

City of
YORBA LINDA



2021-2029 Housing Element

Adopted February 9, 2022

DRAFT AMENDMENT

November 2023

**Revisions to December 6, 2023 HCD Submittal to reflect removal of
Site S7-001 (Bryant Ranch Center)**

City of Yorba Linda
Community Development Department
4845 Casa Loma Avenue
Yorba Linda, CA 92885

of the Working Group's recommended revisions to the Housing Element; however, due to a number of public comments and concerns received at the Planning Commission meeting, the Planning Commission wanted to provide the Working Group with one final opportunity to weigh in on any final recommendations before the City Council considers the revised Housing Element. The Working Group has reviewed the proposed changes and there is general consensus support to modify their original recommendation as follows:

1. Site S3-203 Revisions (Bastanchury Site)

- a. Remove the three properties (former CRK stable, Carmona and Gran properties) at the northeast corner of Bastanchury and Plumosa (approximately 2.6 acres) from Site S3-203. These three property owners are all supportive of having their properties removed from rezoning.
- b. Reintroduce Site S3-210 (Shinyo-En USA) located at 18111 Bastanchury Road as a housing site subject to the Congregational Lands Overlay. This would shift 105 units from Site S3-203. Historically, this site has not been an area of concern to be included as a housing site.
- c. Reduce the remainder of Site S3-203 from 10 dwelling units per acre to a density of 4-5 dwelling units per acre and cap the total number of units assigned to this site to no more than 89 units. Staff has confirmed that there is support from key stakeholders surrounding this site for this proposed revision.

2. Site S5-008 Revisions (Fairmont Site)

- a. It was recommended during the public workshops that Site S5-008 be slightly modified as originally recommended by the Working Group. The proposed number of housing units assigned to this site would remain at 30 units; however, the proposed zoning for the site is being recommended to be changed to ensure that the General Plan and Zoning Code are consistent with each other.

3. Site S7-001 Comments (Bryant Ranch Center)

- a. General concerns are still being raised about traffic, wildfire risk and emergency evacuation from the east side of the City. Similar concerns were raised during the City's public outreach process, which is why this site was deferred for further consideration and was not included as part of the Measure Z initiative. The Working Group originally recommended reducing this site by over 70% in comparison to the plan previously recommended by the City, or to a total of 78 market-rate housing units with a two-story height limit. The Planning Commission and the Working Group have not been supportive of further reducing the number of units assigned to this site.

The above adjustments to the Working Group's recommendations are reflected in this November 2023 revised draft Housing Element amendment.

The City is in receipt of a letter from Yorba Canyon, LLC, the property owner for Site S7-001 (Bryant Ranch Center), requesting that the City either update the Housing Element to allow 30 units per acre of mixed-use zoning on their property, or remove the site from the Housing Element completely. Pursuant this request, at their January 16, 2024 meeting, the City Council directed staff to remove the Bryant Ranch Center from the Housing Element.

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 <u>(Postal Annex Site)</u>			12		12
Accessory Dwelling Units	100	172	120	8	400
<u>Single-family Zoning Potential</u>				<u>63</u>	63
<u>Church Sites with Single-family Zoning</u>			<u>38</u>	<u>25</u>	63
Existing Site Capacity	272		201463	277489	750624
RHNA Shortfall	(944)		(256294)	(465553)	(1,6651,794)
Rezone Sites					
<u>RM-60 (Savi Ranch Sites)</u>	<u>435</u>		<u>150</u>	<u>205</u>	790
Affordable Housing Overlay	<u>279740</u>			<u>72</u>	279782
Congregational Land Overlay	<u>308355</u>				308355
Mixed Use Housing Overlay	<u>2726</u>		<u>26436</u>	<u>463</u>	53325
RM-20	40		<u>2526</u>	<u>4140</u>	106
RM			<u>37429</u>	<u>58209</u>	95338
Planned Development			<u>4364</u>	<u>73130</u>	116494
Total Site Capacity (Existing + Rezone Sites)	1,3614,403		482548	654803	2,4972,724
RHNA Buffer	+145487		+2564	-8864	+82160309

¹One-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 **750624** units with zoning in place, reflecting a shortfall in **1,6651,794** 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 RM-60 development standards within the PD zone, along with 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.

- 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 1827 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 site.

