

# Yorba Linda Resident- Driven Housing Element

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East Lake Village Community Association (Clubhouse)  
Community Group Meeting  
September 4, 2024



# Retain Local Control for Yorba Linda Housing

*2021-2029 Housing Element Update*

[YLLocalControl.com](http://YLLocalControl.com)

# Housing Policy and Yorba Linda

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- Cities must adopt plans to allow for development of housing per State mandates. The plan is called a Housing Element and it adds resident zoning capacity.
- The City has successfully navigated the Housing Element process in the past, but this time we face significant threats and a large number of housing units to accommodate in our plan.
- Unlike most cities, YL Housing Element requires Voter Approval to be advanced. Referred to as Measure B.
- Voters will have two ballot measures to consider on the November 2024 ballot: the City of Yorba Linda, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure and the City of Yorba Linda, Bryant Ranch Shopping Center High Density Residential and Mixed-Use Measure.



# Two Ballot Measures This November?

## City of Yorba Linda, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure (Measure JJ)

- 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

## City of Yorba Linda, Bryant Ranch Shopping Center High Density Residential and Mixed-Use Measure (Measure KK)

- Add housing 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

# City Will Not Advocate

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**City of Yorba Linda, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure (Measure JJ)**

- City resources are only here to explain.
- The City will not tell you how to vote.

**City of Yorba Linda, Bryant Ranch Shopping Center High Density Residential and Mixed-Use Measure (Measure KK)**

- The City will not express any viewpoints on the Bryant Ranch Shopping Center measure.

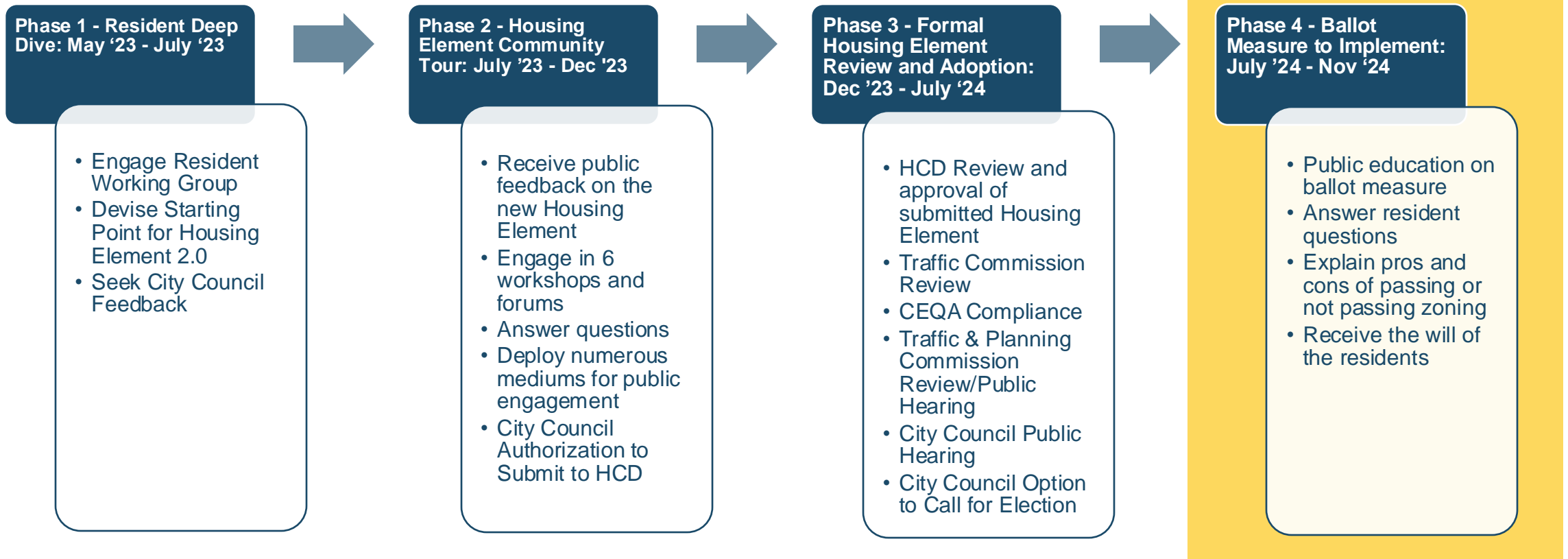
# Operating Facts for Consideration

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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.

