

Yorba Linda Resident-Driven Housing Element

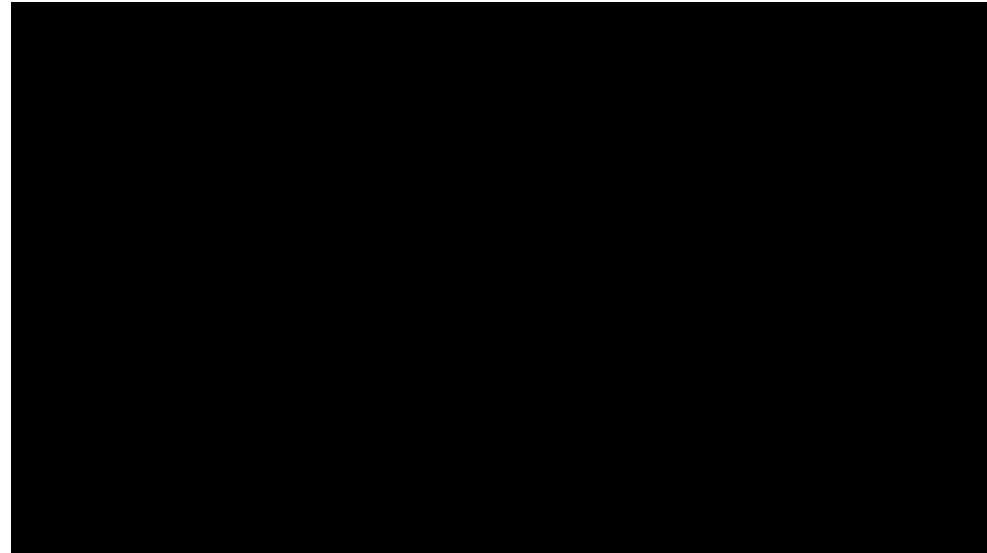
Yorba Linda Community Center
Community Meeting Presentation and Q&A
May 23, 2024

Welcome!

Meeting will last about two hours tonight.
We have staff experts here to engage in questions and answers.

Agenda

- Staff Introductions
- Presentation
- Q&A with the Community





Retain Local Control for Yorba Linda Housing

2021-2029 Housing Element Update

YLLocalControl.com

Tonight's Priorities

- Provide access to information and answers to your questions
- Build trust with you about this complicated policy matter
- Ensure residents know about the key dates for hearings, community meetings and Commission and City Council actions
- Promote civic engagement and a culture of collaboration among your fellow residents

Agenda:

- Presentation ~30 Minutes
- Q&A ~ 60 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?

