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

Shall the initiative be adopted that amends the Yorba Linda Municipal Code, General Plan Land Use Element, Housing Element, and Housing Element appendices to allow high density residential housing and mixed-use development on the 9.15 acre site occupied by the Bryant Ranch Shopping Center at 23621-23741 La Palma Avenue?

What your vote means

YES	NO
A “yes” vote on Measure KK is a vote in favor of amendments to City of Yorba Linda land use laws applicable to the Bryant Ranch Shopping Center at 23621-23741 La Palma Avenue that revise development standards and allow residential and mixed-use development.	A “no” vote on Measure KK is a vote against amendments to City of Yorba Linda land use laws applicable to the Bryant Ranch Shopping Center at 23621-23741 La Palma Avenue and the current development standards and allowed uses would remain unchanged.

For and against

FOR	AGAINST
Chip Julin	Lisa Papin Bryant Ranch resident



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Full Text of Measure KK City of Yorba Linda

The people of the City of Yorba Linda ordain as follows:

Section 1. Title.

The title of this Initiative is the "Yorba Canyon Community Initiative," sometimes referred to herein as the "Initiative."

Section 2. Purpose and Findings.

The People of the City of Yorba Linda find and declare the following:

- A. The purpose of the Initiative is to adopt the Mixed-Use 30 ("MU-30") zone, including changes to the City of Yorba Linda's (the "City") General Plan Land Use and Housing Elements to accommodate the new zone, and to apply the MU-30 zone to authorize a by-right, mixed-use development on the 9.15 acre site occupied by the Bryant Ranch Shopping Center (the "Property").
- B. The purpose of the MU-30 zone is to increase the housing stock in the City available to households of different levels, and thus help the City fulfill its Regional Housing Needs Allocation imposed by the Department of Housing and Community Development.
- C. The MU-30 zone would allow residential development up to 30 base dwelling units per acre and 60 feet or 4 stories, whichever is less. The MU-30 zone would also allow commercial uses provided that residential uses occupy 50 percent or more of the development's floor area.
- D. The MU-30 zone, which would only be applied to the Property, would allow by-right, ministerial development as required by Government Code section 65583.2(h) and (i), for a residential development that exceeds 20 dwelling units per acre and reserves at least 20 percent of base dwelling units for rental to lower income households. By-right, ministerial developments are not considered a "project" for the purposes of the California Environmental Quality Act.
- E. The Property will be redesignated Residential - High in the City's Land Use Element to reflect the new MU-30 zoning. The City's Housing Element will also be amended to identify the by-right approval program implemented by the MU-30 zone on the Property.
- F. To the extent that any of the land use modifications implemented by this Initiative could be considered subject to the Yorba Linda Right-to-Vote Amendment, any and all requirements of that Amendment shall be deemed completed and satisfied by virtue of the approval of this Initiative.
- G. No further City action shall be required to authorize the by-right, ministerial development of the Property following approval of this Initiative.

Section 3. Amendments to the City of Yorba Linda Municipal Code.

The City's Municipal Code is hereby amended as follows (new language to be inserted is shown in underlined text; language to be deleted is shown in ~~strike out text~~; in regular, *italic* or **bold** type reflects existing text and is provided for informational/reference purposes; and ellipses (***) indicate omissions of text to which no changes are made):

* * *

Title 18 ZONING

Chapter 18.04 DEFINITIONS

18.04.010 Applicability–Interpretation of words.

- A. For the purpose of this title, certain words, phrases and terms used herein shall have the meaning assigned to them by this chapter as determined by the Community Development Director.
- B. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular.
- C. If any of the definitions in this chapter conflict with definitions in other provisions of the municipal code, these definitions shall govern. (Ord. 2019-1056 § 3; Ord. 2011-968 § 1)

* * *

18.04.40 "C" Definitions.

* * *

"Co-working Spaces" means a dedicated commercial use or area within a larger residential development where multiple, generally unaffiliated individuals or groups of individuals share workspace for activities typically associated with office or commercial uses.

* * *

18.04. 130 "L" definitions.

* * *

"Live/work quarters" means a residential use that includes studio spaces designed to integrate living space into the workspace and are primarily designed for industrial or commercial occupancy. Where live/work quarters are a permitted use, the regulations imposed on home occupations shall not apply.

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Chapter 18.10 RESIDENTIAL ZONES

18.10.010 Purpose.

In addition to the purpose outlined in Section 18.02.020, the residential zones are included in the zoning regulations to achieve the following objectives:

- A. To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the General Plan and with sound standards of public health, safety and welfare.
- B. To ensure adequate light, air, privacy and open space for each dwelling.
- C. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive bulk or number in relation to the land area around them.
- D. To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements. (Ord. 2019-1056 § 3; Ord. 2004-884)

18.10.020 Residential agricultural (R-A) zone.

This zone is intended as an area for general agricultural purposes and low density residential uses with a minimum lot size of one acre and maximum density of one unit per acre. Only those additional uses are permitted that are complementary to, can exist in harmony with, an agricultural residential neighborhood. The areas included within this land use designation are characterized by large lots, and may consist of large rural estates with abundant open space on each lot, or large parcels devoted to commercial or non-commercial agriculture and/or grazing, which may have a residence and other accessory buildings such as barns, equipment sheds, and other similar buildings. The district also includes the keeping of equine, cleft-hoofed and other animals either as accessory to a residential use, or as the primary use, such as an equestrian center. Farms, ranches, and wholesale nurseries as well as single family residential, are all permitted uses within the R-A zone. (Ord. 2019-1056 § 3; Ord. 2004-884)

* * *

18.10.073 Mixed-Use 30 (MU-30) zone

The purpose of the Mixed-Use district, also known as the MU-30 district, is to increase the housing stock of the City that is affordable to households of different income levels, to spur revitalization and investment, to improve the utilization of land, and to decrease vehicular use by permitting construction of housing on sites that contain retail and service uses.

The MU-30 district is intended for intensive residential uses up to 30 dwelling units per acre on sites that also authorize commercial uses. Multiple family dwellings and condominiums shall be permitted in the MU-30 district. Various commercial uses are also permitted, provided that at least 50 percent of a development is dedicated to residential use. In the MU-30 district, at least half of the square footage for each project shall be residential. Residential uses may be located on top of commercial uses (vertical mixed-use) or in separate structures on the same lot (horizontal mixed-use).

Pursuant to Government Code section 65583.2(h) and (i), projects in the MU-30 district that propose at least 16 total dwelling units at a minimum density of 20 dwelling units per acre and reserve at least 20 percent of base units for rental to lower income households, as defined in Health and Safety Code section 50079.5, shall be processed ministerially and approved as a use by right. The phrase "use by right" means that the City'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 (CEQA). However, projects that qualify as a use by right are not exempt from compliance with the Subdivision Map Act. While the City may subject projects that qualify as a use by right to design review, design review shall not constitute a "project" for purposes of CEQA.

18.10.080 Permitted and conditional uses.

Table 18.10-01 contains a listing of permitted uses and accessory uses within the various residential zones. Uses in the table are permitted subject to the permit criteria referenced. Any use not included shall be considered prohibited.

**Table 18.10-1
RESIDENTIAL LAND USE MATRIX**

Use	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	MU-30 ¹	Comments
Accessory dwelling unit	P	P	P	P	P	•	•	•		See Ch. 18.20 Art. IX
Agriculture, horticulture, grazing	P	P	P	P	P	P	C	C	<u>C</u>	
Animal hospital, large animal	P	P	C	•	•	•	•	•		See Ch. 18.20 Art. VII

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Use	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	<u>MU-30</u> ¹	Comments
Guest house	A	A	A	A	A	A	•	•		See Ch. 18.20 Art. IX
Home occupation	A	A	A	A	A	A	A	A	<u>A</u>	See Ch. 18.20 Art. II
Kennel, commercial	C	C	C	•	•	•	•	•		
Kennel, non-commercial	P	C	C	•	•	•	•	•		
Library/museum, public	•	•	•	C	C	C	C	C	<u>C</u>	
Manufactured home	D	D	D	D	D	D	•	•		See Section 18.10.100.D
Model home complex	T	T	T	T	T	T	T	T	<u>I</u>	See Ch. 18.20 Art. I
Nursery, wholesale	P	P	P	P	P	P	•	•		
Park/recreational facilities, public	C	C	C	C	C	C	C	C	<u>C</u>	
Public building/grounds	C	C	C	C	C	C	C	C	<u>C</u>	
Public utility facility	C	C	C	C	C	C	C	C	<u>C</u>	
Recreational court	C	C	C	C	C	C	C	C	<u>P</u>	See Ch. 18.20 Art. III
Recreational facility, private	C	C	C	C	C	C	C	C	<u>P</u>	
Recreational vehicles parking	A	A	A	A	A	A	A	A	<u>A</u>	See Section 18.10.100.C.4
School/educational institution, private	C	C	C	C	C	C	C	C	<u>C</u>	
Single room occupancy housing facility	•	•	•	•	•	C	C	C	<u>C</u>	
Special outdoor events, commercial	•	•	•	•	•	•	•	•		
Special outdoor events, noncommercial or family	T	T	T	T	T	T	T	T	<u>I</u>	See Ch. 18.20 Art. I
Stable, commercial	C	C	C	•	•	•	•	•		
Supportive housing*	P	P	P	P	P	P	P	P	<u>P</u>	

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Use	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	<u>MU-30</u> ¹	Comments
Transitional housing*	P	P	P	P	P	P	P	P	<u>P</u>	See Ch. 18.20 Art. VIII

(A = Accessory Use; C = Conditional Use; D = Design Review; T = Temporary Use; P = Permitted Use; • = Prohibited Use)

* Transitional and supportive housing are permitted in residential zoning districts subject to the same standards as similar residential uses. Thus, if transitional or supportive housing is configured as a multi-family structure it would be regulated as such, WHEREAS if it is configured as a single-family structure, it would be subject to single-family regulations.

1. Projects in the MU-30 zone also may include any use that is identified as a Permitted Use in the C-G zone. Co-working spaces and live/work quarters are both Permitted Uses. Any commercial use in the MU-30 zone would be subject to the development standards of the MU-30 zone. However, residential uses must occupy 50 percent or more of the project's total floor area.

(Ord. 2019-1056 § 3; Ord. 2015-1016 § 2; Ord. 2014-1011 § 5; Ord. 2004-884)

18.10.090 Property development standards.

Table 18.10-02 contains the development standards that are applicable within the various residential zones.

**Table 18.10-2
RESIDENTIAL DEVELOPMENT STANDARDS⁷**

Standard	Zones								
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	<u>MU-30</u> ⁸
Maximum density (units per acre)	1.0	1.0	1.8	3.0	4.0	10.0	20.0	30.0	<u>30.0</u>
Minimum lot size ¹	1 acre	39,000 sf	15,000 sf	10,000 sf	7,500 sf	15,000 sf	1 acre	1 acre	<u>1 acre</u>
Minimum lot width	130 ft.	110 ft.	100 ft.	80 ft.	75 ft.	100 ft. (corner); 125 ft. (interior)	135 ft. (corner); 165 ft. (interior)	135 ft. (corner); 165 ft. (interior)	<u>135 ft. (corner); 165 ft. (interior)</u>
Minimum lot depth	150 ft.	170 ft.	150 ft.	100 ft.	100 ft.	100 ft. (corner); 125 ft. (interior)	135 ft. (corner); 165 ft. (interior)	135 ft. (corner); 165 ft. (interior)	<u>135 ft. (corner); 165 ft. (interior)</u>



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Standard	Zones								
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	<u>MU-30⁸</u>
Maximum lot coverage	35%	35%	35%	35%	40%	45%	65%	70%	<u>70%</u>
Maximum building height	35 feet, or 2 stories, whichever is less ²						35 ft. or 2 stories + ½ story for underground parking	50 ft. or 4 stories, whichever is less	<u>60 ft. or 4 stories, whichever is less</u>
Minimum front yard setback	40 ft.	35 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.	<u>20 ft.</u>
Minimum side yard setback (interior)	– ³	– ³	– ³	10 ft.	– ⁴	– ⁴	– ⁴	– ⁴	<u>–⁴</u>
Minimum side yard setback (street)	– ³	– ³	– ³	10 ft.	10 ft.	10 ft. ⁵	10 ft. ⁵	10 ft. ⁵	<u>10 ft.</u>
Minimum rear yard setback	45 ft.	40 ft.	25 ft.	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.	<u>20 ft.</u>
Minimum building separation ⁶	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.	<u>20 ft.</u>
Minimum dwelling size	1,500 sf	1,500 sf	1,500 sf	1,500 sf	1,300 sf	Studio = 750 sf 1 bd = 900 sf 2 bd = 1,000 sf 3 bd = 1,200 sf	Studio = 550 sf 1 bd = 675 sf 2 bd = 700 sf 3 bd = 900 sf	Studio = 550 sf 1 bd = 675 sf 2 bd = 700 sf 3 bd = 900 sf	<u>Studio = 550 sf</u> <u>1 bd = 675 sf</u> <u>2 bd = 700 sf</u> <u>3 bd = 900 sf</u>
Minimum parking per dwelling unit	2 covered plus 1 covered or uncovered	2 covered plus 1 covered or uncovered	2 covered plus 1 covered or uncovered	2 covered plus 1 covered or uncovered	2 covered plus 1 covered or uncovered	Studio-2bd = 2 covered plus 1 covered or uncovered 3+ bd = 2 covered	Studio = 1 covered 1 bd = 1 covered + 0.8 uncovered	Studio = 1 covered 1 bd = 1 covered + 0.8 uncovered 2bd = 1 covered +	<u>Studio = 1 covered</u> <u>1 bd = 1 covered + 0.8 uncovered</u> <u>2bd = 1 covered +</u>

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Standard	Zones								
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	<u>MU-30⁸</u>
						plus 1.5 covered or uncovered	2 bd = 1 covered + 1 uncovered 3+ bd = 1 covered + 1 uncovered Guest: Studio = 0.75 per unit 1 bdrm = 0.5 per unit 2 bdrms = 0.5 per unit 3 or more bdrms = 1.5 per unit	1 uncovered 3+ bd = 1 covered + 1 uncovered Guest: Studio = 0.75 per unit 1 bdrm = 0.5 per unit 2 bdrms = 0.5 per unit 3 or more bdrms = 1.5 per unit	<u>1 uncovered</u> <u>3+ bd = 1 covered + 1 uncovered</u> <u>Guest:</u> <u>Studio = 0.75 per unit</u> <u>1 bdrm = 0.5 per unit</u> <u>2 bdrms = 0.5 per unit</u> <u>3 or more bdrms = 1.5 per unit</u>

- 1 Any legally established lot that is at least 4,000 sq. ft. and has a minimum 20-foot wide vehicular access to a street may be used as a building site.
- 2 Steeple, crosses and other religious symbols on churches and religious institutions may exceed the height limit in accordance with Section 18.24.110. See also Section 18.10.110.H and Section 18.26.030 of the Zoning Code for additional design standards related to height determinations for structures.
- 3 Side yard setbacks in R-A, RLD and R-E zones shall be 10 percent of the lot width, but not less than 10 feet, and need be no more than 20 feet.
- 4 Interior side yard setbacks in R-U and R-M, R-M-20, and R-M-30 zones shall have a cumulative total of both side yards of 20 feet; however, in no case shall a side yard be less than five feet.
- 5 Front yard setback requirements shall be applied to all property frontages facing public streets for the R-M, R-M-20, and R-M-30 zones.
- 6 The required 10-foot building separation standard shall not apply to small accessory structures as defined in Section 18.10.120.B. However, if the combined area of multiple small accessory structures located within three feet of each other exceeds a combined 120 square feet, each structure shall be considered a large accessory structure.
- 7 Residential properties having a slope gradient of 15 percent or greater shall comply with the regulations contained in Chapter 18.30 of this title.
- 8 Projects in the MU-30 zone may include commercial uses in either a horizontal or vertical mixed-use format.