# Potential 4 Phases of Public Engagement and Review

July 2023 - November 2024: 18 Months of Resident Engagement



# Builder's Remedy – What Does it Do?

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- 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
- No cap on building height or density
- Extremely difficult to make the findings to deny the development



# A Time for Choosing: November Vote by Residents

If Measure JJ Passes		If Measure JJ Does Not Pass
No Builder's Remedy available to developers throughout City		Builder's Remedy available to developers
City retains local zoning and planning authority		State can become the local planning and zoning authority
Rezoning affects less than 2% of all land in Yorba Linda		Approximately 75% of the City could become subject to Builder's Remedy
City remains eligible for grant funding		Potential loss of grant funding available for City
No fines		Fines of up to \$600,000 a month
Open space remains protected from housing development		Privately-owned open space could become subject to Builder's Remedy



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**About the Election**

Frequently Asked Questions (FAQs)

[Home](#) › [City Hall](#) › [Departments](#) › [Administration](#) › [City Clerk](#) › [Election Information](#) › Measure JJ, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure

# Measure JJ, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure

## Background

The City Council has placed Measure JJ, Yorba Linda Local Control, Residential Neighborhood, Open Space Protection Measure, on the November 2024 General Election ballot to attain full certification of Yorba Linda's revised [2021-2029 Housing Element \(PDF\)](#). The Housing Element is a state-mandated policy that identifies the City's existing and future housing development opportunities to meet requirements determined by the State. Right now, the City's Housing Element is conditionally certified by the State.

Since 2023, the City of Yorba Linda has been actively engaging residents to plan for the future of housing in our community. Through collaboration with diverse community voices, the City has developed a revised, resident-driven Housing Element that was adopted by City Council on [June 18, 2024](#). The proposed changes to the Housing Element reflect significant community feedback and aim to protect open space, preserve the character of single-family neighborhoods and create an opportunity to revitalize Savi Ranch with new local businesses and housing

YLMMeasureJJ.com

**End**

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# Legal Battles To Preserve Local Control Are Failing

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- 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.

