



CITY of YORBA LINDA

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING CONCERNING THE 2021-2029 HOUSING ELEMENT REVISIONS AND VARIOUS ZONING AND GENERAL PLAN MODIFICATIONS RELATED TO THE 2021-2029 YORBA LINDA GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION PROGRAMS

On May 15, 2024, the Yorba Linda Planning Commission conducted a public hearing and voted (4-0) to recommend that the City Council adopt the proposed General Plan Amendments and Zoning Code Amendments. In advancing this recommendation, the action will further achieve compliance with State mandates that will help Yorba Linda retain local control over land use decisions.

The Yorba Linda City Council will hold a public hearing regarding this matter as follows:

When: June 18, 2024 – Zoning and General Plan Modifications

Where: City of Yorba Linda City Council Chambers
4845 Casa Loma Avenue
Yorba Linda, CA 92886

Time: 6:30 P.M.

If you challenge the City's actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

Public Hearing: The upcoming Public Hearing is the next step for Yorba Linda to consider zoning changes to implement the 2021-2029 Housing Element, a State-mandated document that identifies existing and future housing needs (determined by the State) and establishes clear goals and zoning changes to meet those goals. These zoning changes to be considered in the proposed Housing Element will enable the City to retain local control on land use matters in Yorba Linda. If the City Council advances the Housing Element following this public hearing, Yorba Linda voters will ultimately determine whether the zoning changes are adopted, as mandated by Yorba Linda's Right-to-Vote Amendment (Measure B). This amendment allows voters to approve or reject major adjustments to the City's land use documents. Since the conditionally certified Housing Element requires zoning changes, Yorba Linda voters will vote on this local control measure to maintain Yorba Linda's Housing Element certification during the November 2024 General Election.

Housing Element Adoption: Adopting a Housing Element, along with the necessary Zoning and General Plan modifications, is a requirement of State law. Failure to adopt a compliant Housing Element can result in a loss of local control and allow developers to bypass local zoning restrictions and design guidelines, known as "Builder's Remedy." This can lead to larger developments adjacent to single family neighborhoods and places some open space areas at risk for significant development. Cities do not build housing; adopting a Housing Element does not mean the City is building housing. The free market determines the development of housing, but the City is required by State law to create sufficient zoning to meet State-mandated housing development to address California's housing crisis. **Please review the backside for detailed information.**

Project Background (Continued): Since 2023, the City has actively worked with residents to develop a revised Housing Element through various public outreach efforts. This revised Housing Element proposal reflects significant community feedback and focuses on protecting single family residential neighborhoods, preserving existing open spaces, and creating a framework to revitalize the Savi Ranch area with new opportunities for local businesses and a new downtown experience. On February 23, 2024, the City received approval from HCD that the revised Housing Element, if implemented, will bring the City into compliance with State law. On April 25, the Traffic Commission reviewed the Traffic Analysis (TA) prepared for the revised 2021-2029 Housing Element, which indicated that the proposed rezoning in the Housing Element will not cause traffic conditions to fall below acceptable service conditions.

Properties/Sites: The Housing Element includes implementation programs that will change the zoning and General Plan designations on eighteen (18) properties/sites throughout the City. These changes will comply with State law. The targeted sites for upzoning (and General Plan land use amendments) are reflected in Appendix C - "Residential Sites Inventory" of the Housing Element (see Table 1 and attached maps). The Housing Element and Appendix C may also be reviewed in electronic form at www.YLLocalControl.com.

CEQA Status: Addendum to Previously Certified Program EIR. This activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA.