(Ord. 2019-1056 § 3; Ord. 2014-1011 § 5; Ord. 2014-1005 § 5; Ord. 2011-968 § 6; Ord. 2004-884)

18.10.100 Special requirements.

- A. Setbacks. In addition to those setbacks set forth in Table 18.10-02, the following additional requirements shall apply:
 1. Buildings Exceeding 15 Feet in Height. In any R-M zone, any building exceeding 15 feet in height shall maintain a minimum setback of 50 feet from any single-family zone: any building less than 15 feet in height shall maintain a minimum setback of 20 feet from any single-family zone.
 2. Public or Semi-Public Uses. In any residential zone, public or semi-public uses shall maintain a setback of 50 feet from an adjacent residential property line.
 3. Front Setback Averaging. In any residential zone other than the MU-30 zone, front yard setbacks in subdivision developments may be reduced by 25 percent on individual lots provided the average of all setbacks in the development is not less than the minimum required for the zone. In the MU-30 zone, the setback reduction shall apply to individual buildings, as opposed to individual lots.
 4. Setback from Active Railroad Track. In any residential zone other than the MU-30 zone, the dwelling structure shall maintain a minimum



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distance of 225 feet from any active railroad track. In the MU-30 zone, dwelling structures must maintain a minimum setback from the property line of 25 feet when located adjacent to an Active Railroad Track, and buildings must comply with California Building Code standards regarding noise reduction.

5. A minimum setback of five feet shall be maintained for any structure from any driveway, trail or ingress-egress easement, except that a minimum setback of 25 feet shall be maintained from a public trail for any habitable multiple-family dwelling. Exceptions may be approved by the Planning Commission during Design Review.
6. Projections. Porches, steps, architectural features, such as eaves, awnings, chimneys, balconies, exterior stairways, wing walls, elevator shafts or bay windows may project not more than four feet into any required front or rear yard area, nor into any required side yard area more than one-half of said required side yard.
7. When the property contains a City trail, landscape, open space, recreational or similar easement, or a private street easement, the reference point for determining setback distance shall be the edge of the City easement or private street easement, unless, based on the configuration of the City easement or private street easement, or other circumstance, an alternate point of reference is determined appropriate by the Community Development Director.

B. Two-Story Buildings/Additions. In any residential zone, a two-story building or two-story room addition closer than 70 feet to an existing single-family residence shall require that a conditional use permit be approved by the Planning Commission or Zoning Administrator, per the requirements of Chapter 18.38, prior to the issuance of a building permit. The 70 feet shall be measured from the edge of any new two-story construction to the closest edge of any existing single-family residence exclusive of the garage. When reviewing a second story room addition application, the Planning Commission or Zoning Administrator shall make the mandatory findings as follows:

1. That the two-story construction does not result in any significant loss of privacy for adjacent residences in a manner that would compromise the neighbors' ability to obtain reasonable and enjoyable use of their own property.
2. For a building addition, that the design of the two-story construction be architecturally integrated with that of the existing house as to be made to appear as part of the original construction.
3. That the design of the structure is sensitive to its environs such that it is architecturally compatible with the neighborhood.
4. For any second story addition to any attached single-family structure, the Planning Commission or Zoning Administrator shall encourage construction which has the least impact on the neighboring attached dwelling unit and which is most structurally sound.

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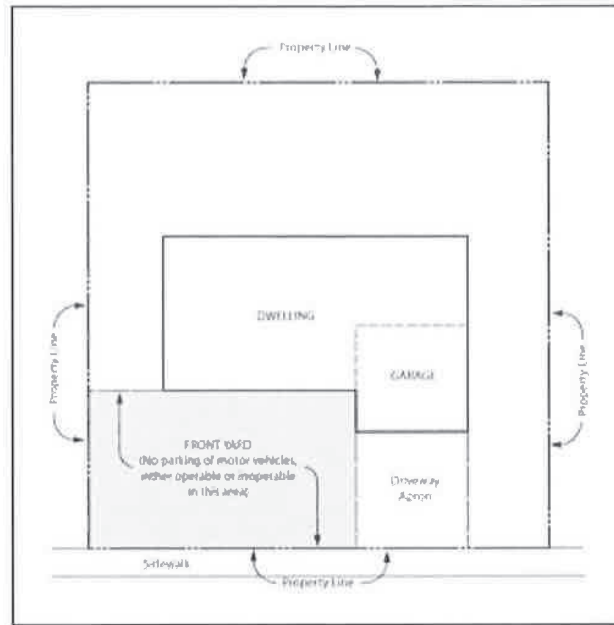


Figure 18.10-1 Sample Residential Lot Plan

C. **Parking.** In any residential zone, parking of motor vehicles shall be subject to the requirements of the Sample Residential Lot Plan (Figure 18.10-1) and subject to the following:

1. No vehicle, boat, or trailer may be parked in the front yard, except on paved driveways. The parking of vehicles elsewhere on a residential lot is prohibited unless the vehicle is enclosed within a building or kept under a carport in a lawful manner, or parked on a fenced side or rear yard area on a paved surface and in a manner that eliminates or reduces visibility of the vehicle from surrounding properties or streets to the greatest extent feasible. Acceptable screening methods shall include solid walls and fencing, landscaping, etc., as determined by the Community Development Director.
2. The parking of any inoperable, wrecked or dismantled vehicle on a residential property is prohibited, except as provided in Chapter 8.08 of the Yorba Linda Municipal Code.
3. The parking of any Class 5 truck (based on gross vehicle weight rating) or larger, or any other similar commercial vehicle, including special equipment and truck-tractors, in or on any part of residentially-zoned property is prohibited except as is reasonably necessary to pick up or deliver goods, wares, or merchandise from or to any structure located in such zone, or for such time as is reasonably necessary for the purpose of delivering materials to be used in the actual repair, alteration, remodeling, or construction of any building or structure in such zone for which a building permit has previously been obtained from the City.
4. **Recreational Vehicle Parking.** Recreational vehicles, including motorhomes, boats, trailers and other similar vehicles, may be stored on any residential zoned property which is



developed as single-family detached, subject to the following standards (See Figure 18.10-1):

- a. The vehicle shall be parked on a paved surface.
- b. If parked in the front yard setback, the vehicle shall be parked at a perpendicular angle to the street, including those vehicles parked on circular drives, or driveways heading to side-entry garages.
- c. If parked in side yards, the vehicle shall be placed behind a six-foot high solid wall or fence, including six-foot high solid gate(s).
- d. No vehicle shall be parked or stored in street side yards of corner lots.
- e. No parked or stored vehicle shall encroach into the public right-of-way or onto any public or private access drive, street or pedestrian walkway.
- f. The parking of recreational vehicles shall be limited to only those vehicles that are owned by the property owner and/or tenant residing on the property.

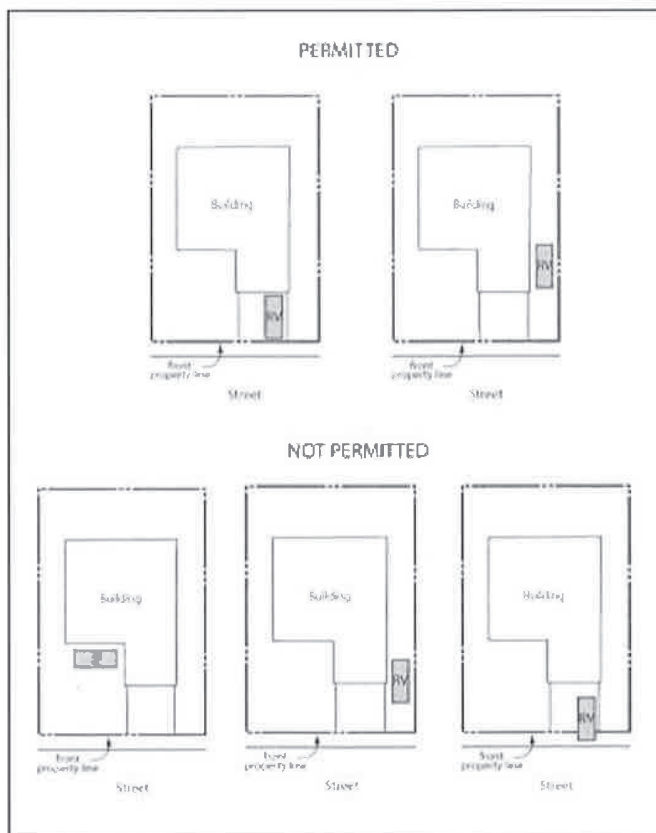


Figure 18.10-2 RV Parking



5. As depicted in Figure 18.10-3, driveway curb cuts for single-family detached residential units shall be limited to one such curb cut leading to a garage or carport, or an accessory dwelling unit legally converted from an existing garage or carport in accordance with Article XI of Chapter 18.20, with the exception that one additional curb cut may be provided where a circular driveway is provided, or in other appropriate cases, and subject to the approval of the Community Development Director and City Engineer. All driveway surfaces shall be paved, surfaced in concrete cement or other permanent material, as approved by the Community Development Director.

6. The minimum driveway width shall be 16 feet; however, flag lots shall maintain a minimum driveway width of 20 feet. The Community Development Director, in consultation with the Fire Marshall, may authorize a narrower driveway width under certain circumstances, including, but not limited to, when secondary access is provided, or when other mitigating factors make the minimum driveway width unnecessary.

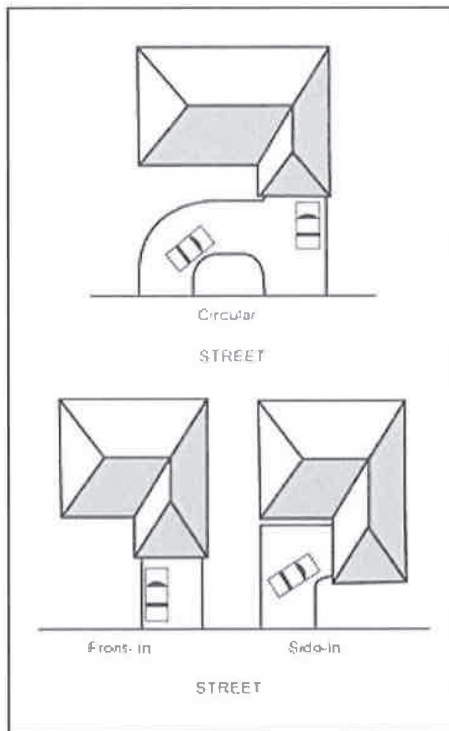


Figure 18.10-3 Driveway Types

7. Projects within the MU-30 district may utilize shared parking to satisfy any parking obligations for commercial uses pursuant to the shared parking procedure specified in Section 18.22.040. However, shared parking for projects within the MU-30 district shall be a ministerial, staff-level approval, and not require a conditional use permit or approval by the Planning Commission.



D. **Manufactured Homes.** Any manufactured home which is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 is permitted on any lot within any residential zone, providing the following criteria are met:

1. The application shall be reviewed in accordance with the design review provisions of Section 18.36.100 of this title.
2. The structure shall comply with all setback, height and other property development standards of the zone in which it is placed.
3. The manufactured home shall be placed on a solid concrete or masonry foundation.
4. The exterior siding shall be wood or other material customarily used in conventionally built single-family dwellings.
5. Roofs shall be in compliance with the City Building Code and shall consist of fire-retardant composition shingles or tile, and roof pitch shall be similar to those roofs of the same material on conventionally built single-family dwellings in the neighborhood, but in no case shall roof pitch be less than a ratio of 3:12.
6. Roofs shall have eave and gable-end overhangs of not less than 12 inches.
7. Carports or garages with the same dimensions and number of spaces shall be provided in accordance with Chapter 18.22 and Section 18.10.090 of this chapter. (Ord. 2020-1074 § 4; Ord. 2019-1056 § 3; Ord. 2004-884)

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18.22.040 Site development standards.

A. **Parking Space Design.**

1. Off-street parking areas shall consist of parking spaces with a minimum rectangular area of not less than nine feet wide by 20 feet long, together with drives, aisles, turning and maneuvering areas and having access at all times to a public street or alley (see Figure 18.22-1). Provided, however, that a two-foot overhang may be approved in appropriate cases where landscaping or pedestrian walks will not be negatively impacted (see Figure 18.22-4).

Table 18.22-2

PARKING STALL DIMENSIONS

Facility	Min. Width	Min. Length
Covered	10 ft.	20 ft.
Uncovered	9 ft.	20 ft.
Parallel	8 ft.	24 ft.

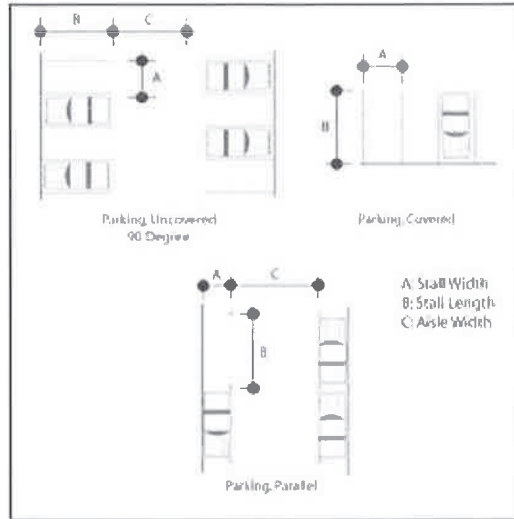


Figure 18.22-1 Parking Space Measurements

2. Angled parking shall maintain the minimum space dimensions in accordance with subsection A.1, and shall be measured in accordance with Figure 18.22-2.

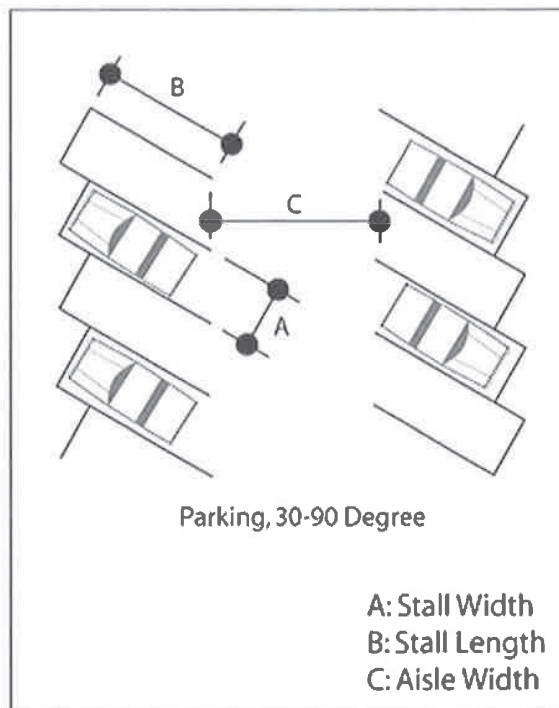


Figure 18.22-2 Angled Parking/Space Measurements



3. Striping. All parking spaces shall be double striped except as specifically approved by the Community Development Director if no Design Review is required or there are less than three spaces involved (see Figure 18.22-3).