Operating Facts for Tonight's Discussion

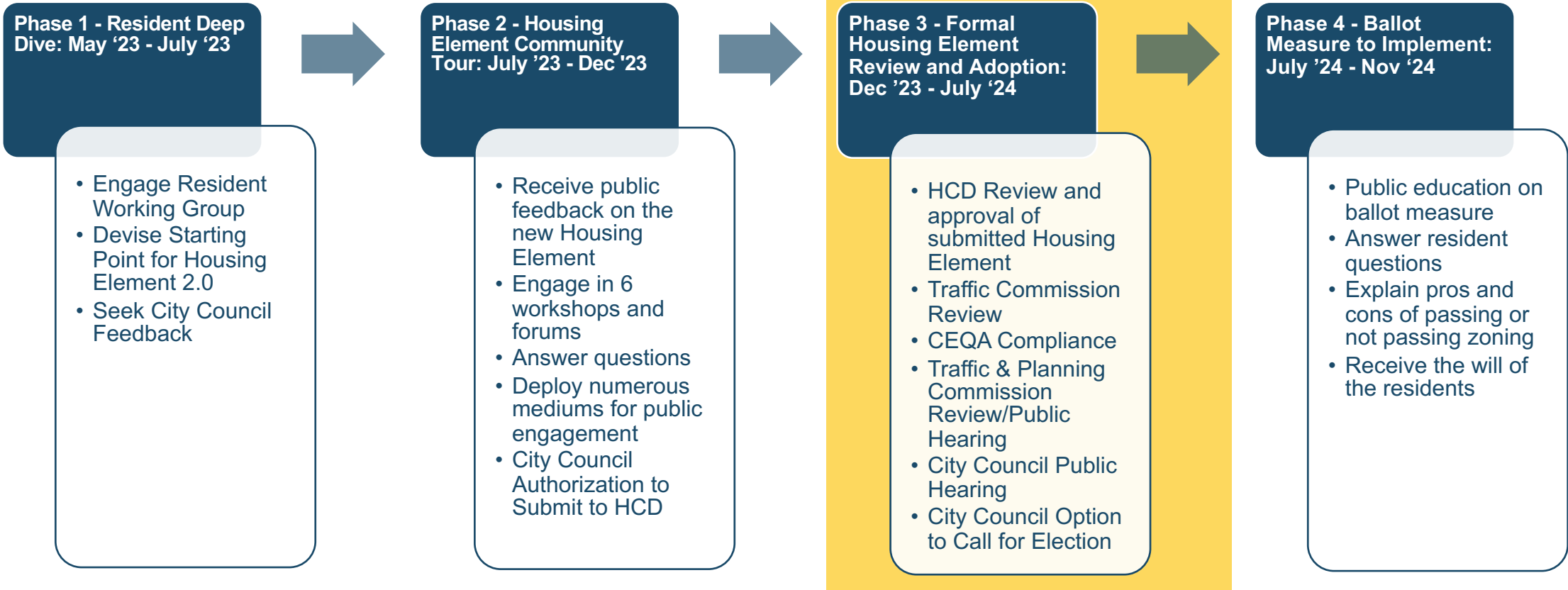
- The RHNA Housing Allocation is 2,415 units for the 6th Cycle (2021-29).
- Cities who do not have a "Certified" Housing Element face big negative impacts including loss of state funding, loss of local control and risk with Builder's Remedy claims.
- November 2024 is the last opportunity for the City 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 are currently longshots and — even if successful — will not overturn the 2,415-unit allocation or the current cycle RHNA housing allocation process.

Legal Battles To Preserve Local Control Are Failing

- City Appeal of City's RHNA allocation to SCAG – City appealed the number of units assigned to Yorba Linda. Appeal rejected.
- Orange County Council of Govts v. HCD – City a member of OCCOG which challenged RHNA allocation to Southern California. Lost in Trial Court and Court of Appeal.
- Two Huntington Beach lawsuits with State:
 - Huntington Beach sued State over housing laws in federal court. City lost. Case on appeal.
 - State sued Huntington Beach in State court. Trial Court ordered City not to interfere with RHNA housing sites. Case ongoing but Court already has ruled State likely to prevail.
- Builder's Remedy Cases – Cities subject to builder's remedy for non-compliance with State housing laws. Examples: La Canada Flintridge and Beverly Hills.

Potential 4 Phases of Public Engagement and Feedback

July 2023 - November 2024: 18 Months of Resident Engagement



Two Ballot Measure This November?

Local Control Measure

- Applies to several properties throughout Yorba Linda
- Required to achieve compliance with State housing law
- Developed by resident voices and through a public engagement process
- City's Housing Element does not include the Bryant Ranch Shopping Center property

Bryant Ranch Shopping Center Measure

- Add housing and to the shopping center
- Initiated through resident signature process - not City Council
- Only applies to the shopping center property
- Does not affect City Housing Element

A Time for Choosing: November Vote by Residents

Adopt Local Control Measure

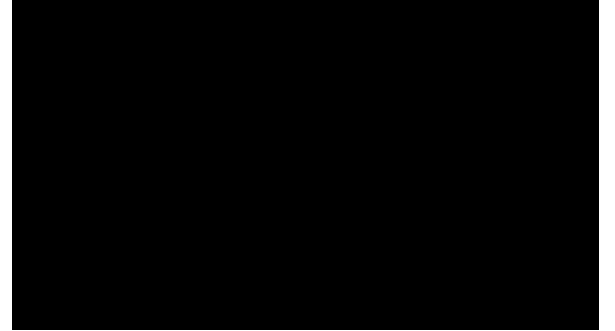
- No Builder's Remedy available to developers
- City retains local zoning and planning authority
- Rezoning affects less than 2% of all land in Yorba Linda
- City remains eligible for grant funding
- No fines
- Open space remains protected from housing development

Reject Local Control Measure

- Builder's Remedy available to developers
- State can become the local planning and zoning authority
- Approximately 75% of the City could become subject to builder's remedy
- Potential loss of grant funding available for City
- Fines of up to \$600,000 a month
- Privately-owned open space could become subject to builder's remedy

Builder's Remedy – Why such a concern?