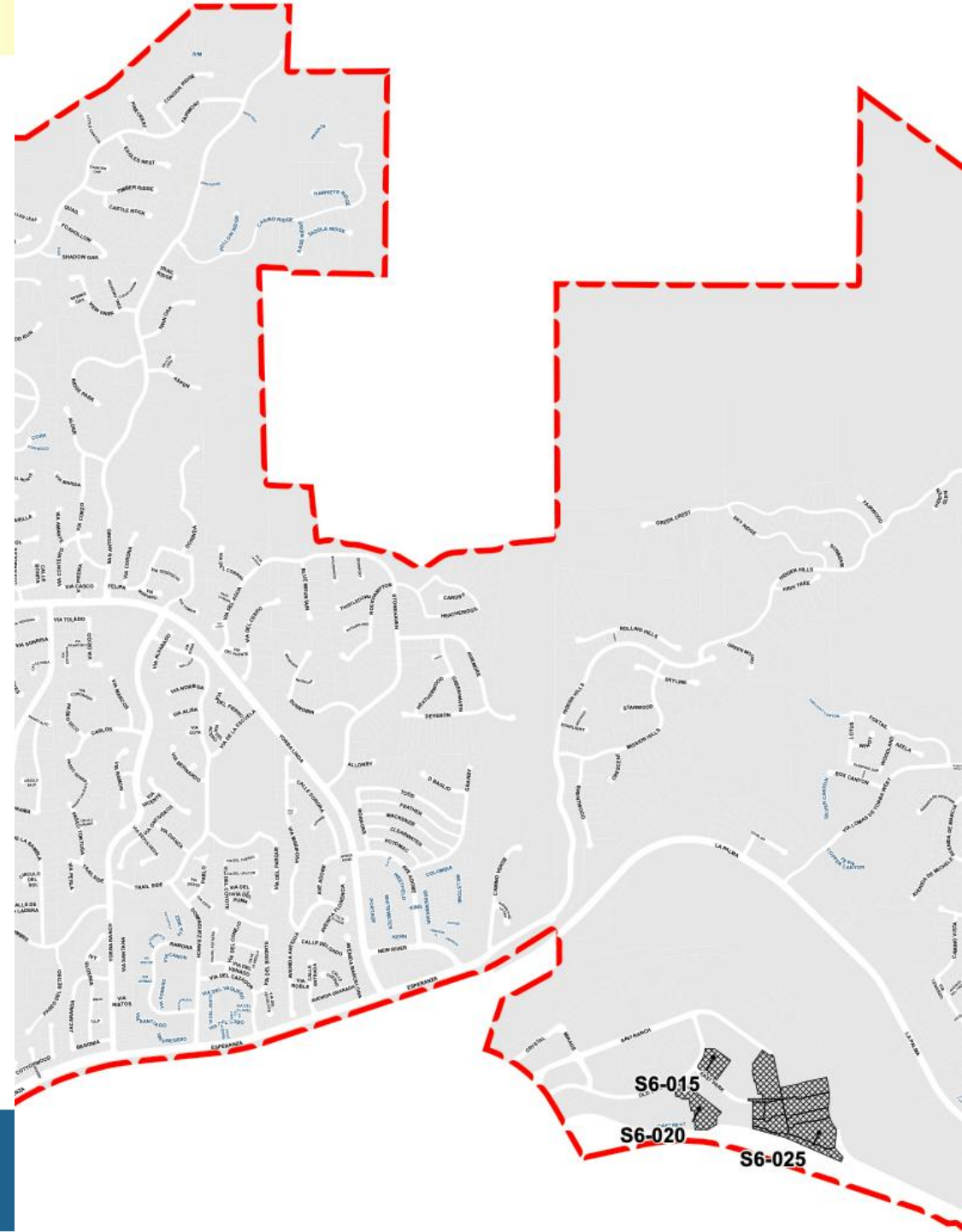


# Revised Housing Element Review