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

RM-20 – up to 20 units/acre						
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
Realistic Unit Potential on RM-20 Sites:						106
RM – up to 10 units/acre						
S3-034	4341 Eureka Avenue	2.19	RS	RM	22	19
S3-205A	5225-5227 Highland Ave	7.08	RE	RM	74	60
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S3-207	5300-5393 Richfield Rd	8.83	RU	RM	88	75
S4-053	SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	40	9
S4-060	5541 South Ohio St	0.96	RE	RM	40	9
S4-201	5531 South Ohio St	1.82	RE	RM	48	15
S5-008	Fairmont Blvd	23.01	PD	RM	230	196
S7-005	NWC Camino de Bryant/ Meadowland	3.06	RU	RM	30	10
Realistic Unit Potential on RM Sites:						95338
PD						
S5-008	Fairmont Blvd	9.0	PD	PD	30	27
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	GG	PD	92	78
S3-203	18101-182351 Bastanchury	19.5822.83	PD	PD	98228	89494
Realistic Unit Potential on PD Sites:						116194
Realistic Potential on all Rezone Opportunity Sites:						1,747,100

RM-60 Development Standards in Savi Ranch

As described earlier under Public Participation (Chapter I – Introduction) as well as under Measure B Yorba Linda Right-To-Vote Amendment (Chapter III – Constraints), the proposed rezonings under Yorba Linda’s adopted 2021-2029 Housing Element (presented collectively as “Measure Z”) failed to gain voter approval in the November 2022 general election. In order to evaluate next steps in developing a sites inventory that both addresses Yorba Linda’s housing needs and could be supported by community residents, the City determined that a robust and extended resident engagement effort with a broad swath of the community would be helpful. As a starting point for this public engagement, a 17-member Housing Policy Resident Working Group was formed and convened over six meetings in May - June 2023 to

V. HOUSING PLAN

C. HOUSING PROGRAMS

PROVIDE ADEQUATE RESIDENTIAL SITES

8. Housing Opportunity Sites & Rezone Program. The sites analysis conducted for the Housing Element identified a shortfall of sites with zoning in place to address the City's lower income regional housing needs (RHNA). As presented earlier in Table IV-1, the City has a current shortfall of zoning for ~~1,6654,794~~ units, requiring an additional 32 acres of land zoned for 30 units/acre (lower income), ~~135~~ acres at 10-20 units/acre (moderate income), and ~~4754~~ acres at 10 units/acre or below (above moderate income). After the proposed rezonings under Yorba Linda's adopted 2021-2029 Housing Element (presented collectively as "Measure Z") failed to gain voter approval in the November 2022 general election, the City undertook a robust community engagement effort to refine the sites inventory to better reflect the desires of the community. -over a year-long process of input from the public, property owners and City decision-makers,- The resulting sites inventory proposed in this Housing Element amendment ~~staff identified~~ a total of ~~1827~~ high priority sites encompassing approximately ~~90200~~ acres for rezoning (refer to Table IV-2). Pursuant to State Housing Element statutes (Govt Code section 65583.2(h)), sites identified for rezoning to address the City's lower income RHNA shortfall shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right⁷ for projects with 20% or more units affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only

All sites proposed for rezoning will be subject to a vote of the electorate under the City's Measure B provisions (i.e., the "Yorba Linda Right to Vote Amendment" – Chapter 18.01 of the Municipal Code). Table V-3 presents a timeline which details each of the steps involved in rezoning sites under Measure B. The City will initiate the Measure B election, conduct community outreach and education on the benefits of higher density housing, and pay for all costs associated with the ballot measure. ~~To the extent a shortfall exists in sites receiving Measure B approval, the City will conduct community outreach to identify alternative sites for rezoning, and amend the Housing Element for HCD review. Should a second Measure B vote designating adequate sites fail to pass the electorate, the City Council will seek a legal opinion from the State Attorney General's Office as to how to proceed.~~

⁷ The phrase "use by right" shall mean that the local government's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with [Section 21000](#)) of the [Public Resources Code](#).