- 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



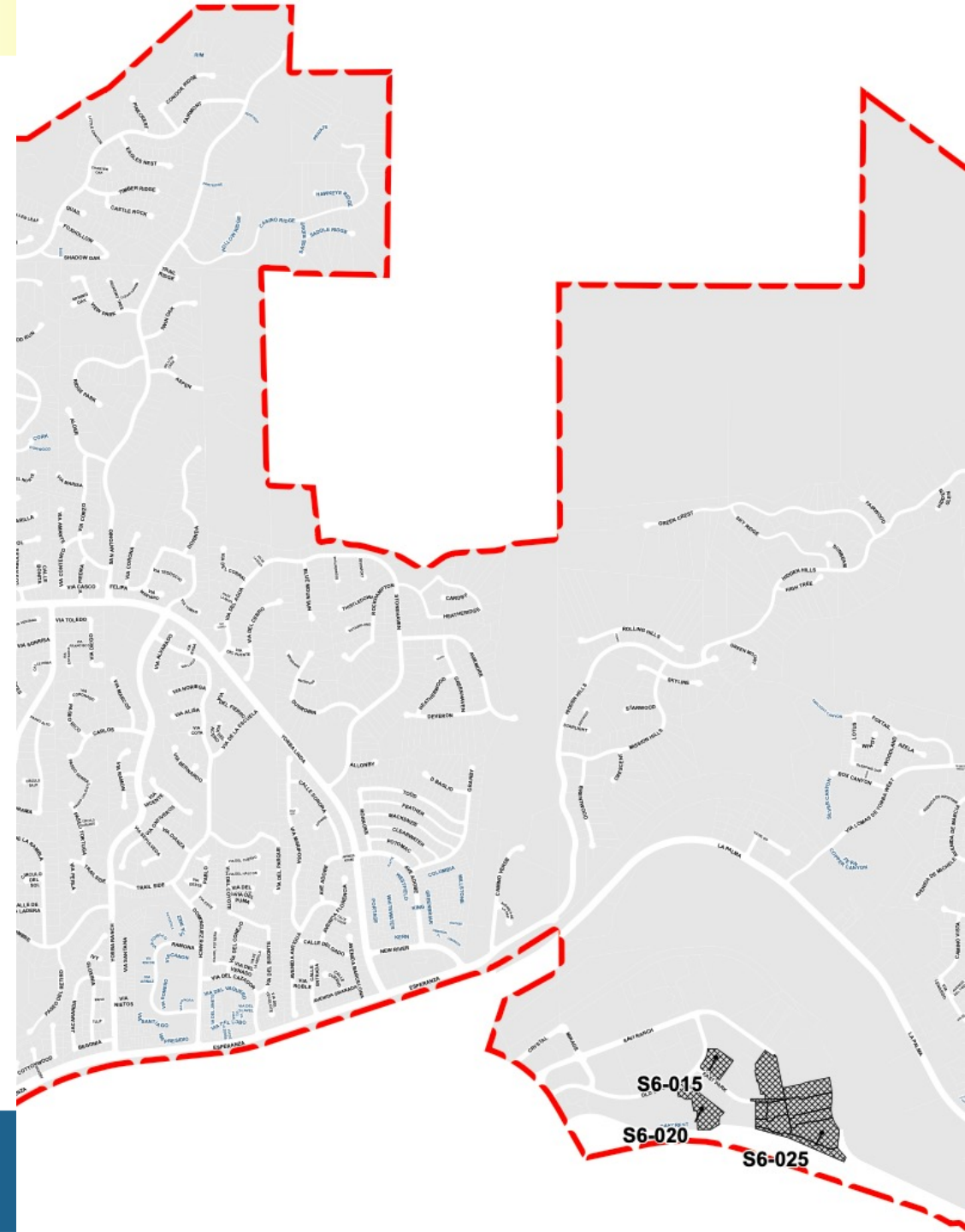
City Council Action and Response

- Fall 2023 Public Engagement
 - One online webinar
 - Three in-person community workshops
 - Two community coffee chats
 - Two public hearings at Planning Commission and City Council
 - Launch of the YLLocalControl.com website
- General Feedback on Housing Element
 - Questions about state mandates and status of lawsuits
 - Expressions of concern about Builder's Remedy
 - Extensive emails about dropping Bryant Ranch Shopping Center
 - General support for revised plan as developed by residents
- Following the Working Group suggestions, additional City Council actions took place:
 - Residents on Bastanchury had concerns about proximity of development to their homes and the Housing Element was modified to spread zoning into an adjacent Congregational Overlay zone. Immediately adjacent residential properties were dropped.
 - The owner of Bryant Ranch Shopping Center indicated pursuit of their own zoning for the shopping center and has started a Measure B process. The site was dropped from the City's Housing Element.