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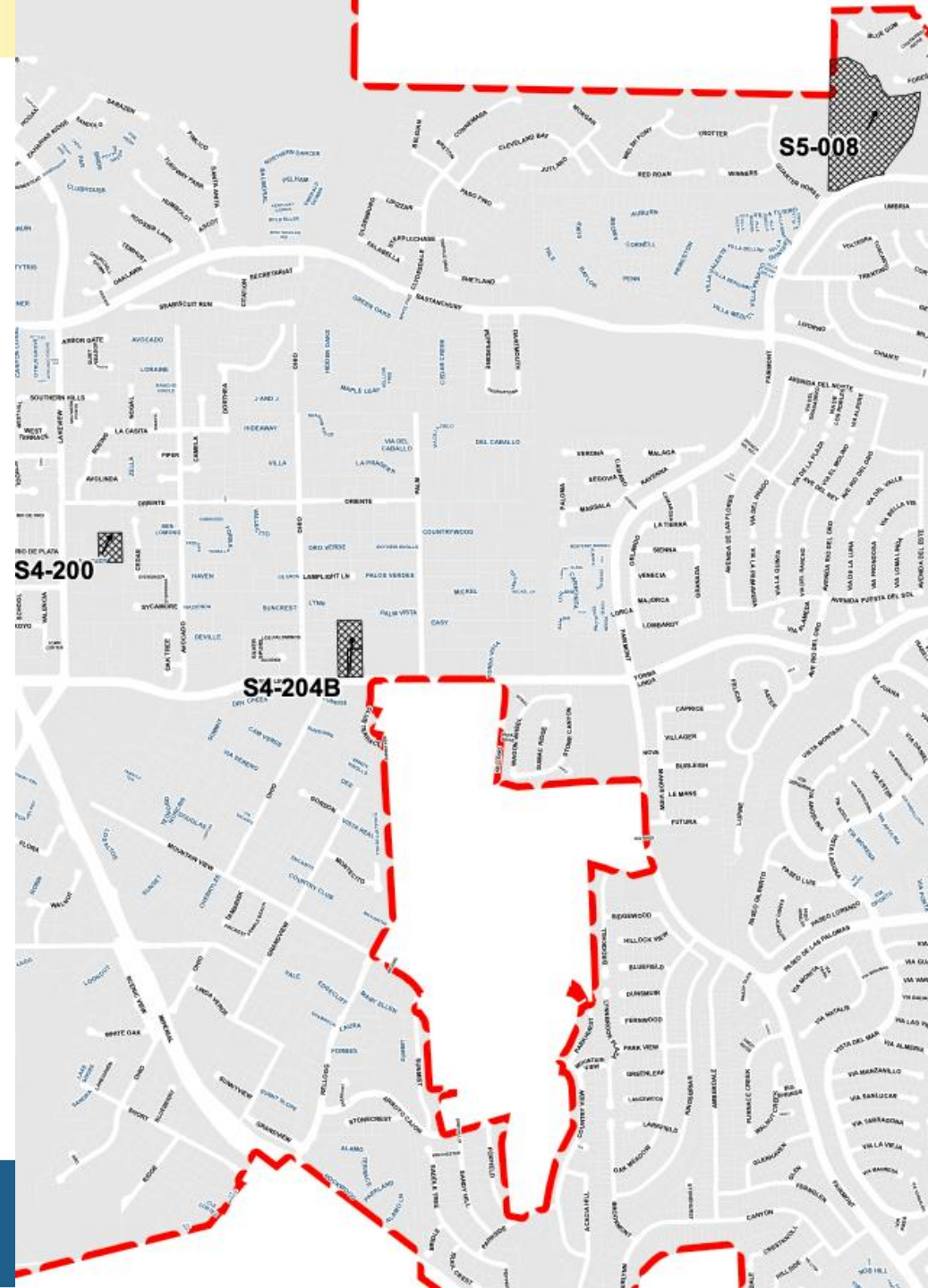
# East Side Changes