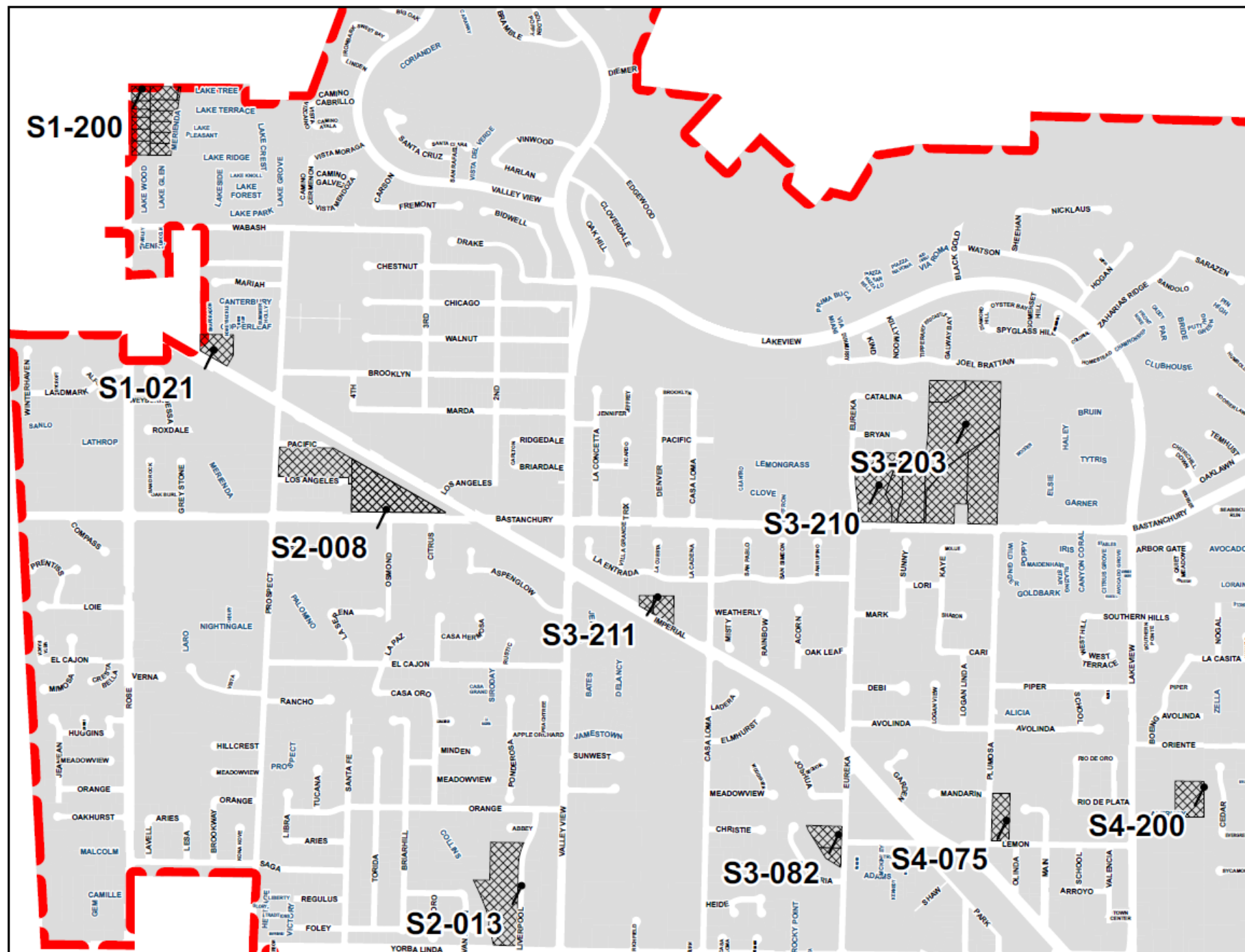
Additional Information: Extensive details about this important issue are addressed at YLLocalcontrol.com. If you have specific questions, please contact Nate Farnsworth, Community Development Director, at (714) 961-7130 or at nfarnsworth@yorbalinga.gov.