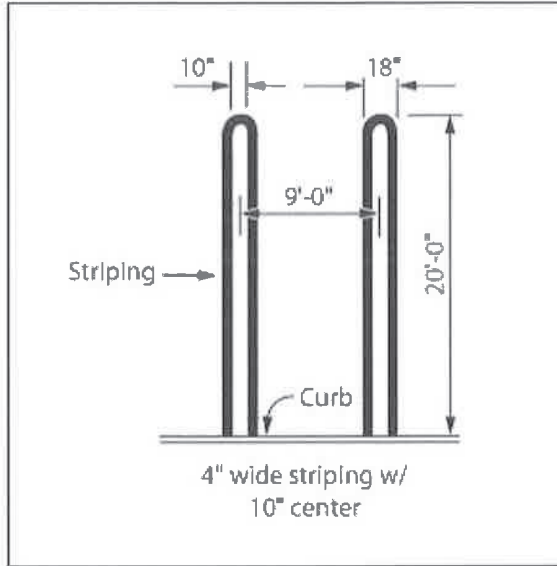


Figure 18.22-3 Double Striping

B. Drive Aisles. Drive aisles shall maintain minimum widths of 14 feet for one-way traffic, and 24 feet for two-way traffic. Angled parking shall maintain minimum one-way drive aisles in accordance with Table 18.22-3. Two-way drive aisles shall be permitted only on 90-degree parking designs.

Table 18.22-3

MINIMUM DRIVE AISLES—ANGLED PARKING

Parking angle	Aisle width
0-30°	14 ft.
31-45°	18 ft.
46-60°	20 ft.
61-90°	24 ft.

C. Parking Lot Design.

1. All required parking areas, including those for residential uses, shall be designed so that no more than three spaces would require automobiles to back out directly into a public travelway.



2. All off-street parking areas shall be constructed and maintained to provide the following:
- Grading, drainage and a minimum of two inches of asphaltic concrete paving over a four-inch aggregate base to the specifications of the City Engineer (see Figure 18.22-4).

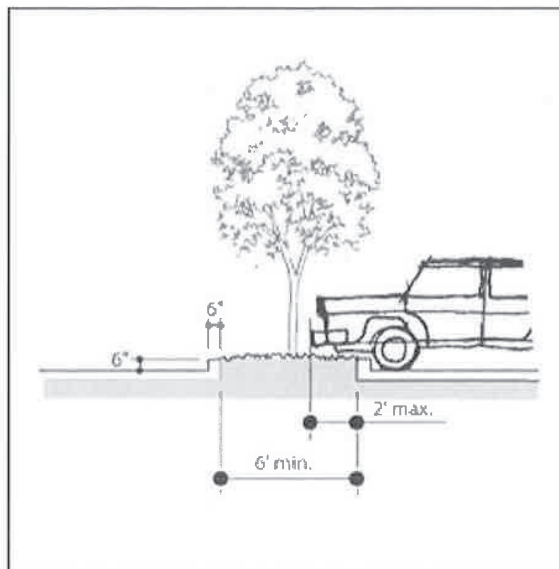


Figure 18.22-4 Parking Lot Planters

- Bumpers, wheel stops, continuous curbing, stall markings and other vehicular control devices shall be approved by both the City Engineer and Community Development Director.
- Curbs shall be installed at minimum of five feet from the face of walls, fences, buildings or other structures. This requirement exempts driveways that are not a part of the maneuvering area for parking. The use of continuous concrete curbing is recommended for all landscaped areas and can be so specified at the discretion of the Community Development Director.
- Curb radius shall be three-foot minimum.
- Driveways widths shall be 24-foot minimum and constructed to City standards.
- The first parking spaces adjacent to streets in an on-site parking area shall be a minimum 10-foot distance from the property line.
- Concrete walks with a minimum width of two feet shall be installed adjacent to parking spaces as indicated.
- Walk openings four feet wide shall be permitted in planting islands every five spaces.



i. Lighting shall be to the specifications of the City Engineer, and in all cases such lighting shall be designed and arranged so that direct rays do not shine on adjacent properties or streets.

D. Landscaping.

1. Each off-street parking area shall provide areas landscaped equivalent to a minimum of 20 square feet for each parking space. Such landscaping shall be provided along the periphery of the parking area and shall consist of trees and plant material. Such landscaped area shall include at least one minimum 15-gallon tree for each five parking spaces. In addition, one minimum 15-gallon tree shall be provided in the interior portions of the parking area for each 1,500 square feet of parking area. Required landscaped yard or setback areas shall not be construed as satisfying any portion of the landscaped area required by this section.

2. Any unused space resulting from the design of the parking area shall be used for landscaping.

3. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and shall be adequately maintained.

4. Landscape and irrigation plans, including the type and location of plant materials to be used, shall be subject to the approval of the Community Development Director. To ensure aesthetics on a year-round basis and to mitigate "heat island effects" within parking areas, plant materials shall consist predominantly of evergreen species unless otherwise specified by the City Council, Planning Commission or Community Development Director.

5. Islands shall have a maximum length of 180 feet and a minimum width of six feet (see Figure 18.22-4). The minimum average width of islands at the extremities of 90-degree parking islands shall be six feet. Except, however, the Community Development Director may approve, or the Planning Commission may approve in conjunction with approval of a conditional use permit or design review, alternative planter designs such as individual "diamond-shaped" planters, provided that such individual planters are located a minimum of every fourth parking space in single contiguous rows of parking, or every eighth parking space in double contiguous rows of parking, and in no case shall said planters be less than 40 feet apart in any contiguous parking row. When such individual planters are used, the minimum interior dimensions shall be not less than four feet by four feet. In addition, in approving said alternative planter designs, the Community Development Director or the Planning Commission shall make a finding that the revised design results in an improvement for engineering, drainage or aesthetic purposes.

E. Shared Parking. Mixed use developments in any C, M or PD zone may request approval of shared parking, subject to approval of a conditional use permit by the Planning Commission. Shared parking applications shall meet the following criteria:

1. Preparation of a parking study by a qualified traffic engineer. Said parking study shall be subject to review and approval by the Community Development Director and City Engineer.



2. No parking space(s) shall be separated by a collector or arterial street from the use it is intended to serve.

3. No parking space(s) shall be more than 500 feet from the use they are intended to serve, unless the Planning Commission determines that there are other factors that would justify a greater distance.

F. Handicap Parking. Handicap parking spaces shall be provided in accordance with the most recent requirements of Title 24 of the California Code of Regulations and as stipulated by the Yorba Linda Building Code. Each required handicap space shall be counted as meeting the total spaces required as outlined in Table 18.22-1.

G. Compliance/Deviations from Standards.

1. Where off-street parking facilities are provided but not required by this chapter, such facilities shall comply with the development standards of this section.

2. In the event practical difficulties and hardships result from the strict enforcement due to existing permanent buildings or an irregular-shaped parcel, an administrative variance by the Zoning Administrator may be given for those standards contained in subsections C and D of this section in accordance with the provisions of Section 18.38.060 of this title. (Ord. 2019-1056 § 3; Ord. 2004-884)

* * *

Section 4. Amendments to the General Plan Land Use Element

The General Plan Land Use Element is hereby amended as follows (new language to be inserted is shown in underlined text; language to be deleted is shown in ~~strike-out text~~; text in regular, *italic* or **bold** type reflects existing text and is provided for informational/reference purposes; and ellipses (***) indicate omissions of text to which no changes are made):

3. Land Use Element

Introduction

The Land Use Element is often seen as the primary framework for the General Plan, as it sets forth the patterns of land use and activities that will support and enhance the character of the City. The Land Use Element defines goals and policies that will guide the way the City of Yorba Linda grows and changes over the next 20 years. It serves as a guide to both public officials and private citizens in describing the type, intensity, and general distribution of land



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uses for housing, business, industry, open space and public and semi-public uses.

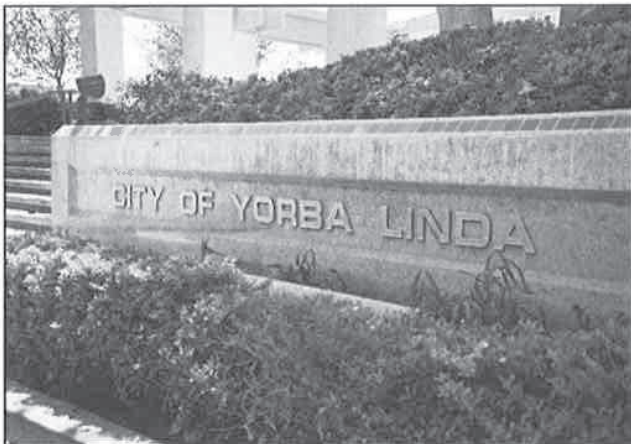
Authority and Scope

The State of California Government Code Section 65302(a) requires that a General Plan include *“a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings, and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.”*

The Land Use Element has the broadest scope of any of the General Plan Elements. In addition to the State requirements set forth in the California Government Code, it has also been legally established that while the location of a particular land use may be expressed in general terms, a property owner must be able to identify the General Plan designation for his/her parcel from the land use diagram contained in the Land Use Element.

The primary implementing mechanisms of the Land Use Element is the Yorba Linda Municipal Code. California Government Code requires a General Law City's Zoning Ordinance and Zoning Map be consistent with the General Plan Land Use Element and Land Use Element Diagram. Specific Plans adopted by the City of Yorba Linda must also be consistent with the General Plan they implement.

The goals, policies and implementation programs of the Land Use Element support and reinforce the current quality of life in Yorba Linda as the "Land of Gracious Living". The Land Use Element establishes the City of Yorba Linda's official policies, programs and actions related to land use citywide. The Element accomplishes this through the General Plan Land Use Map, narrative text, and quantifying tables. The General Plan Land Use Map depicts the permitted type and density/intensity of use for all lands within the City's jurisdiction and sphere-of-influence. Lands are designated according to residential, commercial, industrial, and open space uses. The land use policies contained in the Land Use Element are visually represented by the General Plan Land Use Map and visually describe citywide land use patterns.



Background

The essential components of the Land Use Element are the General Plan Land Use Map and the goals and policies that guide future development. The Land Use Map is divided into land use designations that define areas of the City by the type of use, the existing character of the neighborhood, and the intent of future growth. The Land Use Map

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serves as a graphic representation of the goals and policies of all General Plan Elements. Users of this document are

advised to refer to the goals and policies, as well as the map when evaluating proposed development and capital improvement projects. The majority of the land area within the City is developed with single-family homes built between the 1960s and 1990s. Apartments, townhomes and condominiums can also be found throughout the City. Commercial development is mainly located along Yorba Linda Boulevard and Imperial Highway, along with smaller neighborhood-serving retail centers scattered within residential areas. The City's built-out nature presents opportunity for infill development and redevelopment to accommodate changing needs, market conditions, and demographics.

1993 General Plan Land Use

The vision of the 1993 General Plan was focused on achieving and maintaining a high quality of life for the residents of Yorba Linda while maintaining the pleasant residential suburban community feel that residents value. The land use plan in the 1993 General Plan was developed to support this vision. The land use plan generally categorized land use designation according to residential, commercial, industrial and open space uses. The issues that the 1993 Land Use Plan hoped to address included:



- Preserving the City's low density character;
- Focusing new development opportunities in the north and northwestern areas of the City;
- Allowing infill development that also preserve the character of established neighborhoods;
- Enhance pedestrian activity in commercial areas;
- Provide better commercial services for residents;
- Develop a centralized community core;
- Develop sub-regional commercial opportunities;
- Address issues with the North Orange County Community College site;
- Continue providing affordable housing; and
- Maintain and enhance open space linkages.

Table LU-1: Land Use Summary, and Exhibit LU-1: Land Use Map, below summarizes the current land use designations. Table LU-1:Land Use Summary, quantifies the acreage in Yorba Linda dedicated to each land use and the allowable intensity and/or density of development for each land use designation. The Land Use Map illustrates the dispersion of the General Plan land use designations in the City.

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Table LU-1 Land Use Summary ¹		
Land Use Designation	Density/Intensity ^{1,2}	Acres
Residential Low (R-L)	1.0 du/acre	412.14
Residential Medium-Low (R-ML)	1.8 du/acre	2,356.05
Residential Medium (R-M)	3.0 du/acre	1,956.28
Residential Medium-High (R-MH)	4.0 du/acre	1,169.01
Residential High (R-H)	4 – 30 du/acre	<u>555.04</u> <u>545.89</u>
Commercial General (C-G)	0.25 FAR	<u>148.65</u> <u>157.80</u>
Commercial Neighborhood (C-N)	0.25 FAR	36.48
Commercial Office (C-O)	0.35 FAR	23.54
Industrial Manufacturing (I-M)	0.40 FAR	274.92
Open Space (O-S)	N/A	2,876.65
Area Plan ³	Plan Specific	1,598.8
Right-of-Ways	N/A	1,718.60
Sphere of Influence	N/A	1685.98
TOTAL		14,812.15

Notes:

¹Floor Area Ratio (FAR) calculates non-residential land use by dividing gross floor area by the total area of the lot.

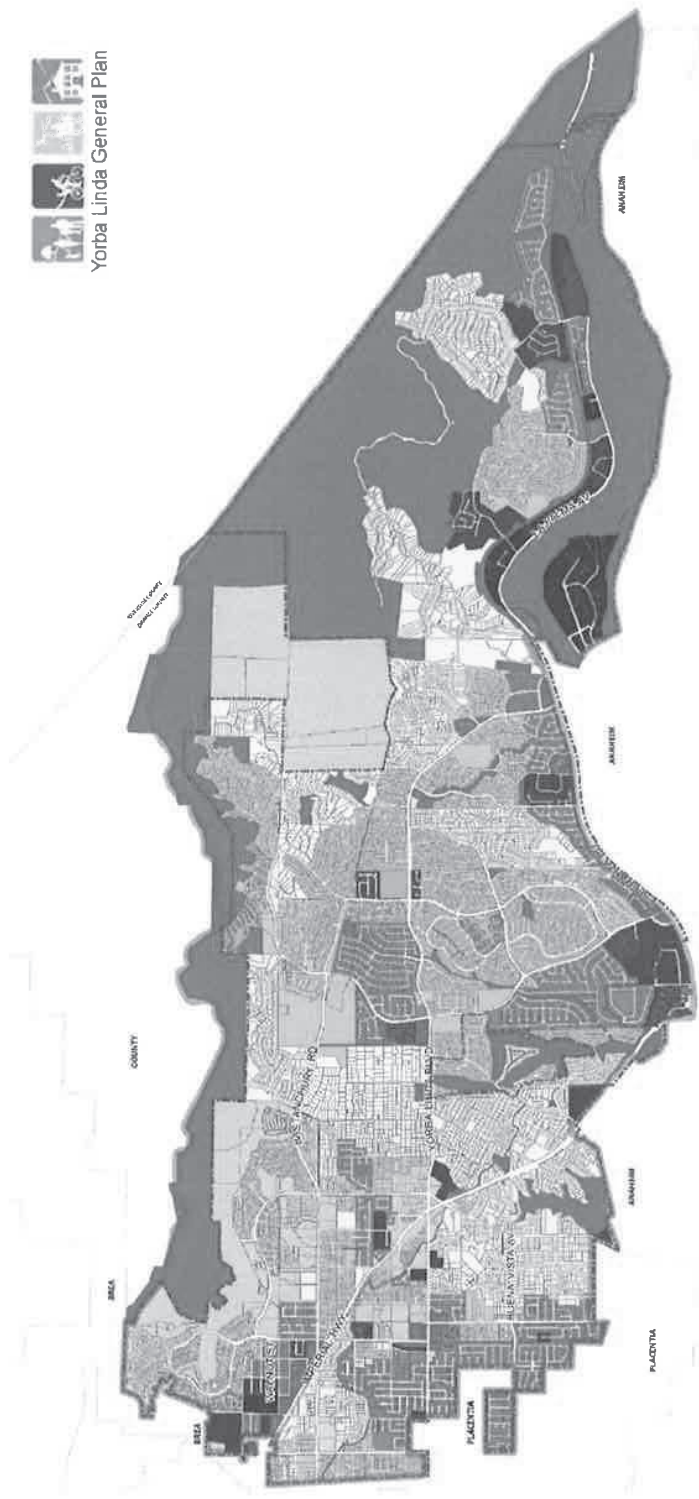
²Dwelling units per acre (du/acre) is the number of residential units allowed per acre.

