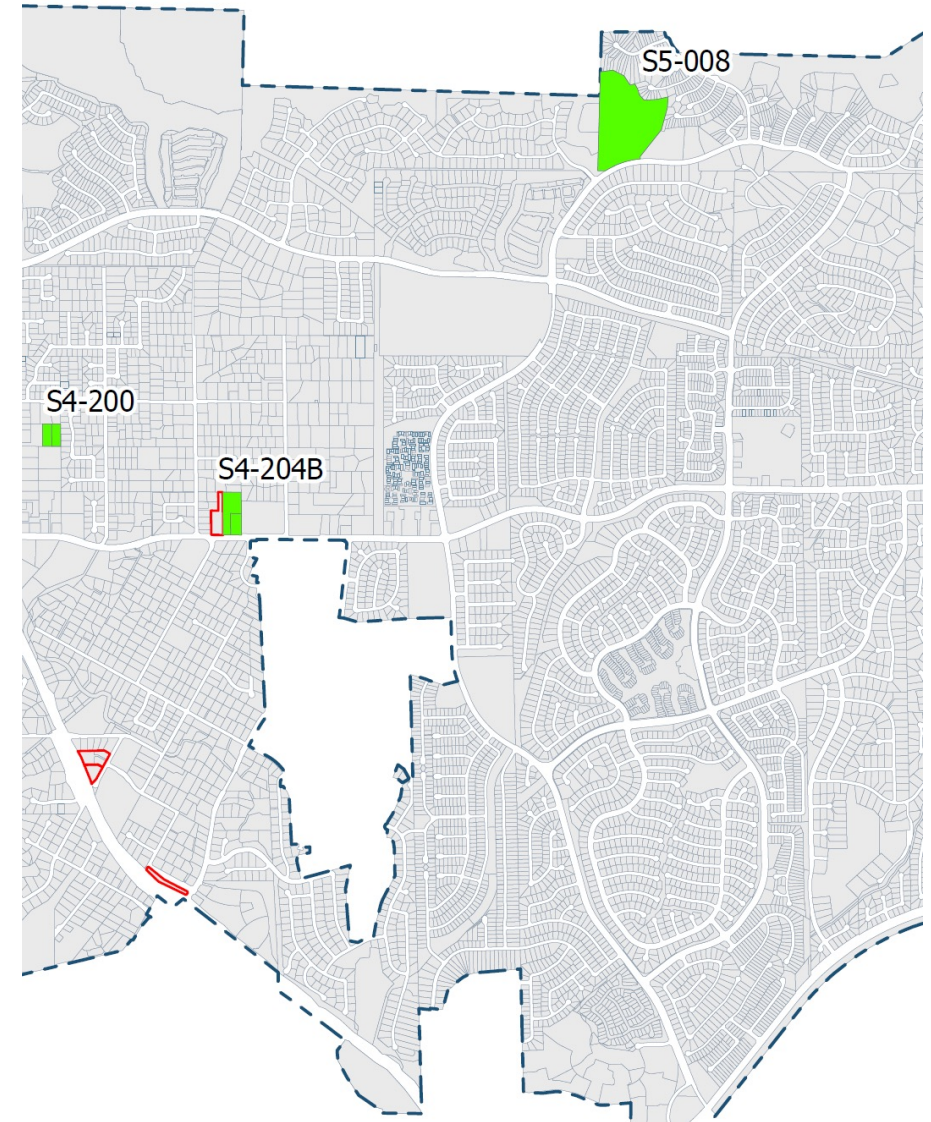
East Side Changes

- 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%)