Table V-4: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Fair Housing Issue	Contributing Factors	Priority Level	Action
			households, over 480500 moderate income households, and over 650800 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve an aspirational goal of 15% of new units produced in high resource areas as affordable to very low, low or moderate income households.
<p>D. Community Conservation</p> <p><i>(Place based strategies, Displacement)</i></p>	<ol style="list-style-type: none"> 1. Challenges for housing/property upkeep due to financial/physical constraints. 2. Age of housing stock 	<p>Medium</p>	<p>City Action: Include information about rehab and maintenance resources (including the Residential Rehabilitation Program and Community Preservation Program) in City newsletters and on the website. Include translated information when feasible. Seek to assist 10 households annually. Starting in 2022, conduct targeted outreach through annual mailings to Census Tracts 218.20 and 218.26. about available rehabilitation assistance.</p> <p><i>Community Development Dept, Public Information Officer</i></p> <p>Action Outcomes: Given the age of Yorba Linda's housing stock, increased rehabilitation options will benefit all neighborhoods in the city. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary conditions.</p>

Appendix B

Affirmatively Furthering Fair Housing



Housing Opportunity Sites

Yorba Linda, CA



Housing Sites Proposed to be Rezoned

Housing Sites with Existing Zoning to Allow Housing

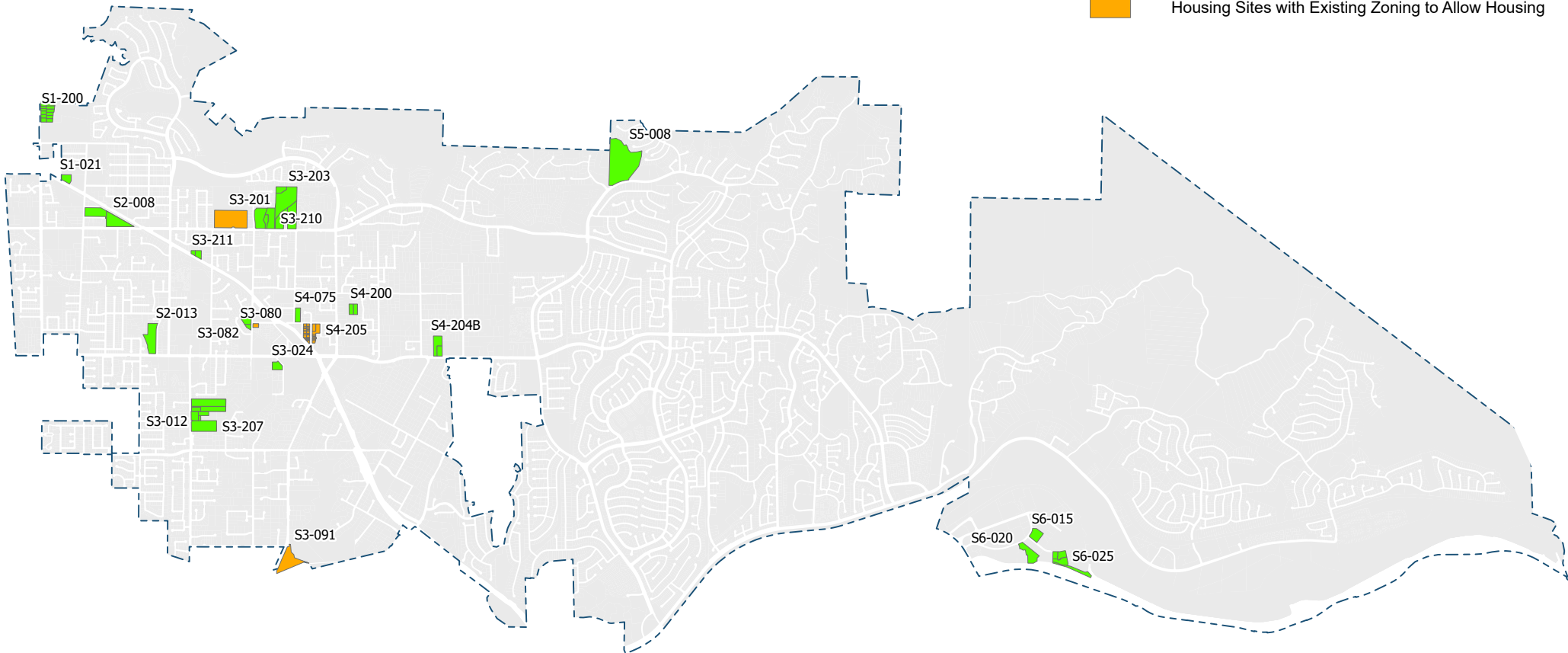


Table B-6 (from the Housing Resources section of this Element), shows the potential housing units during the planning period.