Table 1 – Housing Rezone Sites

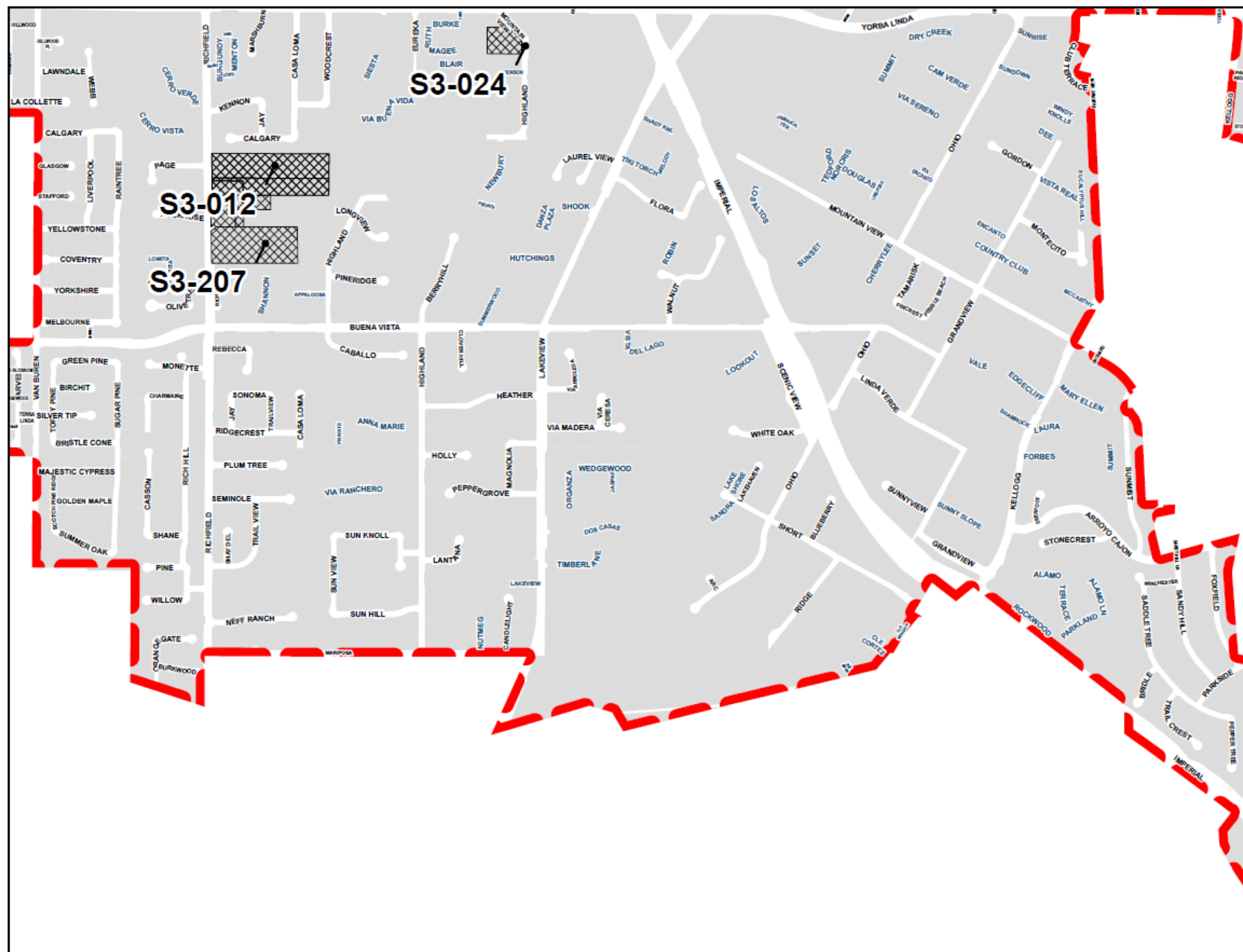
Note: Abbreviations for Zoning and General Plan designations are explained in greater detail at <https://yllocalcontrol.com>

Site ID	Site Description and Address	APNs	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Current General Plan	Proposed General Plan
RM-60 Sites – up to 60 units/acre								
S6-015	John Force Racing 22722 Old Canal Road	352-115-08	2.56	PD/Industrial R & D	PD/Industrial R & D with RM-60 standards	154	IM	IM
S6-020	Extended Stay America 22711 Oak Crest Circle	352-117-09, -11, -12	10.35	PD/Office-Commercial	PD/Office-Commercial with RM-60 standards	242	IM	IM
S6-025	Bac Tran Savi Ranch Site	352-231-01, -02, -03, -04, -05, -06, -07, -08, -09, -012, 352-116-14	23 (8 net acres)	PD	PD with RM-60 standards	480	IM	IM
Affordable Housing Overlay (AHO) Sites – up to 35 units/acre								
S1-200	SEC Rose Dr/Blake Rd	322-061-01, -08, -10, -12 -13, -14, -15, -16, -17, -18, -19, -20, -21	5.94	RE (1.8 du/ac)	RM-20 with AHO	208	RML	RH
S3-082	4791 and 4811 Eureka Ave	343-582-01, -02	1.75	CG	RM-20 with AHO	61	AP	AP
S4-075	4742 Plumosa Drive	323-311-03	1.62	CG	RM-20 with AHO	57	AP	AP
Congregational Land Overlay (CLO) Sites – up to 35 units/acre								
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	322-173-04, -07	4.92	RE (1.8 du/ac)	RE with CLO	60	RML	RML
S3-012	Richfield Community Church 5320 Richfield Rd	343-591-01, -02, -03	9.48	RU (4.0 du/ac)	RU with CLO	55	RM	RM
S2-013	Messiah Lutheran Church 4861 Liverpool St	334-292-18	6.2	RU (4.0 du/ac)	RU with CLO	40	RMH	RMH