³Includes Cielo/Esperanza (Murdock Property), which is outside City limits, but within the Sphere of Influence (SOI). For this area, maximum dwelling unit potential is calculated at a target density of 1.0 du/ac.

⁴Estimates updated from 1993 General Plan based upon most currently available GIS and county assessor data. Changes in the land use designations and zoning have occurred since adoption of the 1993 General Plan.



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Area Plans

- Area Plan

City Boundary

- City Boundary

Sphere of Influence

- Sphere of Influence

Commercial

- C-Commercial
- C-Neighborhood
- C-Office

Residential

- R-Low
- R-Medium Low
- R-Medium
- R-Medium High
- R-High

Open Space

- OS-General
- Water/Lake

Industrial

- I-Manufacturing

1993 General Plan Land Use Map

Exhibit LU-1



KCORP_PLANS\1993\199301 - Yorba Linda General Plan\001_GENERAL PLAN DOCUMENT\Maps\LU Maps\LU Land Use



Existing (On-the-Ground) Land Use

The City of Yorba Linda is a mix of residential, open space, public, commercial, and industrial uses. The existing land uses in the City reflects the low-density character of the community. As shown in *Table LU-2: Existing (On-the-Ground) Land Use*, below, Yorba Linda consists predominantly of residential and open space uses. Open space land uses are predominately located along the northern boundary of the City. Commercial corridors are focused along Imperial Highway, Yorba Linda Boulevard and Savi Ranch. The majority of industrial uses are located in the Savi Ranch area in the southeasterly portion of the City. *Exhibit LU-2: Existing Land Uses Map*, illustrates the City’s existing land use pattern.

Table LU-2 2016 Existing (On-the-Ground) Land Use ¹	
Land Use	Acres
Single-Family Residential	5,692.17
Multi-Family Residential	348.31
Mobile Homes/Trailer Parks	34.68
Commercial	227.30
Office	24.37
Public/Institutional	181.51
Education	170.11
Industrial	166.67
Transportation, Communications, and Utilities	62.04
Open Space and Recreation	3,548.96
Agriculture	32.32
Water	18.33
Vacant (includes Sphere of Influence)	2,586.78
Rights-of-Way	1,718.60
TOTAL	14,812.15

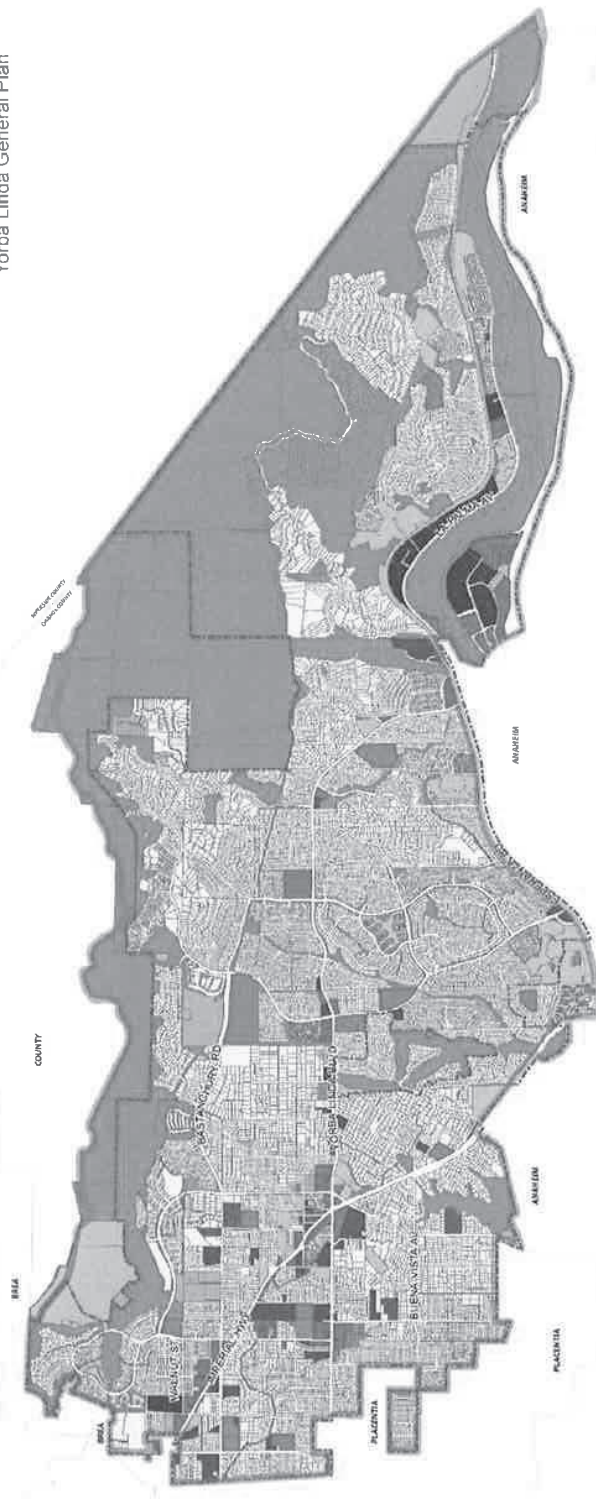
¹ Estimates based upon most currently available GIS and county assessor data.



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Yorba Linda General Plan



- City Boundary
- Sphere of Influence
- Single Family Residential
- Multi-Family Residential
- Mobile Homes/Trailer Parks
- Commercial
- Office
- Public/Institutional
- Education
- Industrial
- Transportation, Communications, and Utilities
- Open Space and Recreation
- Vacant
- Agriculture
- Water

Existing Land Uses Map

Exhibit LU-2



SCALE Existing Land Use GIS data, 2015
RCPD_C:\PDR\575861 - Yorba Linda General Plan\WORKING FILES\Map\MXD Maps

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Related Plans and Programs

There are a number of land use documents which have been adopted, through ordinance or resolution, which bear a relationship to the General Plan. Relevant plans and documents are listed as follows:

Yorba Linda Zoning Code

The principal method by which a city implements General Plan land use policy is the zoning code. Policies and standards which describe the types of uses permitted, their density/intensity, and development



characteristics (design, property setbacks, etc.) are codified as precise requirements in the zoning ordinance. The authority to zone is inherent in the police power delegated to cities by the California Constitution. The Zoning Code consists of two basic elements: a map which delineates the boundaries of districts in which uses develop with similar standards are permitted and text which explains the purpose of the zoning district, lists the permitted uses, and defines the standards for development. In the event that the Zoning Code becomes inconsistent with the General Plan by reason of an update, annexation or amendment, the Zoning Code must be amended within a reasonable time to ensure consistency.

General Plan Environmental Impact Report (EIR)

The California Environmental Quality Act (CEQA) is a statute that requires state and local agencies to identify potential environmental impacts, and to avoid or mitigate those impacts, if feasible. Pursuant to CEQA, the City is required to prepare an Environmental Impact Report (EIR). The EIR analysis focuses on potential environmental impacts that could arise from implementation of the General Plan Update through development of land uses within the City's planning area, as regulated and guided by General Plan policies and implementation programs.

Parks and Recreation Master Plan

The updated Yorba Linda Parks and Recreation Master Plan was adopted in August 2014. The new Master Plan provides direction to continue the orderly and consistent planning, acquisition, development, and administration of the parks and recreation programming in Yorba Linda. The Master Plan guides the City's decision making with regard to overall policy and provides an inventory and assessment of recreation programs and service offerings, operations, maintenance, and capital improvements to be made over the next twenty years that will enhance the quality of life in Yorba Linda. The goals, programs, and strategies identified in the updated Parks and Recreation Master Plan are incorporated into the General Plan Update.



Specific Plans and Development Plans

State law authorizes cities to adopt specific plans and development plans for implementing their general plans in designated areas. These plans are intended to provide more finite specification of permitted uses, development standards, circulation and infrastructure improvements, and design guidelines. They are often used to ensure that multiple property owners and developers adhere to a common development plan.

Yorba Linda Town Center Specific Plan – The Yorba Linda Town Center Specific Plan is a comprehensive document that implements the vision for the Town Center Specific Plan Area as established by the Blue Ribbon Committee Findings and Recommendations. The area is bounded by Imperial Highway to the west, Yorba Linda Boulevard to the south, Lakeview Avenue to the east and Lemon Drive to the north. The heart and backbone of the study area is Main Street, which runs north and south between Imperial Highway and Lemon Drive. The Town Center Vision established a vital center to the city of Yorba Linda by offering a mix of commercial, entertainment and recreation uses to energize and unify the Town Center.

Shell Specific Plan – The Shell Specific Plan was developed to implement the Shell Property Area Plan and guide future uses through a Development Agreement between the City and the developer. The Specific Plan provided the regulatory framework for the development of infrastructure, housing, recreational, and other neighborhood supporting facilities in the Shell Property area.

Local Plans and Initiatives

The City of Yorba Linda has existing local policies that affect land use policy and decisions in the community.

Measure B - The Yorba Linda Right-to-Vote Amendment (Measure B), is a citizen-sponsored, voter-approved initiative, incorporated within the City's Municipal Code. Measure B was passed in 2006 and requires citywide election for the approval of certain "Major Amendments" to the City's "Planning Policy Documents" (as defined by Measure B) and imposed new noticing and public hearing requirements for "Regular Amendments", and established height restrictions for structures. The Yorba Linda Municipal Code identifies the following as "Planning Policy Documents" that are subject to the provisions of Measure B:

- The text of the Yorba Linda General Plan's Land Use Element,
- The Land Use Policy Map of the Yorba Linda General Plan,
- The text of the Yorba Linda Zoning Code,
- The Zoning Map of the City of Yorba Linda,
- Any Specific Plan for a geographic area within the City, or
- Any Development Agreement granting rights to develop private or public land.



The Municipal Code further defines “Major and Regular Amendments” to the identified Planning Policy Documents. A “Major Amendment” of any of the Planning Policy Documents means an amendment which results in any of the following changes to the development standards for any parcel of land affected by the proposed amendment:

- Increases the number of residential units which may be constructed on a parcel designated for residential uses.
- Increases the number of separate parcels which may be created from an existing parcel.
- Changes any residential land use to allow any other land use.
- Changes any non-residential land use to allow any residential land use greater than 10 net dwelling units per acre or allows a mix of commercial and residential uses.
- Increases the allowed maximum height of development.
- Provides for the private development of land owned by a government entity within five years of the date of the approval to develop the land.
- Repeals any of the Planning Policy Documents.

A “Regular Amendment” of any of the Planning Policy Documents includes any amendment which is not a Major Amendment.

Measure H & I - Following City Council approval of the 2008-2014 Housing Element and residential rezonings on October 4, 2011, a Measure B vote was placed on the June 5, 2012 Primary Election to approve the Savi Ranch Planned Development (Measure H) and other specific rezoning sites (Measure I) to meet the City’s regional housing need per state law. Measure H and I identifies specific sites in the City. Both measures were passed by Yorba Linda voters.

Regional Plans and Initiatives

As part of Orange County and the larger southern California region, land use policy and decisions in Yorba Linda are related to other planning efforts and implementation plans that are large in scope.

SCAG RHNA - The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs.



SCAG RTP/SCS- The Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The RTP/SCS embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura. What is at the heart of the 2016 RTP/SCS are over 2,000 transportation projects— ranging from freeway improvements, railroad grade separations, bicycle lanes, new transit hubs and replacement bridges. These future investments were included in county plans developed by the six County Transportation Commissions and seek to reduce traffic bottlenecks, improve the efficiency of the region's network and expand mobility choices for everyone.

The RTP/SCS is an important planning document for the region, allowing project sponsors to qualify for federal funding. The Southern California Association of Government's (SCAG) plan takes into account operations and maintenance costs, to ensure reliability, longevity and cost effectiveness. In addition, the RTP/SCS will be supported by a combination of transportation and land use strategies that will help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry and utilize resources more efficiently.

AQMP- Periodically, the South Coast Air Quality Management District (SCAQMD) develop, adopts, and implements an Air Quality Management Plan (AQMP) for bringing their area of jurisdiction into compliance with the clean air standards established by national and state governmental legislation. Implementation of the AQMP requires a cooperative partnership of governmental agencies at the federal, state, regional, and local level. The AQMP sets forth a comprehensive and integrated program that will lead the South Coast basin into compliance with the federal 24-hour PM_{2.5} air quality standards, and provides an update to the basin's commitment towards meeting the federal 8-hour ozone standards.

Congestion Management Program (CMP) - A Congestion Management Program (CMP) is required in metropolitan areas with population exceeding 200,000, known as Transportation Management Areas (TMAs). Federal requirements state that in all TMAs, the CMP shall be developed and implemented as an integrated part of the metropolitan transportation planning process. The goals of the Orange County CMP are to support regional mobility and air quality objectives by reducing traffic congestion; to provide a mechanism for coordinating land use and development decisions that support the regional economy; and to determine gas tax fund eligibility. To meet these goals, the CMP contains a number of policies designed to monitor and address system performance issues.

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Measure M- The Renewed Measure M (Measure M2) program provides more than \$15 billion to improve transportation in Orange County over a 30-year period beginning in spring 2011. M2 is designed to reduce traffic congestion and enhance overall mobility. Improvements in the plan include improving key freeways, upgrading major interchanges, and adding capacity and maintaining streets and roads. Other benefits include synchronization of traffic signals countywide, continuing support to grow a rail transit system, and protection of the environment from street runoff that may pollute waterways and beaches.

Description of 2016 General Plan Land Use

The City of Yorba Linda's official land use policy is illustrated in *Exhibit LU-3: 2016 General Plan Land Use Map*. The map presents the general patterns and relationship of the various land uses in the 2016 Yorba Linda General Plan. *Table LU-3: 2016 General Plan Land Use Summary*, summarizes the intensity/density standards for the new land use designations. The assumed buildout will be used as thresholds for evaluating impacts in the General Plan's Environmental Impact Report.

Land Use Designation	Density/Intensity ^{1,2}	Acres
Residential Low (R-L)	1.0 du/ac	412.14
Residential Medium-Low (R-ML)	Up to 1.8 du/ac	2,356.05
Residential Medium (R-M)	Up to 3.0 du/ac	1,956.28
Residential Medium-High (R-MH)	Up to 4.0 du/ac	1,169.01
Residential High (R-H)	4.0 – 30.0 du/ac	<u>555.04</u> 545.89
Commercial General (C-G)	0.25 FAR	<u>148.65</u> 157.80
Commercial Neighborhood (C-N)	0.25 FAR	36.48
Commercial Office (C-O)	0.35 FAR	23.54
Industrial Manufacturing (I-M)	0.40 FAR	274.92
Open Space (O-S)	N/A	2,876.65
Area Plan	Plan Specific	1,598.81
Rights-of-Way	N/A	1,718.60
Sphere of Influence	N/A	1685.98
TOTAL		14,812.15

Notes:

¹ Floor Area Ratio (FAR) calculates non-residential land use by dividing gross floor area by the total area of the lot.

² Dwelling units per acre (du/acre) is the number of residential units allowed per acre.

³ Estimates based upon most currently available GIS and county assessor data.

⁴ Includes Cielo/Esperanza (Murdock Property), which is outside City limits, but within the Sphere of Influence (SOI). For this area, maximum dwelling unit potential is calculated at a target density of 1.0 du/ac.