Table B-6: 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
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<u>Church Sites with Single-family Zoning</u>			<u>38</u>	<u>25</u>	<u>63</u>
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Rezone Sites					
<u>RM-60 (Savi Ranch Sites)</u>	<u>435</u>		<u>150</u>	<u>205</u>	<u>790</u>
Affordable Housing Overlay	<u>279740</u>			<u>72</u>	<u>279782</u>
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Mixed Use Housing Overlay	<u>2726</u>		<u>26436</u>	<u>463</u>	<u>53325</u>
RM-20	40		<u>2526</u>	<u>4140</u>	106
RM			<u>37429</u>	<u>58209</u>	<u>95338</u>
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Total Site Capacity (Existing + Rezone Sites)	<u>1,3614,403</u>		<u>482548</u>	<u>654803</u>	<u>2,4972,724</u>
RHNA Buffer	<u>+145487</u>		<u>+2564</u>	<u>-8864</u>	<u>+82460309</u>

2. Analysis of Sites and AFFH Data

The following is a summary of comparing the proposed site locations with the data in this Appendix. Overall, the sites inventory helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations. The analysis below illustrates that Yorba Linda's sites inventory: (1) improves integration; (2) does not exacerbate racially or ethnically concentrated areas of affluence; (3) improves areas of opportunity for all Yorba Linda residents; and (4) does not exacerbate displacement risk for Yorba Linda's residents.

Segregation and Integration –

- The sites are located throughout many of the Census Tracts in the City, which will further promote racial/ethnic diversity in Yorba Linda's neighborhoods.

- The new Affordable Housing Overlay, which provides for increased densities and ministerial development processing in exchange for the provision of 20% lower income units (rental) or 20% moderate income units (ownership), will provide housing opportunities for low and moderate income households in high resource areas of the community. The increased density allowance is higher than has ever been permitted in the City. Furthermore, the City has never had any kind of affordable housing requirement. These two provisions will help to affirmatively further fair housing in new and innovative ways for the City.
- The new Congregational Land Overlay will provide for the integration of affordable housing on religious sites, while retaining the existing religious use. Many of Yorba Linda's congregations have large parking areas that are used sparingly, and other underutilized land that, with the necessary zoning in place, could be used for affordable housing that furthers the congregation's mission to help the underserved. All of the religious sites designated with the Overlay are located in high resource census tracts.
- The City has allocated nearly 800 high density units to the Savi Ranch area, with the goal of creating a mixed use Downtown-like space in eastern Yorba Linda and creating a better geographic distribution of development between the eastern and western areas of the community.
- Of the twenty census tracts within Yorba Linda, two are designated as having a "moderate" resource level on the TCAC map (tracts 218.20 and 218.26), with the remaining 18 tracts having either a "high" or "highest" resource level. All 18 Housing Element sites are located within high or highest resource tracts, with no sites located within moderate resource tracts. Just one housing site has been identified in a moderate resource tract, the Bryant Ranch Shopping Center in tract 218.26, which will be designated with a Mixed Use Overlay, providing for multi-family residential to be integrated within this ten acre site and serving as a catalyst for improvements to this older shopping center.

Disproportionate Housing Needs and Displacement Risk -

- Sites located in Tracts 218.02 and 218.26 will allow these areas to continue to be affordable to moderate income households (please refer to displacement map).
- The HUD AFFH Data tool shows that the area of the City with the most affordable rental units are located along Imperial Highway. In Tracts 218.02 and 218.09, approximately 30 percent of the rental units are affordable (for Extremely Low and Low Income Households). The sites inventory will provide additional affordable options outside of these tracts and allow for greater mobility within the City.
- The City's Mortgage Assistance Program provides financial assistance to first-time homebuyers, expanding opportunities for moderate income purchasers.