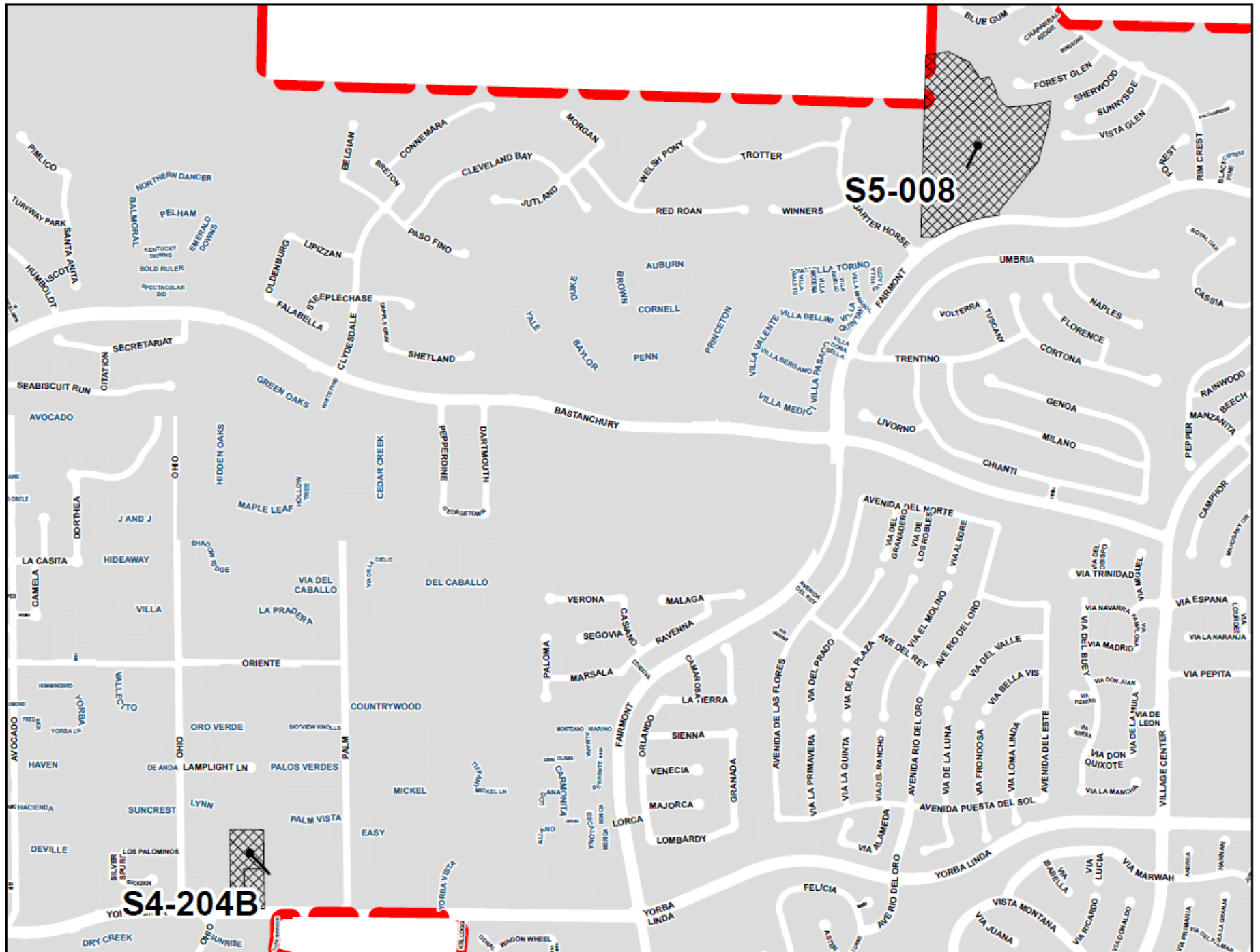
Site ID	Site Description and Address	APNs	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Current General Plan	Proposed General Plan
Congregational Land Overlay (CLO) Sites – up to 35 units/acre (continued)								
S3-024	Friends Church and Overflow Parking 5091 and 5005 Mountain View Avenue	343-582-12	17.45	RE (1.8 du/ac)	RE with CLO	48	AP/RM	AP/RM
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	323-171-07, -08, -09	9.23	PD/RA Standards	Add CLO	105	AP	AP
Mixed Use Overlay (MUO) Sites – up to 35 units/acre								
S1-021	Vacant Parcel (W of 16951 Imperial Hwy)	322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	C	C
RM-20 – up to 20 units/acre								
S4-200	18597-18602 Altrudy Lane	323-231-18, -19	2	RS (3.0 du/ac)	RM-20	40	RM	RH
S4-204B	19081-19111 Yorba Linda Blvd	323-081-35, -36	3.9	RE (1.8 du/ac)	RM-20	78	RML	RH
RM – up to 10 units/acre								
S3-207	5300-5392 Richfield Rd	343-591-05, -06, -07, -25	8.83	RU (4.0 du/ac)	RM	88	RM	RH
S3-211	17651 Imperial Highway	323-051-26, -27	2.32	RS (3.0 du/ac)	RM	23	RM	RH
PD (Planned Development)								
S5-008	Vacant Parcel off NS of Fairmont Blvd, east of Quarter Horse, west of Forest Ave	326-081-01	9	PD	PD (RM standards at 3 du/ac)	30	RM/OS	RM/OS
S3-203	18101-19251 Bastanchury	323-181-04, -05, -06, -07 323-191-06, -07, -39, -46	19.58	PD/RA Standards	Amend West Bastanchury PD to PD with RM standards	98	AP	AP