The Bryant Ranch Shopping Center site will be subject to the Residential High (R-H) designation if approved by citizens' initiative.



The 2016 General Plan does not confer any rights to any parcels greater than those that were provided in the 1993 General Plan, as subsequently amended by the City Council or by a vote of the people of the City of Yorba Linda.

General Plan Buildout

An acreage calculation of the land use policy is presented in *Table LU-4: 2016 General Plan Buildout Analysis*. The acreages of various land uses on the General Plan Land Use Map are presented, along with a number of dwelling units and the amount of non-residential square footage. The values in *Table LU-4: 2016 General Plan Buildout Analysis*, include growth anticipated with the 2016 General Plan and presents assumed buildout of the land use policies. The majority of growth in the City is anticipated to occur in designated Focus Areas as summarized in *Table LU-5: 2016 Buildout in Focus Areas*. As further discussed in this chapter, “Focus Areas” are selected areas in Yorba Linda for customized policy treatment not generally applicable elsewhere in the City. “Focus Areas” differ from the “Area Plan” designations in that Focus Areas provide broad planning objectives to guide future development of larger, identified regions in the City and City’s sphere of influence, whereas Area Plans provide specialized policy direction for smaller, particularized area in the City and City’s sphere of influence. Consequently, some of the Focus Areas identified in the Land Use Element encompass parcels that are part of the smaller, designated Area Plans. Policies, development types, and intensity of development identified for parcels designated as “Area Plan” supersedes policy objectives identified for the larger Focus Area. The development potential in the Focus Areas and Area Plans represents a portion of the total buildout potential summarized in *Table LU-4: 2016 General Plan Buildout Analysis*. The following assumed buildout was used in the environmental analysis of this General Plan.



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Table LU-4
2016 General Plan Buildout Analysis

Land Use Designation	Density/ Intensity	Total Acres	Vacant Acres	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Development Potential (SF)
Residential Low (RL)	1.0 du/ac	412.14	31.18	530	-	31	-
Residential Medium-Low (R-ML)	Up to 1.8 du/ac	2,356.05	112.02	4,031	-	201	-
Residential Medium (R-M)	Up to 3.0 du/ac	1,956.28	56.16	6,176	-	168	-
Residential Medium-High (R-MH)	Up to 4.0 du/ac	1,169.01	8.66	5,791	-	34	-
Residential High (R-H)	4.0 – 30.0 du/ac	<u>555.04</u> 545.89	78.68	3,627	<u>89,702</u>	<u>2,689</u> 2,365	-
Commercial General (C-G)	0.25 FAR	<u>148.65</u> 157.80	14.45	61	<u>926,985</u> 1,016,687	-	72,244
Commercial Neighborhood (C-N)	0.25 FAR	36.48	-	1	397,682	-	-
Commercial Office (C-O)	0.35 FAR	23.54	0.94	2	234,668	-	-
Industrial Manufacturing (I-M)	0.40 FAR	274.92	136.59	-	1,529,271	441	1,807,891
Open Space (O-S)	N/A	2,876.65	-	27	19,638	-	-
Area Plan (Includes Murdock Property)	Plan Specific	1,598.81	1,210.93	1,709	617,179	583	125,635
Rights-of-Way	N/A	1,718.60	-	-	-	-	-
Sphere of Influence		1,685.98	938.17	3	30,200	-	-
TOTAL		14,812.15	2,586.78	21,958	3,845,325	3,823	2,005,770

¹Estimates based upon most currently available GIS and county assessor data.



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Table LU-3
2016 Buildout in Focus Areas¹

Focus Area	Land Use Designations	Total Acres	Vacant Acres	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Development Potential (SF)
Focus Areas							
Cielo/Esperanza ²	Sphere of Influence	1,002.48	-	-	-	536	-
	Murdock Area Plan	552.90					
Civic Core	Non-Murdock Area Plan Parcels within Sphere of Influence ³	449.58					
	Residential Medium-Low (R-ML)	6.78	-	11	-	-	-
	Residential Medium (R-M)	7.08	-	25	-	-	-
	Residential Medium-High (R-MH)	6.05	-	-	-	-	-
	Residential High (R-H)	14.72	-	177	-	-	-
Community Core	Commercial General (C-G)	24.01	-	-	244,064	-	-
	Commercial Office (C-O)	1.94	-	-	16,338	-	-
	Open Space (O-S) Area Plan	50.70	-	-	4,147	-	-
	Residential Medium-Low (R-ML)	0.02	-	-	-	-	-



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Table LU-5 2016 Buildout in Focus Areas							
Focus Area	Land Use Designations	Total Acres	Vacant Acres	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Development Potential (SF)
	Residential Medium (R-M)	2.35	2.35	-	2,909	7	-
	Residential Medium-High (R-MH)	13.33	-	60	-	-	-
	Residential High (R-H)	28.99	-	398	-	-	-
	Commercial General (C-G)	0.16	-	-	3,472	-	-
	Commercial Office (C-O)	1.09	-	-	4,218	-	-
	Open Space (O-S)	1.84	-	1	-	-	-
	Area Plan	100.19	10.74	129	541,549	47	125,635
Eastern Gateway	Residential High (R-H)	34.93 25.78	-	1	<u>89,702</u>	<u>324</u>	-
	Commercial General (C-G)	<u>2.59</u> 41.74	-	-	37,812	-	-
	Commercial Neighborhood (C-N)	9.99	-	-	121,100	-	-
	Industrial Manufacturing (I-M)	230.51	5.95	-	1,107,291	441	1,807,891
	Open Space (O-S)	283.13	-	-	-	-	-
Fairlynn	Unincorporated	13.53	13.53	-	22,330	-	-



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Table LU-5
2016 Buildout in Focus Areas¹

Focus Area	Land Use Designations	Total Acres	Vacant Acres	Existing Dwelling Units	Existing Non-Residential Square Feet	Residential Development Potential (DU)	Non-Residential Development Potential (SF)
Western Gateway	Residential Medium-Low (R-ML)	23.0	-	40	-	7	-
	Residential Medium-High (R-MH)	0.13	0.07	2	-	-	-
	Commercial General (C-G)	40.09	6.71	8	291,679	-	72,244
	Industrial Manufacturing (I-M)	17.03	-	-	421,980	-	-
Yorba Linda Country Club	Unincorporated	200.44	-	3	7,870	-	-
TOTAL		2,215.90	39.35	855	2,826,809	1,128	2,005,770

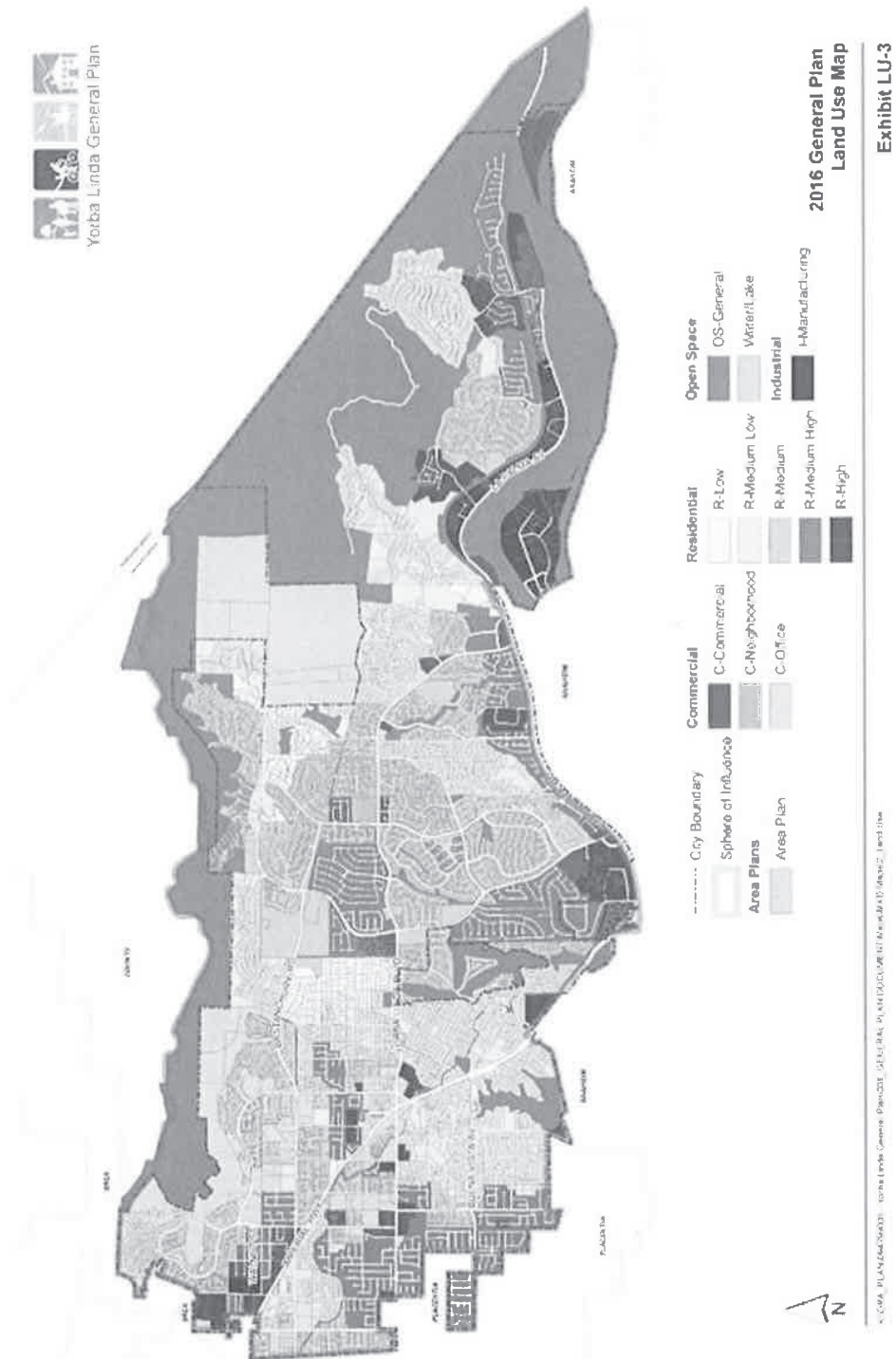
¹Estimates based upon most currently available GIS and county assessor data

²Total acreage of Cielo/Esperanza Focus Area includes both the Murdock Property, as well as parcels surrounding the Murdock Area Plan that are within the County of Orange jurisdiction. The Murdock Area Plan and other surrounding parcels outside of the Murdock Property area are within the City of Yorba Linda's Sphere of Influence (SOI).

³Total acreage and buildout potential of the Sphere of Influence area outside of the Murdock Property is assumed for planning purposes only. Site considerations, including portions within the Chino Hills State Park, topography, access and environmental issues may reduce or eliminate development potential within this area.



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The Bryant Ranch Shopping Center site will be subject to the Residential High (R-H) designation if approved by citizens' initiative.



2016 General Plan Land Use Designations

State General Plan law requires the Land Use Element to establish standards for development density and intensity for land use designations described in the General Plan Land Use Map. Land Use designations describe the purpose and the type and intensity of development allowed in a given area. While terms like “residential,” “commercial,” or “industrial” are generally understood, State General Plan law requires a clear and concise description of the land use categories that are depicted in the Land Use Plan.



Residential land uses are described in terms of density of dwelling units per an acre (du/ac). A dwelling unit is a structure or part of a structure that is used as a residence by a single household. The acreage is the gross acreage of all the land within a given boundary. The density allowed is defined by the number of individual dwelling units that are permitted per a gross acre.

Intensity of development for non-residential land uses, such as commercial and industrial uses, is determined using floor area ration (FAR). FAR is the total gross floor area of all buildings on a lot divided by the total area of the lot. The maximum allowable FAR is represented as a number, such as 1.0, that is multiplied by the total lot area to determine the total built area permitted on that site.

The Land Use Element and General Plan Land Use Map contain the following land use designations:

Residential Land Uses

Residential - Low (1.0 du/ac) - The Low Density Residential category has been designated for the steep terrain along the northerly boundary of Yorba Linda as well as the historical “agricultural” areas that are centrally located within the planning area. Approximately 10 percent of the land allocated to residential uses in the planning area falls within this designation. The average density of this designation is 1.0 dwelling unit per acre. However, clustering may occur at greater intensities to compensate for topographical constraints. Excessive grading to the natural hillside landform is discouraged. This is a definitive determinant in establishment of specific density allotments within the designation.

Residential - Medium Low (1.8 du/ac) - The Medium-Low Density Residential category is intended for spacious single-family environments at an average density of 1.8 dwelling units per acre. Approximately one-third of the designated residential land in the Yorba Linda planning



area is allocated to this land use designation. This significantly contributes to the low density character of the City. Lot sizes per acre typically range from one-half to one-third of an acre per dwelling unit. The Medium-Low Density designation has been allocated to focus lower density development in the neighborhoods located in the northern and eastern portions of the City, as well as in some instances to respond to terrain with topographical constraints. This designation easily accommodates equestrian activities and properties permitting the keeping of horses.

Residential - Medium (3.0 du/ac) - The Medium Density Residential category accounts for approximately 28 percent of the designated residential land in the planning area. The Medium Density designation accommodates an average density of 3.0 dwelling units per acre, allowing typical single-family detached residential subdivisions, or more innovative clustered development of units in conjunction with provision of community recreational facilities and preservation of common open space area. This provides a degree of flexibility in the execution of this land use designation, which is prevalent in the central and eastern portions of the City.

Residential - Medium High (4.0 du/ac) - The Medium High Density Residential designation represents approximately 20 percent of the designated residential land in the planning area. Many of the older portions of the City on the west side, as well as newer development in the central and eastern portions of the City located in close proximity to the major Esperanza Road and La Palma Avenue east-west arterial, are designated for Medium High Density Residential development. This designation permits an average density of 4.0 dwelling units per acre, with minimum lot size of 7,500 square feet. This designation reflects development conditions which include acreage of limited size for residential development, proximity to arterial roadways and non-residential development, and property with locational restrictions which precludes development of high density development.