Figure B-25 which follows depicts the location of Housing Element sites throughout the City. Table B-7 further evaluates the geographic distribution of these sites by projected income category and socio-economic characteristics of each census tract. Given Yorba Linda's

Table B-7: Yorba Linda Sites Inventory AFFH Analysis

Site ID	Site Description and Location	Census Tract	# Households	Realistic Capacity (Net Units)	Income Distribution of Potential Units			TCAC Resource Level	% of Minorities in Census Tract (non-White residents)	% of Census Tract Population in Poverty
					Lower Income	Moderate Income	Above Moderate Income			
S4-200	18597-18602 Altrudy Lane	218.02	2,577	40	40			High	32%	6.1%
S4-201	5531 South Ohio St	218.12	2,106	45		5	10	High	43%	5.8%
S4-060	5541 South Ohio St	218.12	2,106	9		4	5	High	43%	5.8%
S4-053	SWC Kellogg Dr/ Grandview Ave	218.12	2,106	9		4	5	High	43%	5.8%
S4-205	Old Town	218.02	2,577	31		31		High	32%	6.1%
S3-091	ETCO Homes Mariposa/Lakeview	218.12	2,106	158			158	High	43%	5.8%
Southwest Subtotal Units:				419,585	143,434	72,74	204,77			
Southeast Yorba Linda										
S6-015	Prior John Force Racing 22722 Old Canal Rd	219.24	1,443	131,77	72,77	25	34	High	47%	4.5%
S6-020	Extended Stay 22711 Oak Crest Cir	219.24	1,443	206,122	113,122	39	54	High	47%	4.5%
S7-001	Bryant Ranch Cntr 23611-23801 La Palma Ave	218.26	1,070	272		108	164	Moderate	36%	3.0%
S7-005	NWC Camino de Bryant	218.28	1,324	40		4	6	High	38%	1.0%
S6-025	Bac Tran Savi Ranch Site	219.24	1,443	453	250	86	117	High	47%	4.5%
Southeast Subtotal Units:				790,481	435,199	150,112	205,170			

Fair Housing Issue	Contributing Factors	Priority Level	Action
			<p>the city, including areas that have traditionally only had single-family ownership housing. Provide adequate sites for over 1,300 1,400 lower income households, over 480 500 moderate income households, and over 650 800 above moderate income households, exceeding the City's RHNA requirements. Seek to achieve an aspirational goal of 15% of new units produced in high resource areas as affordable to very low, low or moderate income households.</p>
<p>D. Community Conservation</p> <p><i>(Place based strategies, Displacement)</i></p>	<ol style="list-style-type: none"> 1. Challenges for housing/property upkeep due to financial/physical constraints. 2. Age of housing stock 	<p>Medium</p>	<p>City Action: Include information about rehab and maintenance resources (including the Residential Rehabilitation Program and Community Preservation Program) in City newsletters and on the website. Include translated information when feasible. Seek to assist 10 households annually. Starting in 2022, conduct targeted outreach through annual mailings to Census Tracts 218.20 and 218.26. about available rehabilitation assistance.</p> <p><i>Community Development Department/Public Information Officer</i></p> <p>Action Outcomes: Given the age of Yorba Linda's housing stock, increased rehabilitation options will benefit all neighborhoods in the city. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary conditions.</p>

Based on this assessment and the contributing factors to fair housing, the City has identified housing mobility strategies, providing new affordable housing opportunities, and place based strategies as priorities to further fair housing. These actions identified in Table B-8 have been included to affirmatively further fair housing and to address disparities in access to affordable rental and ownership opportunities and disparities in access to suitable housing.

Appendix C

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
RM-60 – between 20 to 60 units/acre						
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD RM-60 standards	154	131
S6-020	Extended Stay America 22711 Oak Crest Circle	10.35	PD	PD RM-60 standards	242	206
S6-025	Bac Tran Savi Ranch Site	23 (8 net)	PD	PD RM-60 standards	480	453
Realistic Unit Potential on RM-60 Sites:						790
Affordable Housing Overlay (AHO) Sites – up to 35 units/acre						
S1-200	SEC Rose Dr/Blake Rd	5.94	RE	RM-20 with AHO	208	178
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
Realistic Unit Potential on AHO Sites:						279
Congregational Land Overlay (CLO) Sites – up to 35 units/acre						
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 net)	RE	RE with CLO	60	60
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 net)	RU	RU with CLO	55	55
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 net)	RU	RU with CLO	40	40
S3-024	Friends Church Overflow Parking	17.45 (1.61 net)	RE	RE with CLO	48	48
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 net)	PD-26	PD-26 with CLO	105	105
Realistic Unit Potential on CLO Sites:						308
Mixed Use Overlay (MUO) Sites – up to 35 units/acre						
S1-021	Vacant Parcel (W of 16951 Imperial Hwy)	1.76	CG-(I)	CG-(I) with MUO	62	53
Realistic Unit Potential on MUO Sites:						53
RM-20 – up to 20 units/acre						
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
Realistic Unit Potential on RM-20 Sites:						106
RM – up to 10 units/acre						
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S3-207	5300-5393 Richfield Rd	8.83	RU	RM	88	75
Realistic Unit Potential on RM Sites:						95
PD						
S5-008	Fairmont Blvd	9.0	PD	PD	30	27
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	PD	92	78
S3-203	18101-18231 Bastanchury	19.58	PD	PD	98	89
Realistic Unit Potential on PD Sites:						116194
Realistic Potential on all Rezone Sites:						1,7474,825