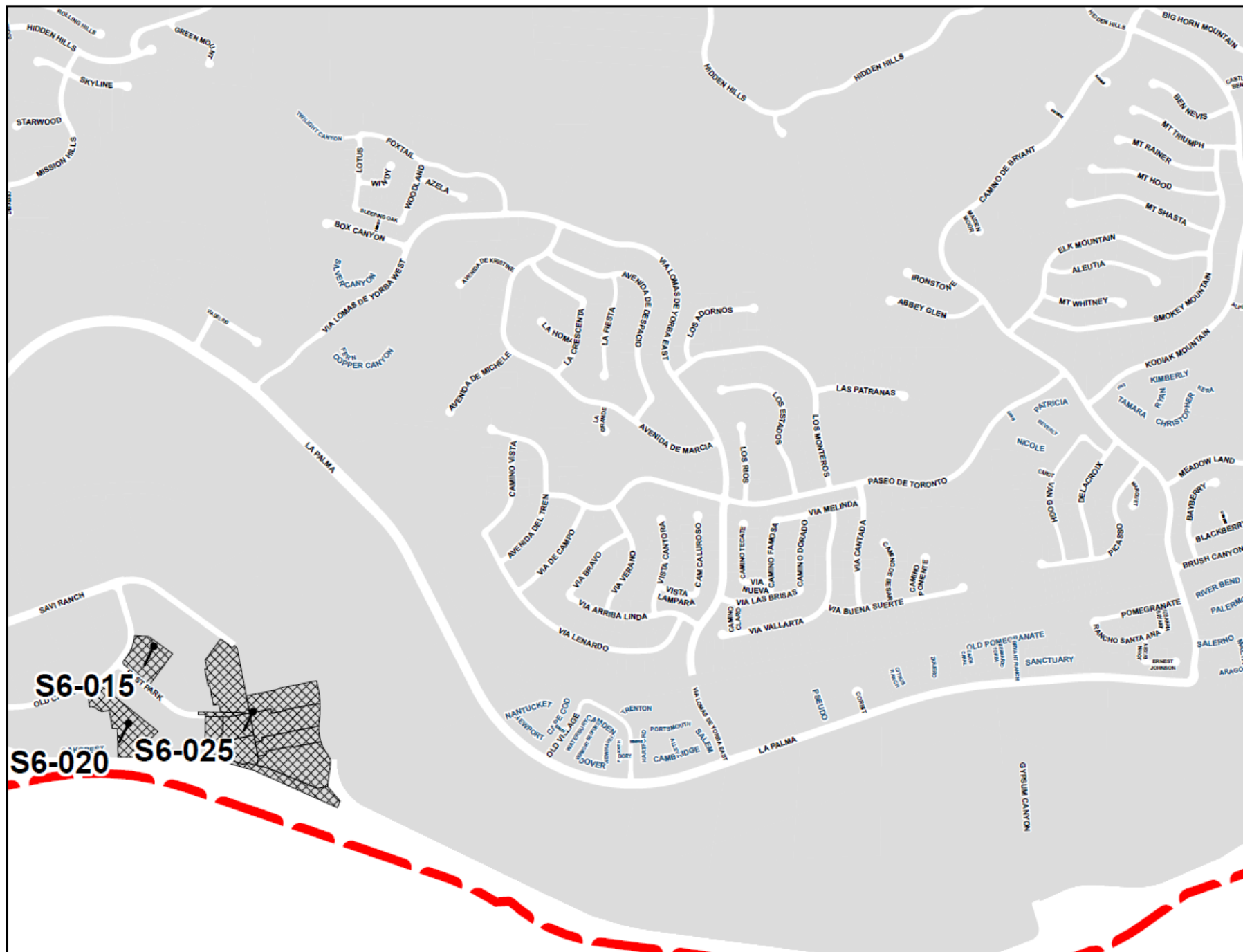
Map 1 – NW Quadrant



Map 2 – SW Quadrant



Map 3 – North-Central



Map 4 – SE Quadrant