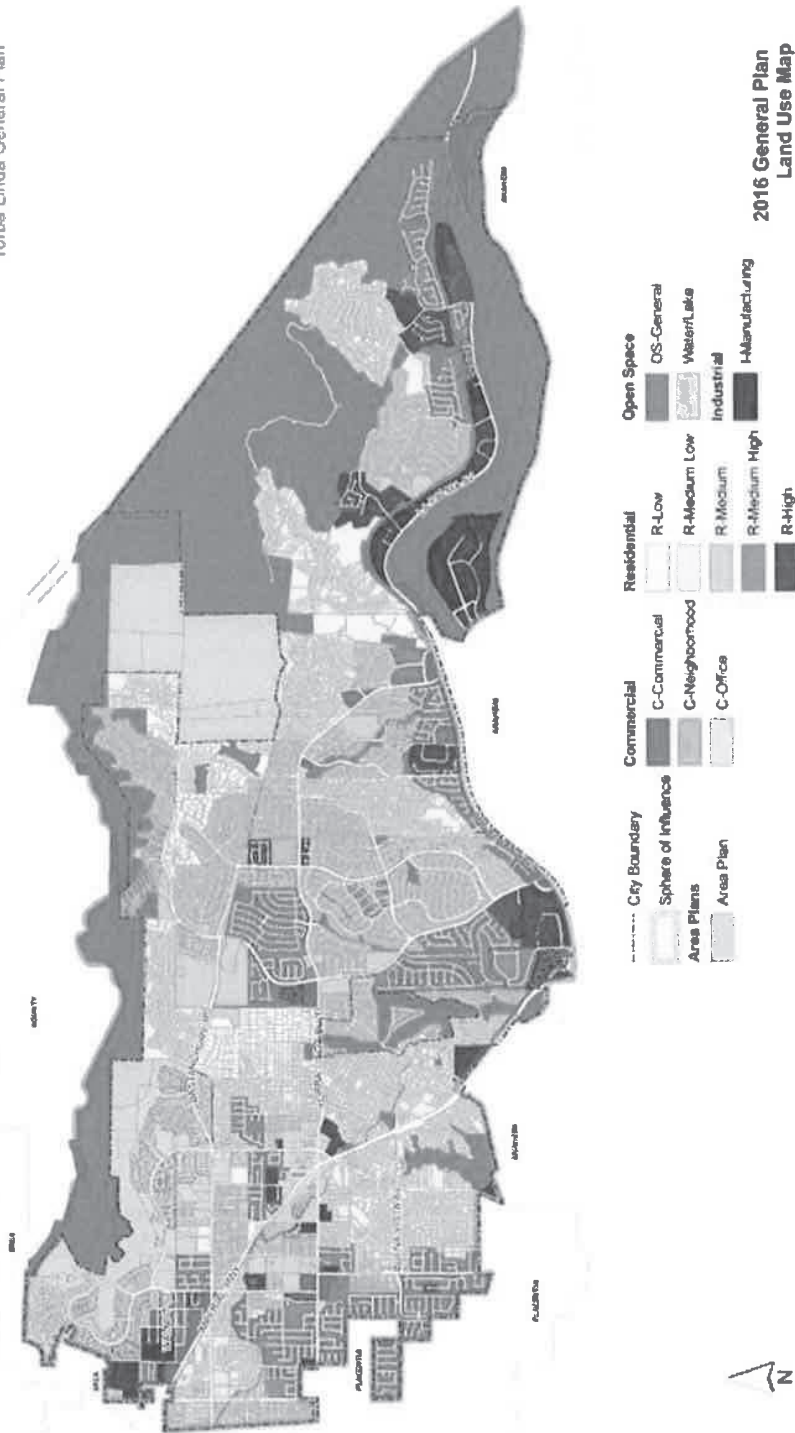
Residential - High (4 - 30 du/ac) - High Density Residential areas permit a variety of dwelling types ranging from single-family detached homes to attached products and apartments, as well as mixed uses on sites zoned MU-30. The High Density Residential designation permits a density range of 4.0 to 30.0 dwelling units per acre. The appropriate housing type is predicated based on the site, location, and adjacent land uses. Clustering of buildings allows for the provision of appropriate private recreational and open space amenities. High density designations have been advantageously located throughout the planning area for proximity to retail, commercial, and employment opportunities, as well as providing a rational land use transition between lower density residential areas and non-residential land uses. A number of high density residential development are established in the eastern portion of Yorba Linda, reflecting less traditional site planning techniques such as zero lot line, patio homes, and condominium ownership attached products. The High Density Residential designation also includes sites identified under the City's Measure H and Measure I to meet the requirements of Housing Element law.

* * *



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Yorba Linda General Plan



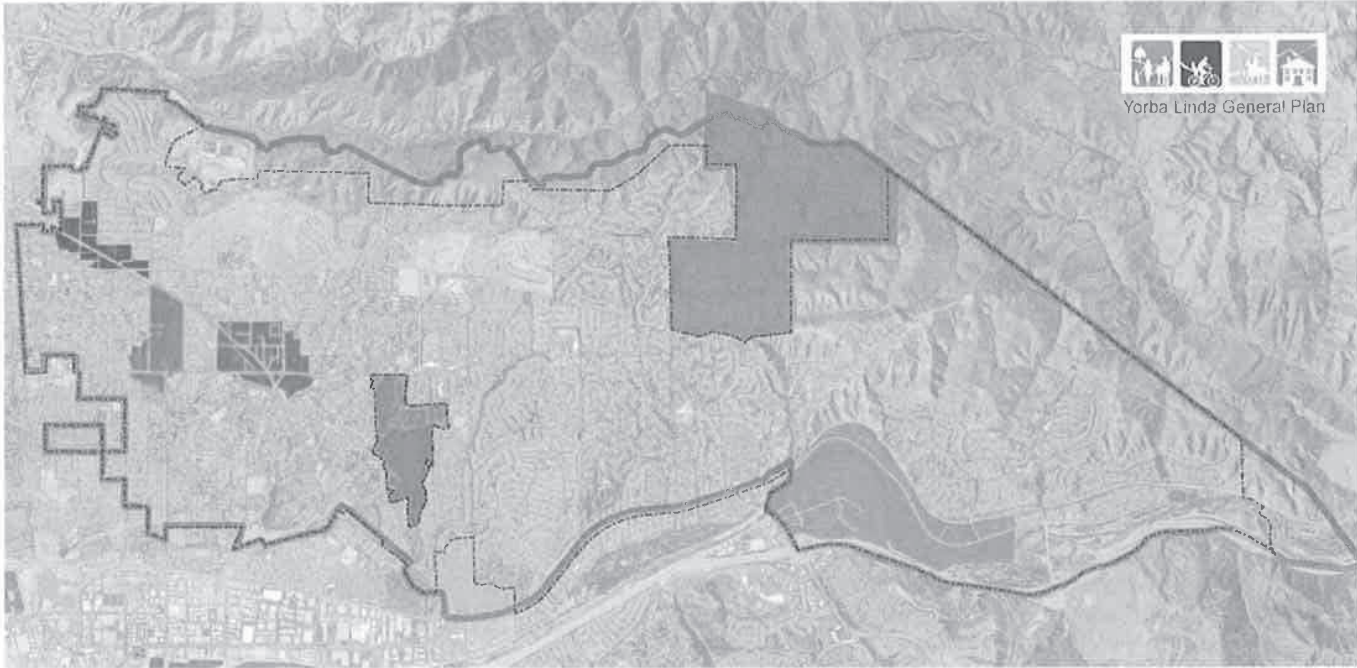
2016 General Plan Land Use Map Exhibit LU-3

4-0161 PLANDMA16001 Yorba Linda General Plan (2016) PUBLIC COMMENT REVISED MAPS, Land Use

The Bryant Ranch Shopping Center site will be subject to the Residential High (R-H) designation if approved by citizens' initiative.



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Focus Areas

- | | | |
|---------------------|----------------|--------------------------|
| Cielo/Esperanza | Civic Core | Fairynn |
| City Boundary | Community Core | West Gateway |
| Sphere of Influence | East Gateway | Yorba Linda Country Club |



Focus Areas Map

K:\CORA_PL\421294796001 - Yorba Linda General Plan\WORKING FILES\Maps\MXD Maps

Exhibit LU-4

* * *

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- *Focus Area G: East Gateway*

The East Gateway Focus Area is located on the eastern side of the City in parcels along the Santa Ana River and La Palma Avenue. Existing uses include industrial, commercial, residential, and open space areas. The area contains Savi Ranch, an approximately 158-acre planned development that generates over 60 percent of the City’s sales tax revenues.



The East Gateway Focus Area is envisioned as Yorba Linda's primary eastern gateway characterized by a mix of commercial, residential, and open space areas. Savi Ranch will play an important role as a premier attraction in Yorba Linda and a sought after destination experience throughout Orange County. Future objectives and priorities include improvements to circulation and access to the area; cohesive streetscape design and wayfinding signage; and incorporation of new land use types.

Planning Objectives

- Promote a unified character through unique streetscape design and wayfinding.
- Improve mobility and connectivity through multi-modal transportation opportunities and street improvements.
- Explore additional access points to activity centers.
- Provide a mix of amenities such as community gathering spaces and contemporary retail and commercial uses.
- Support the Savi Ranch Land Use and Mobility plan.

* * *

Section 5. Amendments to the General Plan Housing Element.

The General Plan Housing Element is hereby amended as follows (new language to be inserted is shown in underlined text; language to be deleted is shown in ~~strike-out text~~; text in regular, *italic* or **bold** type reflects existing text and is provided for informational/reference purposes; and ellipses (* * *) indicate omissions of text to which no changes are made):

City of

YORBA LINDA



2021-2029 Housing Element

Adopted February 9, 2022 (With minor technical corrections made on April 1, 2022)



* * *

I.

INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California’s Housing Element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or “RHNA”, to southern California jurisdictions. Pursuant to the RHNA planning period, the Yorba Linda Housing Element is an eight-year plan extending from 2021-2029.

Yorba Linda’s Housing Element identifies strategies and programs that focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Providing adequate housing sites;
- 3) Assisting in the provision of affordable housing;
- 4) Removing governmental and other constraints to housing investment; and
- 5) Promoting fair and equal housing opportunities.

The City’s 2021-2029 Housing Element consists of the following major components:

- An analysis of the City’s demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting Yorba Linda’s identified housing needs (Section III);
- An evaluation of residential sites, financial and administrative resources for housing, and resources for energy conservation (Section IV);
- The Housing Plan for addressing the City’s identified housing needs, constraints and resources; including housing goals, policies and program (Section V);
- Appendices documenting the residential sites inventory and public participation process.

* * *

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Yorba Linda’s 5th cycle 2014-2021 Housing Element was coordinated with a comprehensive update of the City’s General Plan, which revisited the community’s priorities and vision for the future, looking out over a 20-year horizon. The updated Yorba Linda General Plan is comprised of the following elements:

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- Land Use
- Housing
- Circulation and Mobility
- Open Space and Parks and Recreation
- Conservation
- Safety
- Noise
- Economic Development
- Community Design
- Historic Resources

The current 6th cycle 2021-2029 Housing Element update maintains this internal General Plan consistency. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency among General Plan elements.

* * *

III. HOUSING CONSTRAINTS

This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development in Yorba Linda.

A. GOVERNMENTAL CONSTRAINTS

As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

1. Land Use Controls

The Yorba Linda General Plan was adopted on November 1, 2016 by the Yorba Linda City Council. The Plan's Land Use Element provides for the following residential land use designations:

Residential – Low (1.0 du/ac) – Designated for the steep terrain along the northerly boundary of Yorba Linda as well as the historical “agricultural” areas that are centrally located within the planning area. Average density is 1 unit per acre, with clustering permitted at greater intensities to compensate for topographical constraints.

Residential - Medium Low (1.8 du/ac) – Intended for spacious single-family homes. Lot sizes typically range from one-third to half an acre per dwelling unit. This category has been allocated in some cases to respond to terrain with topographical constraints. Maximum density is 1.8 dwelling units per acre.

Residential - Medium (3.0 du/ac) – Designated for single-family detached residential subdivisions, or more innovative subdivision planning allowing clustered development in conjunction with provision of recreational facilities and preservation of open spaces. Average density is 3.0 dwelling units per acre.

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Residential - Medium High (4.0 du/ac) – This category reflects conditions which include acreage of limited size for development and property with locational restrictions. Maximum density is 4.0 dwelling units per acre, with a minimum lot size of 7,500 square feet.

Residential - High (4 – 30 du/ac) – Permits a variety of housing ranging from single-family detached homes to attached products and apartments, as well as mixed uses on sites zoned MU-30. The appropriate housing type is predicated based on the site, location, and adjacent land uses. Clustering of buildings allows for the provision of appropriate private recreational and open space amenities. High density designations have been advantageously located throughout the planning area for proximity to retail, commercial, and employment opportunities, as well as providing a rational land use transition between lower density residential areas and non- residential land uses.

Table III-1 illustrates Yorba Linda's residential General Plan Designations, corresponding Zoning and acreage per land use – category (as of 2016).

Table III-1: Residential General Plan and Zoning Designations

Land Use Designation	Density	Corresponding Zoning Districts	Acres
Residential – Low (R-L)	1.0 du/acre	R-A, RLD	412.14
Residential – Medium Low (R-ML)	1.8 du/acre	R-E	2,356.05
Residential – Medium (R-M)	3.0 du/acre	R-S	1,956.28
Residential – Medium High (R-MH)	4.0 du/acre	R-U	1,169.01
Residential – High (R-H)	4 – 30 du/acre	R-M, R-M-20, R-M-30, MU-30	545.89

Source: 2016 Yorba Linda General Plan, City of Yorba Linda Zoning Code, 2020.

Table III-2 summarizes Yorba Linda's residential development standards. The development standards for the R-M, R-M-20 and R-M-30 multi-family zone districts were established during Yorba Linda's 4th cycle Housing Element in conjunction with an urban design professional to ensure their cumulative impact did not constrain the ability to achieve maximum zoned densities. The design consultant prepared residential site plans utilizing sets of development standards which achieved the maximum 10, 20 and 30 units/acre of the City's multi-family zone districts. Projects built under the 10 and 20 unit/acre standards provided further evidence that maximum densities could be achieved. The Meta Housing apartment project developed under the City's prior AH (Affordable Housing) combining zone which became the SH zone with standards allowing a density of 20 units per acre. The Presidential Walk project built as a single-family detached product under the R-M standards has a density of 9 units per acre. For the 30 unit per acre concept plan, the urban design consultant selected one of the proposed housing sites in Savi Ranch, and refined the initial RM-30 standards as necessary to achieve the desired density. The results of this "density testing" served as the basis for development of the City's new multi-family development standards, presented in Table III-2. Additional site testing of the City's existing R-M standards resulted in an increase in lot coverage (from 35% to 45%) and a decrease in the minimum parcel size (from 2 acres to 7,500 square feet) in the R-M zone. As a means of encouraging consolidation of smaller parcels into larger development sites, the R-M-20 and R-M-30 zones require a one-acre minimum lot size. This lot size minimum has not served as a constraint to development, as evidenced by the successful development

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of all seven R-M-20 and R-M-30 sites identified in the 5th cycle Housing Element. The City will allow an applicant to propose a smaller lot size on Housing Element Sites to be considered through the Design Review process.

The City's multi-family parking standards had previously required two covered spaces plus one covered or uncovered space per studio to two-bedroom unit, with units with three or more bedrooms requiring two covered spaces plus one and one-half covered or uncovered spaces. By not reducing parking requirements for smaller units, these parking standards can effectively serve as a disincentive for the development of smaller, lower cost units. In creating development standards for the new R-M-20 and R-M-30 zone districts, the City lowered its parking requirements based on the size of the unit, as shown in Table III-2. In addition, as described below, developments within the Affordable Housing Overlay (as well as the Congregational Land Overlay and Mixed Use Overlay) providing the required 20 percent lower income units are eligible for further parking reductions under state density bonus law.

The new Affordable Housing Overlay (AHO) being developed by the City will provide modified development standards in exchange for the provision of 20% affordable units in developments (refer to Housing Element Program #9). While the AHO is in the process of being developed, it is proposed to include the following standards:

- Increased densities (to 35 units/acre, with additional density under State density bonus law)
- Increased height limits (3 stories, with 4 stories permitted on PD zoned sites with an AHO)
- Increased floor area ratios
- Reduced project-specific open space standards
- Ministerial review
- Potential for reduced lot sizes (subject to Design Review)

The MU-30 district also benefits from state law, including Government Code section 65583.2(h) and (i).

As an additional incentive, developers can access state density bonus law in addition to using the densities allowed in the Overlay, including the state's alternative parking standards of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2.5 spaces for four or more bedrooms. In order to encourage lot consolidation for sites with multiple parcels, the City will structure the Overlay with tiered incentives for larger lot sizes.

The City has Multi-Family Design Guidelines to provide upfront direction to the development community regarding the desired quality and character of multi-family development. Yorba Linda has established a review process, development standards and design guidelines which facilitate, and do not serve to constrain, quality multi-family housing.