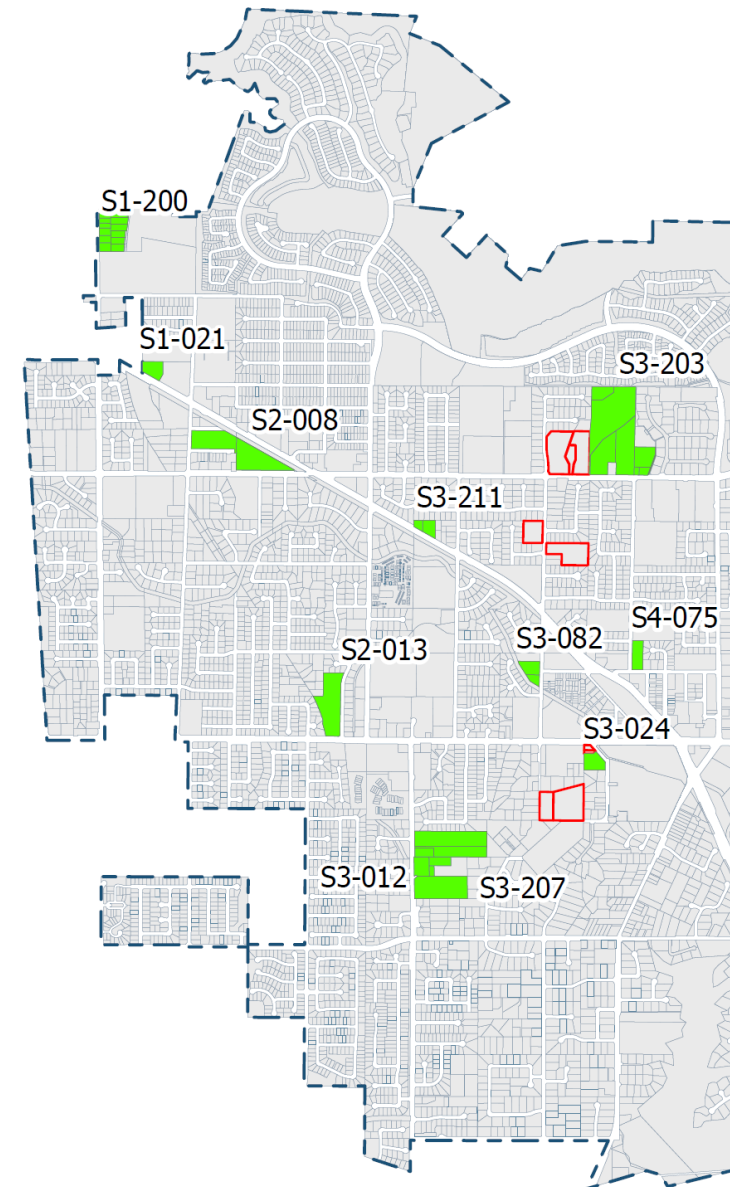


Table of East vs. Central vs. West New Housing Allocations

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		
		TOTALS	821	136	868

Table of RHNA Allocations

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

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2021-2029 RHNA Targets	765¹	451	457	742	2,415
Existing Zoning					
Entitled Projects (post 6/30/2021 occupancy)				181	181
Town Center Specific Plan			31		31
RM-30 (Postal Annex Site)			12		12
Accessory Dwelling Units	100	172	120	8	400
Single-family Zoning Potential				63	63
Church Sites with Single-family Zoning			45	27	72
Existing Site Capacity	272		208	279	759
RHNA Shortfall	(944)		(249)	(463)	(1,656)
Rezone Sites					
RM-60 (Savi Ranch Sites)	520		99	171	790
Affordable Housing Overlay	279				279
Congregational Land Overlay	203				203
Mixed Use Housing Overlay	27		26		53
RM-20	40		25	41	106
RM			48	77	125
Planned Development			97	175	272
Total Site Capacity (Existing + Rezone Sites)	1,341		503	743	2,587
RHNA Buffer	+125		+46	+1	+172

Operating Facts for Tonight's Discussion

- 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.
- Citizen efforts for a statewide ballot measure to restore local control is currently a longshot and — even if successful — will not overturn the 2,415-unit allocation or the current cycle RHNA housing allocation process.

Questions and Answers with Staff

Talk to Your Neighbors

Neighbor Chats

- Determine a table spokesperson
 - Document ideas on the large sheet of paper about:
 - Concern you need answers to
 - Thoughts on where to put housing in Yorba Linda
 - Thoughts on the draft Housing Element
 - Denote all ideas, even if there is disagreement on the ideas
- Do we really need to adopt a housing element?
 - What are our biggest concerns if we do adopt a housing element?
 - What does high density housing mean to me and how do you feel about it?
 - What, if any, moral and legal obligations does Yorba Linda have to provide more affordable housing?
 - What benefits may result from adding more housing?
 - Is Builder's Remedy a real threat?
 - What can the City do to earn your trust on housing?

Report Out from Community Collaboration

The Conversation Continues

- Learn more at YLLocalControl.com
- Ask us questions via YLHousingElement@YorbaLindaCA.gov

We are coming to your neighborhood:

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

End

The Lead Up to the Working Group Solution

- 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

- 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

- 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

- 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

- 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

- 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.