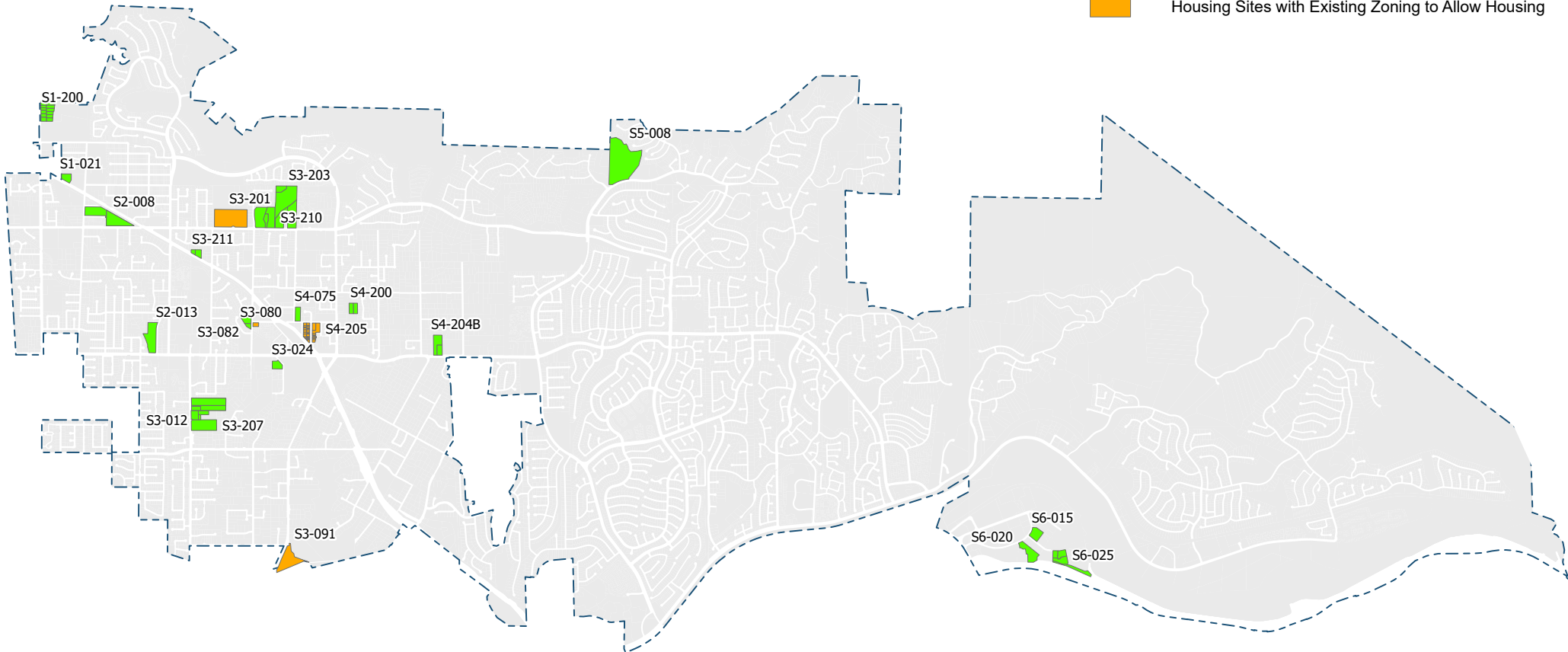
Housing Opportunity Sites

Yorba Linda, CA



Housing Sites Proposed to be Rezoned

Housing Sites with Existing Zoning to Allow Housing



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.