Table III-2: Residential Development Standards

	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	<u>MU-30</u>
Max. Density (du/ac)	1.0	1.0	1.8	3.0	4.0	10.0	20.0	30.0	<u>30.0</u>
Min. Parcel Size (sq.ft.)	1 acre	39,000	15,000	10,000	7,500	7,500	1 acre		<u>1 acre</u>

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Min. Lot Width (ft.)	130	110	100	80	75	100 (corner); 125 (interior)	135 (corner); 165 (interior)	135 ft. (corner); 165 ft. (interior)	
Min Setbacks (ft.)									
Front	40	35	30	25	20	20	20	20	
Side	10% lot width; min 10 ft			10	Min 5 ft each side; min total of 20 ft				-
Street Side	10% lot width; min 10 ft			10	10	10	10	10	
Rear	45	40	25	25	25	20	20	20	
Max. Height (ft.)	35 ft, or 2 stories, whichever is less					35' or 2 stories + ½ story for undgrd parking	50' or 4 stories + ½ story for undgrd parking	60' or 4 stories, whichever is less	
Min. Unit Size (sq. ft.)	1,500				1,300	Studio 750; 1 bd 900; 2 bd 1,000; 3 bd 1,200	Studio 550; 1 bd 675; 2 bd 700; 3 bd 900	Studio = 550 sf 1 bd = 675 sf 2 bd = 700 sf 3 bd = 900 sf	
Max. % Lot Coverage	35%				40%	45%	65%	70%	
Minimum % Landscaped Open Area	N/A					50% of building site area			
Private Open Space	N/A					50 sq.ft. per unit. 100 sq.ft. for ground floor units.			
Parking Standards									
Single Family	2 covered spaces per dwelling unit + 1 covered or uncovered guest space								
Multi-family: R-M	Studio – 2 bd = 2 covered + 1 covered or uncovered, 3+ bd = 2 covered + 1.5 covered or uncovered								
Multi-family: R-M-20, R-M-30, & MU-30	Studio = 1 covered, 1 bd = 1 covered + 0.8 uncovered, 2+ bd = 1 covered + 1 uncovered Guest parking: Studio = .75 per unit, 1 and 2 bd = 0.5 per unit, 3+ bd = 1.5 per unit								
Senior Housing	As required by conditional use permit.								

Source: City of Yorba Linda Zoning Code, 2020.

* * *

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table III-5 summarizes the housing types permitted in each of the Yorba Linda’s residential zoning districts.

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Table III-5: Housing Types by Residential Zone Category

Housing Type	Zoning District								
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30	<u>MU-30</u>
Single-Family	P	P	P	P	P	P			
Multiple-Family						D	D	D	<u>P</u>
Condominium					C	D	D	D	<u>P</u>
Accessory Dwelling Units	P	P	P	P	P	P	P	P	<u>P</u>
Single Room Occupancy Housing Facility (SRO)						C	C	C	<u>C</u>
Manufactured Housing	D	D	D	D	D	D			
Community Care Facilities (6 or fewer)	P	P	P	P	P	P	P	P	<u>P</u>
Community Care Facilities (7 or more)	C	C	C	C	C	C	C	C	<u>C</u>
Transitional Housing ¹	P	P	P	P	P	P	P	P	<u>P</u>
Supportive Housing ¹	P	P	P	P	P	P	P	P	<u>P</u>
Emergency Shelters	Up to 30 occupants – P (M-1 zone) Greater than 30 occupants – C (M-1 zone)								

Source: City of Yorba Linda Zoning Code Table 18.10-1.

P = Permitted Use C = Conditional Use D = Design Review

¹Transitional and supportive housing are permitted in residential zoning districts subject to the same standards as similar residential uses. Thus, if transitional or supportive housing is configured as a multi-family structure it would be regulated as such, whereas if it is configured as a single-family structure, it would be subject to single-family regulations.

* * *

IV. HOUSING RESOURCES

This section presents the various resources available for the development, rehabilitation, and preservation of housing in Yorba Linda. This includes the availability of land resources, financial resources available to support housing in the community; administrative resources available to assist in implementing Yorba Linda’s housing programs; and resources for energy conservation and reducing greenhouse gas emissions.

A. AVAILABILITY OF SITES FOR HOUSING

This section documents the availability of sites for future development and the adequacy of these sites to address Yorba Linda’s regional housing needs for the 2021-2029 planning period. The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Residential projects with development entitlements with occupancy post 6/30/2021
- Sites with zoning in place (Town Center Specific Plan and RM-30 zoned sites)



- Provision of accessory dwelling units
- Rezoning of multi-family opportunity sites and designation of select sites with an Affordable Housing Overlay
- Designation of a key shopping center site and vacant commercial parcel with a Mixed- Use Housing Overlay
- Designation of congregational sites with a Congregational Land Overlay

* * *

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 27 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 sites.

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 realistically be assembled and developed during the planning period, a narrative description of factors supporting development has been prepared for each of the sites. This analysis further details existing conditions, including the presence of economically marginal uses, underutilized parking lots, common ownership of adjacent parcels, and City owned parcels, as well as where there has been recent property owner interest in upzoning and development on the sites.

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Table IV- 2: Housing Element Rezone Sites

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
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
S3-207	5300-5392 Richfield Rd	9.7	RU	RM-20 with AHO	340	291
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	15	13
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
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD with AHO	89	77

Table IV- 2: Housing Element Rezone Sites (cont'd)

S6-020	Extended Stay America 22711 Oak Crest Circle	0.35	PD	PD with AHO	143	122
Realistic Unit Potential on AHO Sites:					782	
Congregational Land Overlay (CLO) Sites – up to 35 units/acre						
S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	60	60
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 developable)	RU	RU with CLO	55	55
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RU with CLO	40	40
S3-024	Friends Church Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	48	48
S4-204A	Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93 developable)	RE	RE with CLO	17	17
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58 developable)	RS	RS with CLO	30	30
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 developable)	PD-26	PD-26 with CLO	105	105
Realistic Unit Potential on CLO Sites:					355	
Mixed Use Overlay (MUO) Sites – up to 35 units/acre						
S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	53
Realistic Unit Potential on MUO Sites:					53	
MU-30 – up to 30 units/acre						
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	CG-with-MUO MU-30 ¹	320	272
Realistic Unit Potential on MU-30 Sites:					272	
RM-20 – up to 20 units/acre						

¹The Bryant Ranch Shopping Center site will be subject to the MU-30 zoning if approved by citizens' initiative.

 **Ballot Measures-KK**

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

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
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	71	60
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S4-053	SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	10	9
S4-060	5541 South Ohio St	0.96	RE	RM	10	9
S4-201	5531 South Ohio St	1.82	RE	RM	18	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:						338
PD						
S3-203	18101-19251 Bastanchury	22.83	PD	PD	228	194
Realistic Unit Potential on PD Sites:						194
Realistic Potential on all Opportunity Sites:						2,100

A key tenet of Yorba Linda's approach to providing sites to address its lower income housing needs will be through the creation of several new Housing Overlay zones: an Affordable Housing Overlay, a Mixed-Use Housing Overlay, and a Congregational Land Overlay. The contracted with an urban design consultant to conduct site visits and create site development concepts as a foundation for establishing recommended development standards for each of the overlay zones such as height limits, parking requirements, setbacks and transitional height requirements. While this detailed work is currently in process, the following summarizes the basic parameters of each of the overlay zones.

Affordable Housing Overlay: As part of the Housing Element sites inventory, the City has identified six sites for rezoning to RM-20, and one to maintain its PD zoning, and designation with an Affordable Housing Overlay (AHO). The overlay would layer on top of the base zoning regulations, leaving in place the option to develop under the base zoning, but providing the opportunity to develop to a greater intensity, and in the case of the commercial and industrial sites, the opportunity to develop with a higher value residential use, without a General Plan amendment or zone change.

The AHO would provide the following incentives in exchange for providing 20% affordable units (10% very low and 10% low income) on these sites:



- Ministerial reviewIncreased densities
- Increased height limits
- Increased floor area ratios
- Reduced project-specific open space standards

As an additional incentive, developers can access state density bonus law, including by right alternative parking standards, in addition to using the densities allowed in the Overlay. In order to encourage lot consolidation for sites with multiple parcels, the City will structure the Overlay with tiered incentives for larger lot sizes.

* * *

Mixed-Use Housing Overlay: The Mixed-Use Housing Overlay is designed to apply to ~~two a~~ commercial ~~propertyies~~ where housing could benefit the existing or future retail use. ~~It is currently being proposed for the nine acre Bryant Ranch Shopping Center that has been struggling to maintain tenants and contains large areas of underutilized parking. The concept is to allow for a predominately residential development on this site, with a requirement to integrate a minimum of 10,000 square feet of neighborhood-serving commercial uses to service nearby neighborhoods.~~ The Mixed-Use Overlay is ~~also~~ being proposed for a 1.75 acre vacant commercially zoned property on Imperial Highway. The overlay will allow development of at least three stories in height and 35 dwelling units per acre, and similar to the Affordable Housing Overlay, will require at least 20 percent affordable units Commercial floor area (FAR) will be separately regulated from residential density, so that the permitted residential density is not impacted by the inclusion of commercial square footage.

In terms of the likelihood of predominately commercial development occurring on ~~these~~ ~~two~~ this Mixed Use Sites, the Mixed Use Overlay will require at least 50 percent of the square footage be dedicated to residential use. In addition, the real estate market in Yorba Linda favors residential over commercial uses, as evidenced by the prompt redevelopment of the seven non-residential 5th cycle Housing Element sites with housing (refer to Table IV-5), ~~as well as strong property owner interest in redeveloping the Bryant Ranch shopping center as predominantly residential.~~ Regional market trends further support the integration of residential on commercial sites, such as the proposed Brea Plaza project which would redevelop the commercial center’s surface parking area with 189 units, the Brea Mall project which proposes development of 383 apartments on 12 acres of surface parking, and the Streetlights at Fullerton which proposes integrating 329 units within the Fullerton Town Center.

* * *

V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Yorba Linda. This final Housing Plan section begins by evaluating accomplishments under the City’s adopted 2014-2021 Housing Element and then presents Yorba Linda’s Housing Plan for the 6th cycle, 2021-2029 planning period. This Plan sets forth the City’s goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT



Ballot Measures-KK

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Yorba Linda 2014-2021 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

* * *

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Yorba Linda's identified housing needs, and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's overall strategy for addressing its housing needs has been defined according to the five issue areas previously described under goals and policies.

The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments; and several new programs added to address unmet housing needs.

* * *

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 1,791 units, requiring an additional 32 acres of land zoned for 30 units/acre (lower income), 15 acres at 10-20 units/acre (moderate income), and 54 acres at 10 units/acre or below (above moderate income). After over a year-long process of input from the public, property owners and City decision-makers, staff identified a total of 27 high priority sites encompassing approximately 200 acres for rezoning. 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-right¹⁹ for projects with 20% or more units affordable to lower income households
- Permit a minimum density of 20 units per acre

Ballot Measures-KK



- 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.

The Housing Opportunity Sites & Rezone Program with respect to the MU-30 sites will be effective if approved by citizens' initiative.

¹⁹ 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-3
Milestones for Housing Element Adoption, Rezoning and Measure B Election**

Anticipated Date	Action	Requirements
January – February 2022	Planning Commission and City Council hearings on Housing, Land Use and Safety Elements.	Public hearings
February 1, 2022	Adoption of Housing and other General Plan elements	Public hearing
Spring 2022	Creation and Adoption of Congregational Land Overlay, Mixed-Use Overlay, and Affordable Housing Overlay zone text.	6 month process
July 2022	File intent to comply with Measure B requirements for public vote on density increases on recommended sites identified in Housing Element.	180 days after adoption of project
November 2022	Measure B Election Date for voter approval on proposed zone changes.	
If shortfall of sites receive Measure B approval:		
2023	Evaluate additional sites to make-up shortfall	Community meetings
Early 2024	Amend Element for HCD review of new sites; conduct environmental on new sites	Public hearings
November 2024	Conduct Measure B Election on new sites	
If continued shortfall of Sites after second Measure B Election:		
	Request opinion from State Attorney General's Office as to City's options	

2021-2029 Objective: Undertake the following in support of rezoning: 1) Conduct public hearings and adopt Housing and other General Plan Elements; 2) Prepare and adopt new housing overlay zones (affordable housing, commercial mixed-use and congregational); 3) Conduct Measure B vote on proposed rezone sites. To the extent a shortfall exists in sites receiving Measure B approval, propose alternative sites for rezoning to



address the City's regional housing needs for lower and moderate income households; amend the Housing Element for HCD review; conduct 2nd Measure B election. Process development applications on rezone sites ministerially, subject to the requirements under Government Code section 65584.09.

8a. Lot Consolidation Program

The success of development within several of the rezone opportunity sites will be dependent upon consolidation of individual parcels into larger development sites. While some of the individual parcels within these rezone areas are already under common ownership, most are individually owned. The City will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within one year of Housing Element adoption, the City will develop a Lot Consolidation Ordinance to include specific incentives such as:

- Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking
- Reduced fees
- Streamlined permit processing through administrative staff review

Upon adoption of the Ordinance, the City will work in partnership with property owners that are receptive to lot consolidation to assist them in facilitating the parcel merge process in a streamlined and timely manner

2021-2029 Objective: *Conduct outreach to property owners and adopt Lot Consolidation Ordinance within one year of Housing Element adoption. Conduct a mid-cycle review in 2025 to evaluate the success of the program and make modifications as necessary to promote housing on small sites.*

* * *

REMOVAL OF GOVERNMENTAL CONSTRAINTS

- 14. Measure B.** The City recognizes the constraints of Measure B upon the provision of higher density and affordable housing related to development certainty, timing and associated costs. As codified in Section 18.01.110 of the Zoning Code, any amendment to Measure B requires a ballot measure with majority voter approval; the City is therefore seeking to mitigate the constraints imposed by Measure B through several alternative methods. (1) Immediately upon adoption of the Housing Element in February 2022, the City will develop and adopt three new overlay zones (Affordable Housing Overlay, Congregational Land Overlay, and Commercial Mixed Use Overlay) which provide modified development standards and ministerial approvals to facilitate affordable multi-family development (*refer to Programs #9, #10, #11*). (2) The City is pursuing rezoning through a Measure B election to designate 27 sites at densities appropriate to address the community's lower and moderate income housing needs (*refer to Program # 8*). 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. (3) The City has adopted a specific plan for the Town Center which integrates a mix of housing types near both jobs and bus lines, and is seeking to expand high density and mixed use housing in Savi Ranch, the City's major employment center, located adjacent to the 91



Freeway (the primary east/west connector from Riverside County through central Orange County) which will assist with the reduction of vehicle miles traveled and associated greenhouse gas emissions.

In addition to these actions, beginning in 2023 and in conjunction with the City Attorney's Office, the City will evaluate various options to mitigate the constraints of Measure B by providing City Council with explicit authority to rezone to higher densities and approve affordable housing projects and comply with all requirements in State Housing Element law without further ballot initiative.

***2021-2029 Objective:** Mitigate the impacts of Measure B on creation of higher density and affordable housing through: establishment of three new overlay zones; rezoning select sites to higher densities; and accommodating higher density and mixed use housing near jobs and transit. By 2025, initiate a Measure B ballot measure, or other alternative option, to provide City Council greater discretion in rezoning for higher densities in support of affordable housing projects.*

* * *

Section 6. Amendments to the Housing Element Appendices.

The City's Housing Element Appendices are hereby amended as follows (new language to be inserted into the Housing Element Appendices is shown in underlined text; language to be deleted from the Housing Element Appendices is shown in ~~strike-out text~~, and text in regular, *italic* or **bold** type reflects existing Housing Element Appendices text and is provided for informational/reference purposes):

* * *

1. Appendix B (Affirmatively Furthering Fair Housing), Part 2 (Assessment of Fair Housing), Section E (Disparities in Access to Opportunity), Subsection 2 (Economic) is amended as follows:

2. Economic

According to the County AI, there are significant disparities in access to economic opportunity in Orange County.