Draft Housing Element Review

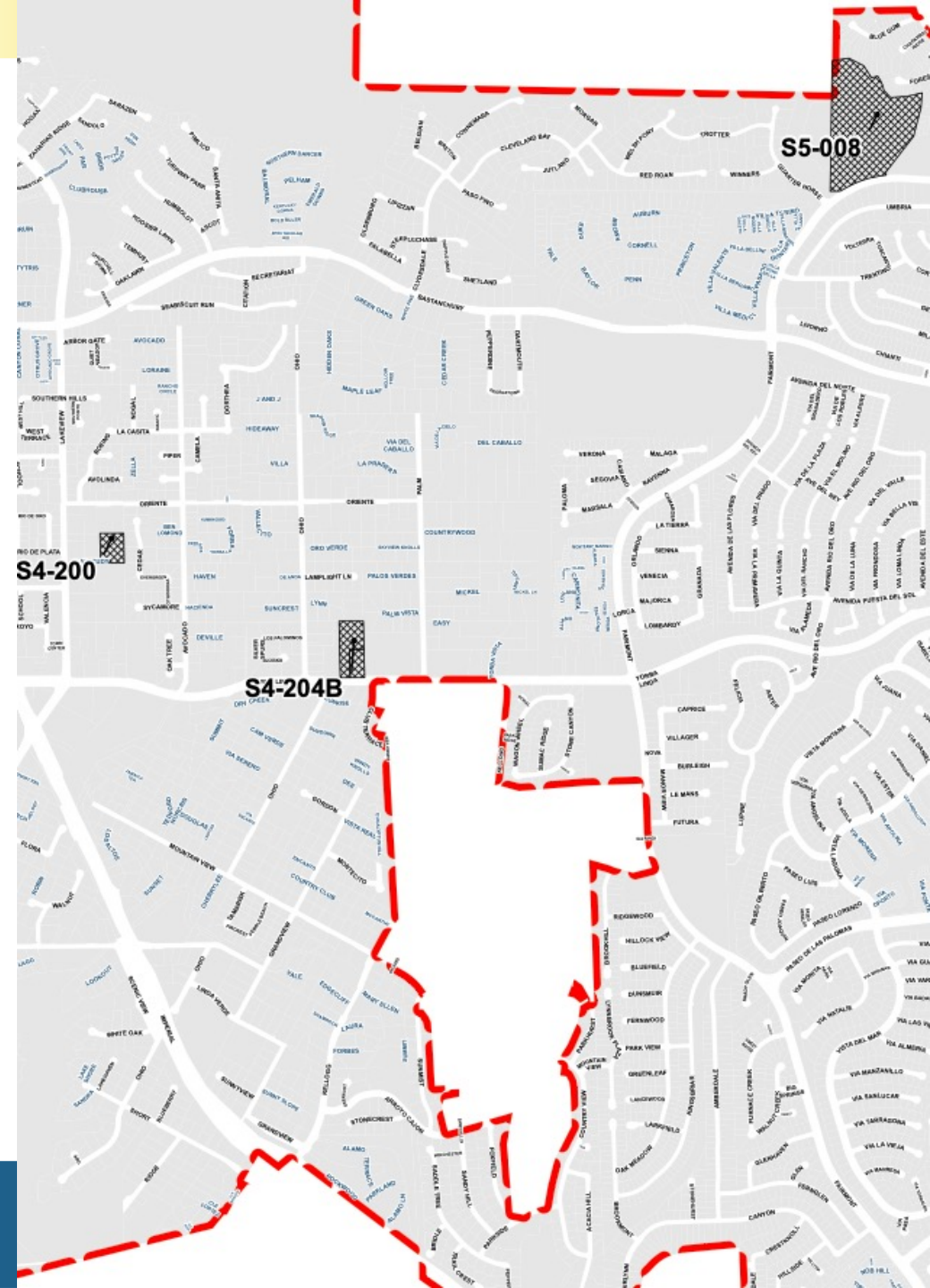
East Side Changes

- 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)
- Bryant Ranch Center removed and subject to separate Measure B (dropped 78 units)
- 100% reduction in Bryant Ranch Shopping Center
- 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

- Spread density between Shinnyo-En site (S3-210) and Duvall/Karagines (S3-203)
- Removed CRK Stables/Adjacent Residential
- 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%)