- 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

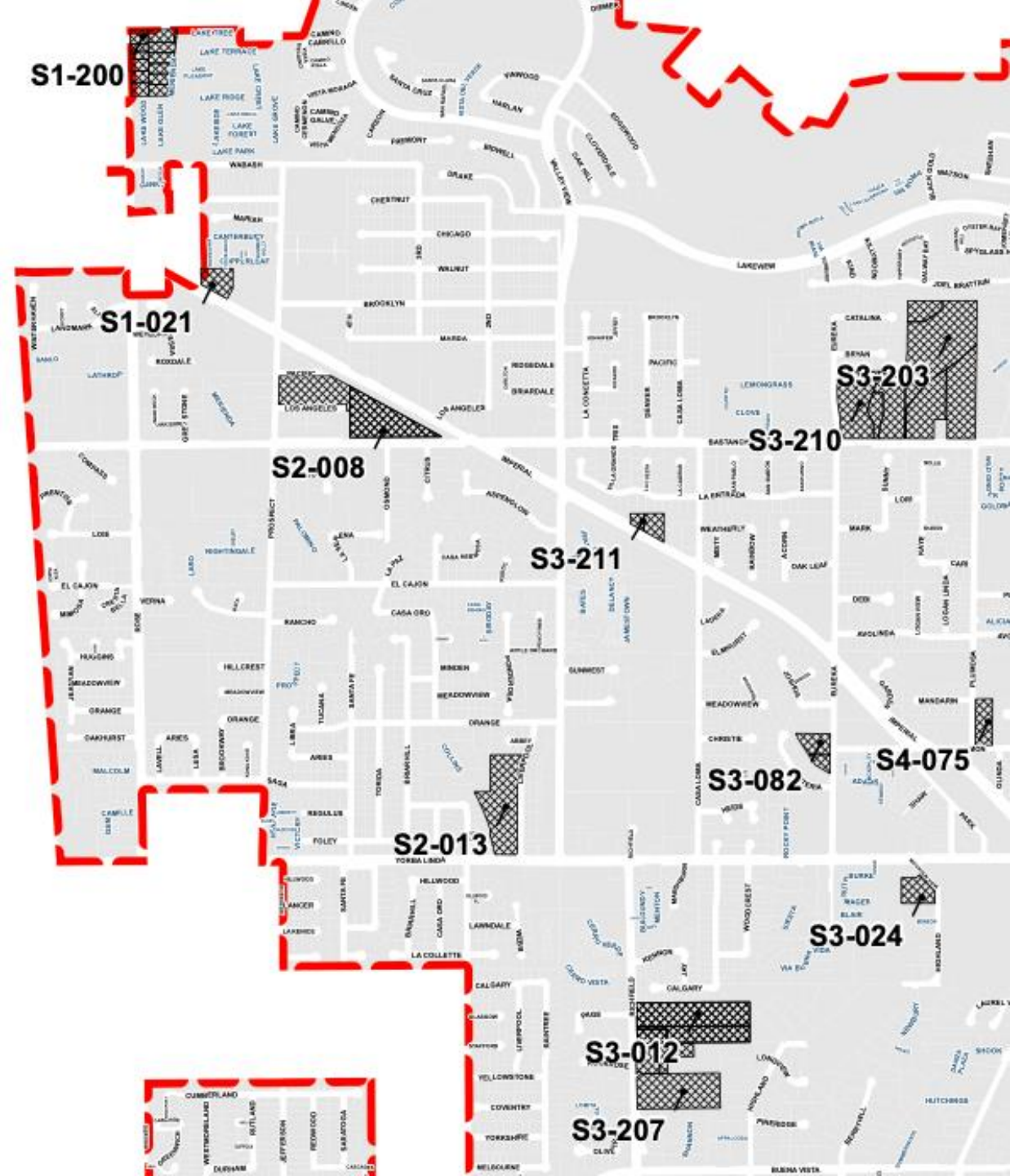
- Keep two sites at southern terminus of South Ohio removed
- Keep site at Kellogg/Grandview removed
- Remove Chabad Center (Site S4-204A)
- Reduce acreage for Fairmont Site S5-008 from 23 acres to 3 acres (230 units to 30 units)
- >85% reduction on Fairmont Site





# 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%)

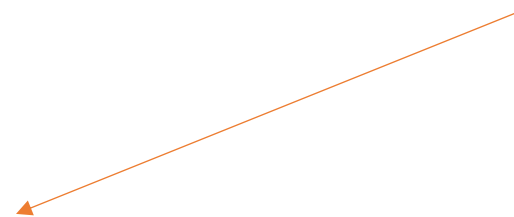


# Table of East vs. Central vs. West New Housing Allocations

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		
		<b>TOTALS</b>	<b>821</b>	<b>136</b>	<b>790</b>

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
<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	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
<b>Existing Site Capacity</b>	<b>272</b>		<b>201</b>	<b>277</b>	<b>750</b>
<b>RHNA Shortfall</b>	<b>(944)</b>		<b>(256)</b>	<b>(465)</b>	<b>(1,665)</b>
<b>Rezone Sites</b>					
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
<b>Total Site Capacity (Existing + Rezone Sites)</b>	<b>1,361</b>		<b>482</b>	<b>654</b>	<b>2,497</b>
<b>RHNA Buffer</b>	<b>+145</b>		<b>+25</b>	<b>-88</b>	<b>+82</b>

# 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

## 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.

# City Council Action and Response

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- 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.