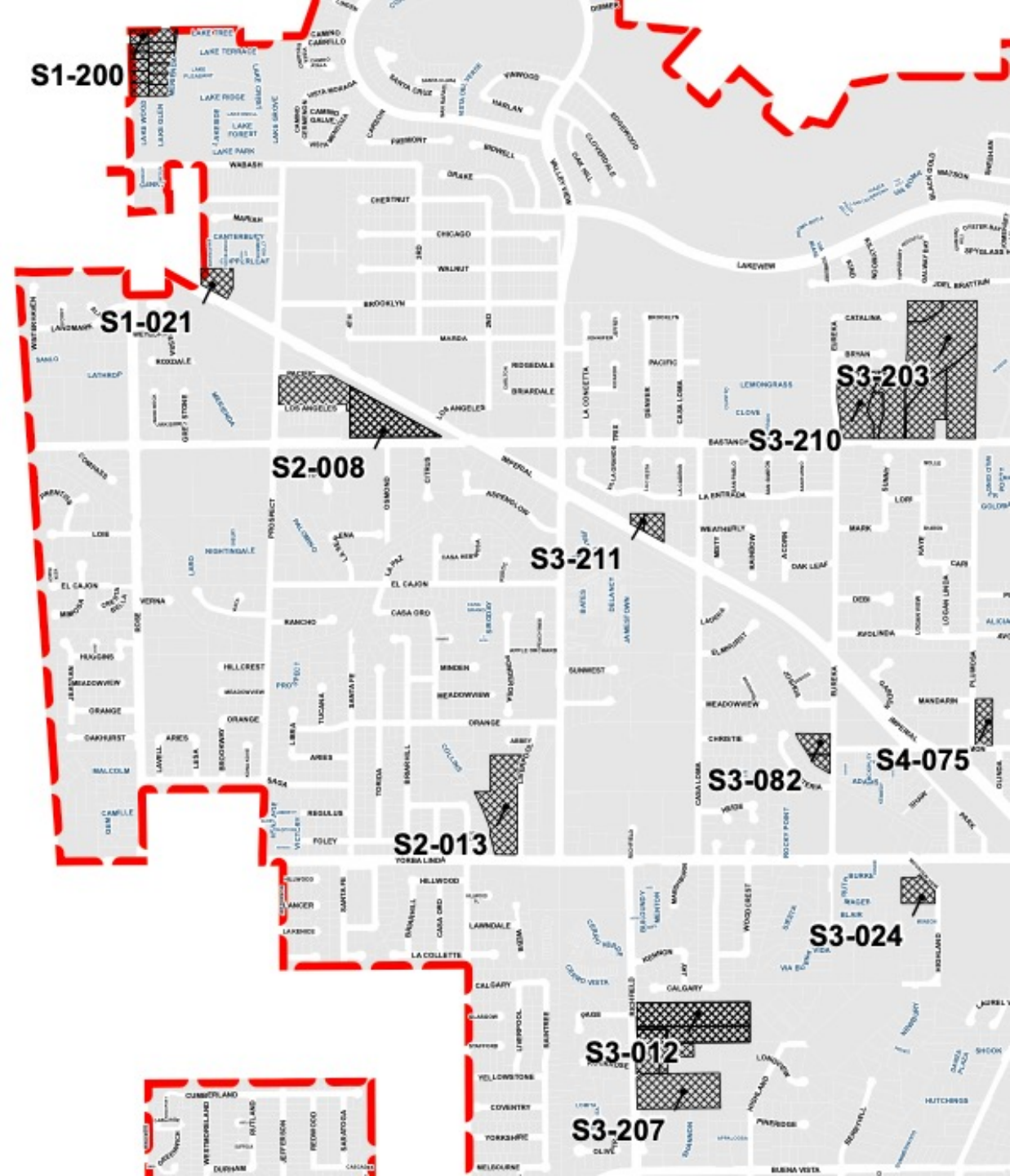


Table of East vs. Central vs. West New Housing Allocations

| 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 (Bac Tran) | | 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 USA | 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 | 20 | | |
| Site S3-207 | Richfield Xmas Tree Farm | 10 | 75 | | |
| Site S5-008 | Fairmont Vacant Parcel | 10 | | 30 | |
| Site S3-203 | Bastanchury Site | 10 | 89 | | |
| | | TOTALS | 821 | 136 | 790 |

Note this table is only showing rezoned property allocation and not other HCD-accepted unit counts like existing zoning capacity and ADU's. It does not add to 2415.

RHNA Credit Count v.
Total Development Potential

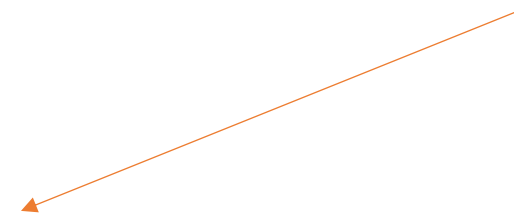


Table of RHNA Allocations

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 | | | 38 | 25 | 63 |
| Existing Site Capacity | 272 | | 201 | 277 | 750 |
| RHNA Shortfall | (944) | | (256) | (465) | (1,665) |
| Rezone Sites | | | | | |
| RM-60 (Savi Ranch Sites) | 435 | | 150 | 205 | 790 |
| Affordable Housing Overlay | 279 | | | | 279 |
| Congregational Land Overlay | 308 | | | | 308 |
| Mixed Use Housing Overlay | 27 | | 26 | | 53 |
| RM-20 | 40 | | 25 | 41 | 106 |
| RM | | | 37 | 58 | 95 |
| Planned Development | | | 43 | 73 | 116 |
| Total Site Capacity (Existing + Rezone Sites) | 1,361 | | 482 | 654 | 2,497 |
| RHNA Buffer | +145 | | +25 | -88 | +82 |

Traffic Analysis Overview

- Third party traffic analysis delivered and reviewed by Traffic Commission
 - Confirmed no significant impact on traffic conditions resulting from additional housing units in Housing Element
- 21 intersections analyzed using City and OCTA Guidelines
- Traffic Commission Analysis will head to Planning Commission on May 15, 2024

Fact Point:

With 3 people per unit and 2,415 units noted in Housing Element through 2029 this represents an estimated 7,245 new residents or 0.4% annual increase in population.

A Time for Choosing: November Vote by Residents

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The Outreach Continues

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

Tentative Dates for Public Hearings

City Council Hearing

Tuesday, June 18 @ 6:30 p.m.

Yorba Linda Council Chambers

4858 Casa Loma Avenue, Yorba Linda, CA 92886



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Questions and Answers Time

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End