- * Non-Hispanic White residents have the greatest access to economic opportunity. Asian and Pacific Islander residents (49), Native Americans (46), and Black residents (46) have lower index scores in the high to mid-40s. Hispanic residents (32) have the lowest access to economic opportunity of all racial and ethnic groups in Orange County.
- * Among residents living below the poverty line, there are significant disparities between groups. White residents have the highest economic opportunity score (30) followed by Black residents (27) and Asian Americans and Pacific Islanders (23). Poor Native Americans and Hispanic residents have the lowest economic opportunity scores (19).
- * Economic Opportunity Index scores are generally lower in North Orange County than in South Orange County.
- * Areas in Orange County with the highest index scores tend to have large concentrations of non-Hispanic and Asian residents.



* * *

Supporting continued economic growth and health is important for Yorba Linda. ~~One example of how this can happen is one housing site that has been identified as part of this Element. The Bryant Ranch Shopping Center in tract 218.26, which will be designated with a Mixed Use Overlay, will provide for multi-family residential to be integrated within this ten acre site and likely serve as a catalyst for improvements to the older shopping center.~~

* * *

Section F (Disproportionate Housing Needs and Displacement Risks)

* * *

Measure B (Yorba Linda Right-To-Vote Amendment)

Measure B is a citizen sponsored, voter-approved initiative, incorporated within Yorba Linda's Municipal Code. This measure was in large part a reaction to the potential development contemplated in the Town Center/Downtown redevelopment project area. By way of background, in 2003 the City Council adopted the Downtown Master Plan which focused on Main Street revitalization and was widely supported by the community. The City Council subsequently entered into an exclusive negotiating agreement with a developer to implement the Master Plan and develop the downtown area with added commercial space and housing. With the City's adoption of the Town Center Planned Development Zoning Regulations in December 2005, community opposition mounted as residents didn't feel the City Council was transparent in permitting 501 housing units and 560,000 square feet of commercial space in the Town Center, along with the Council's last minute inclusion of a new planning area (Yorba Station) that hadn't been vetted with the community or the center owners or merchants. Due to the community's reaction and under threat of referendum, the City Council subsequently rescinded their approval of the Zoning Regulations and dismissed the developers in February 2006. The same citizens group that opposed the Town Center later formulated Measure B, which was passed by the electorate in June 2006.

Measure B requires a majority vote of the electorate for major amendments to "planning policy documents" that increase residential density above the currently allowed density. These planning policy documents include: General Plan Land Use Element; Land Use Policy Map; Zoning Code; Zoning Map; Specific Plan; or Development Agreement.

Major amendments to these planning policy documents are defined to include any of the following changes to the development standards which:

- Increase the number of residential units which may be constructed on a parcel designated for residential uses
- Increase the number of separate parcels which may be created from an existing parcel
- Changes any residential land use to allow any other land use
- Changes any non-residential land use to allow any residential land use greater than ten (10) net dwelling units per acre or allow mixed-use
- Increases the allowed maximum height of development

Ballot Measures-KK



- Provides for the private development of land owned by a government entity within five years of the date of the approval to develop the land
- Repeals any of the Planning Policy Documents

Measure B also establishes a maximum height of 35 feet for all structures in the City. Exempted from the height limit are church steeples, public schools, and other structures exempted by state or federal law.

A key focus of Yorba Linda’s 2008-2014 Housing Element was to identify suitable sites to accommodate the City’s regional housing needs for all income levels. Default densities of 30 units per acre are typically needed to accommodate affordability for lower income households, and densities of 10 to 20 units per acre are necessary for moderate income households. After an extensive public process, an inventory of 14 sites were identified for rezoning and were incorporated within the Element adopted by City Council in October 2011. The City then undertook a 2008-201 Housing Element Implementation Measure B Election Community Outreach Program. A Measure B vote was placed on the June 5, 2012 Primary Election and separated into two measures, the Savi Ranch Planned Development (Measure H) and nine rezoning sites (Measure I). Both Measures H and I received a majority vote of the Yorba Linda electorate.

While the 5th cycle, 2014-2021 Housing Element did not require a Measure B vote, given the significantly higher RHNA allocated to the City for the 6th cycle Housing Element, additional rezoning will be necessary. Similar to the prior vote, the City will initiate the Measure B election, and pay for all costs associated with the ballot measure. Housing Element Program #8 details the steps involved in rezoning and conducting the Measure B election.

* * *

2. Appendix B (Affirmatively Furthering Fair Housing), Part 3 (Sites Inventory), Section 2 (Analysis of Sites and AFFH Data), Subsection *Areas of Opportunity* is amended as follows:

* * *

- 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. 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, will be designated MU-30 if approved by citizens’ initiative 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~~

* * *

3. Appendix C (Residential Sites Inventory) is amended as follows:

Housing Element Rezone Sites

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
Affordable Housing Overlay (AHO) Sites – up to 35 units/acre						

Ballot Measures-KK

S1-200	SEC Rose Dr/Blake Rd	5.94	RE	RM-20 with AHO	208	178
S3-207	5300-5392 Richfield Rd	9.7	RU	RM-20 with AHO	340	291
S3-074	Yorba Linda Preschool 18132 Yorba Linda Blvd	0.42	CG	RM-20 with AHO	15	13
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
S6-015	Prior John Force Racing 22722 Old Canal Road	2.56	PD	PD with AHO	89	77
S6-020	Extended Stay America 22711 Oak Crest Circle	10.35	PD	RM-20 with AHO	143	122
Realistic Unit Potential on AHO Sites:					782	

Congregational Land Overlay (CLO) Sites – up to 35 units/acre

S2-008	Friendship Baptist Church 17151 Bastanchury Rd	4.92 (2.01 developable)	RE	RE with CLO	60	60
S3-012	Richfield Community Church 5320 Richfield Rd	9.48 (3.7 developable)	RU	RU with CLO	55	55
S2-013	Messiah Lutheran Church 4861 Liverpool St	6.2 (2.03 developable)	RU	RU with CLO	40	40
S3-103	Friends Church and Overflow Parking	17.45 (1.61 developable)	RE	RE with CLO	48	48
S4-204A	Chabad Center 19045 Yorba Linda Blvd	1.85 (0.93 developable)	RE	RE with CLO	17	17
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	3.88 (1.58 developable)	RS	RS with CLO	30	30
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	9.23 (4.09 developable)	PD-26	PD-26 with CLO	105	105
Realistic Unit Potential on CLO Sites:					355	

Mixed Use Overlay (MUO) Sites – up to 35 units/acre

S1-021	Vacant Parcel (W of 16951 Imperial Hwy) APN 322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	53
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Realistic Unit Potential on MUO Sites: 53

MU-30 – up to 30 units/acre

S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	9.15	CG	CG with MUO MU-30 ²	320	272
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Realistic Unit Potential on MU-30 Sites: 272

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

Site ID	Site Description and Address	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Realistic Unit Potential
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²The Bryant Ranch Shopping Center site will be subject to the MU-30 zoning if approved by citizens' initiative.



Ballot Measures-KK

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	71	60
S3-211	17651 Imperial Highway	2.32	RS	RM	23	20
S4-053	SWC Kellogg Dr/ Grandview Ave	0.98	RE	RM	10	9
S4-060	5541 South Ohio St	0.96	RE	RM	10	9
S4-201	5531 South Ohio St	1.82	RE	RM	18	15
S5-008	Fairmont Blvd	23.01	PD	RM	230	196
S7-005	NWC Camino de Bryant/ Meadowland	3.06	RU	RM	30	10
<i>Realistic Unit Potential on RM Sites:</i>						338
PD						
S3-203	18101-19251 Bastanchury	22.83	PD	PD	228	194
<i>Realistic Unit Potential on PD Sites:</i>						194
Realistic Potential on all Opportunity Sites:						2,100

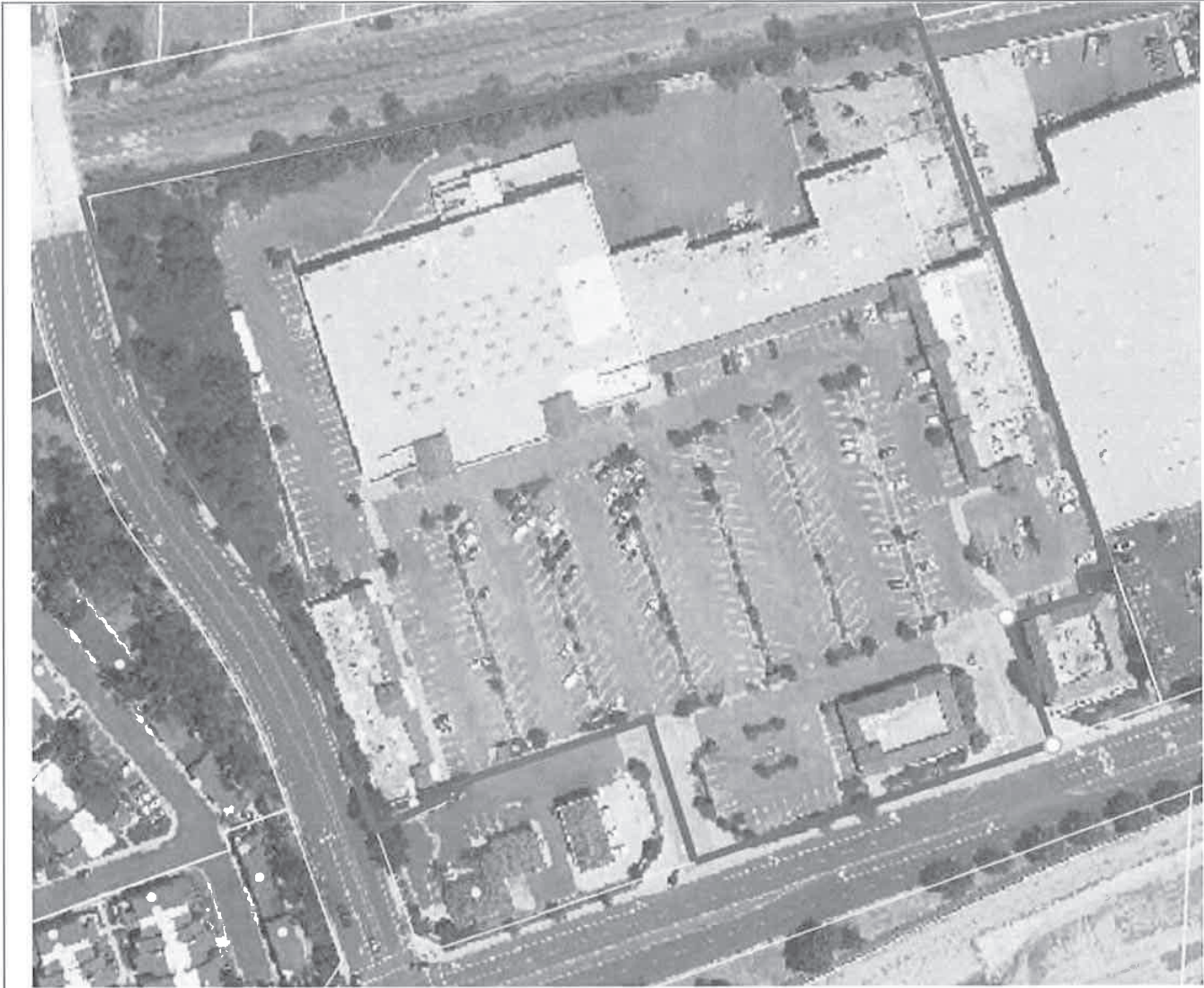
* * *

4. Appendix C (Site S7-001 – Bryant Ranch Shopping Center) is amended as follows:

Site S7-001 – Bryant Ranch Shopping Center



Ballot Measures-KK



Site Acreage: 9.15 acres
Current Zoning: ~~CG MU-30~~
Proposed Zoning: ~~Commercial-~~
 Mixed Use Overlay MU-30³

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

³The Bryant Ranch Shopping Center site will be subject to the MU-30 zoning if approved by citizens' initiative.



Ballot Measures-KK

Total Unit Potential: 320
Realistic Unit Potential: 272

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. The site will be subject to the MU-30 zoning if approved by citizens' initiative, 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.

* * *



Ballot Measures-KK

5. Appendix C (Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need) is amended as follows:

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/ Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes	Improvement to Land Ratio	Year Built	Project Site ID
YORBA LINDA	23611 LA PALMA AV	92885	353-091-04					Shortfall of Sites	0.66940685	C - General	CG MU-30	CG R-H	Mixed-Use/Overbay MU-30	20	25	0	0	Bryant Ranch Shopping Center		0.58	0	57-001
YORBA LINDA	23761 LA PALMA AV	92885	353-091-05					Shortfall of Sites	0.246389064	C - General	MU-30	R-H	Mixed-Use/Overbay MU-30	20	35	0	0	Bryant Ranch Shopping Center	Property owners very interested in having property rezoned to allow for higher density housing. Centers struggling to maintain tenants at this time; therefore, property owners considering other alternatives.	0.49	0	57-001
YORBA LINDA	23661 LA PALMA AV	92885	353-091-06			76	114	Shortfall of Sites	9.148607966	C - General	CG MU-30	CG R-H	Mixed-Use/Overbay MU-30	20	35	190	0	Bryant Ranch Shopping Center		0.60	0	57-001
YORBA LINDA	23801 LA PALMA AV	92885	353-131-12			32	50	Shortfall of Sites	3.641989983	C - General	CG MU-30	CG R-H	MU-30	20	35	82	0	Bryant Ranch Shopping Center		1.31	0	57-001
YORBA LINDA	ADDRESS NOT AVAIL	92885	309-081-06			4	6	Shortfall of Sites	3.06344421	R - Medium High	RU	CG R-H	Mixed-Use/Overbay R-M	20	25	10	0	Vacant	Property owner is very interested in having property rezoned to allow for higher density housing.	0.00	0	57-005
YORBA LINDA	4382 EUREKA AVE	92886	323-092-13		10			Shortfall of Sites	3.88	R - Medium	RS	CG R-H	Mixed-Use/Overbay R-M	20	35	30	0	Islamic Center		0.00	0	53-033

* ** * * * *

*The Bryant Ranch Shopping Center site will be subject to the MU-30 zoning if approved by citizens' initiative.



* * *

Section 7. Initiative Consistency with General Plan.

This Initiative is consistent with the objectives and policies of the City's General Plan, as revised by this Initiative. Without limiting the foregoing, this finding of consistency is based on the following:

- A. Land Use Element. This Initiative is consistent with the objectives and policies of the General Plan Land Use Element, as revised by this Initiative.
- B. Housing Element. The Initiative is consistent with the objectives and policies of the General Plan Housing Element, as revised by this Initiative.
- C. Housing Element Appendices. The Initiative is consistent with the objectives and policies of the General Plan Housing Element Appendices, as revised by this Initiative.

Section 8. Effective Date

This Initiative is considered adopted and effective upon the earliest date allowed under applicable law.

Section 9. Implementation of Yorba Canyon Community project.

- A. Upon the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative. To the extent state law limits the number of amendments that are permitted to be made to a General Plan in any calendar year, and that number has been reached in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January 1 of the next year.
- B. Upon the effective date of this Initiative, the provisions of Section 3 of this Initiative are hereby inserted into the General Plan Land Use Element. The City may determine the appropriate location and numbering for the text added by Section 3 of this Initiative, provided that the full text is inserted without alteration into the General Plan Land Use Element.
- C. Upon the effective date of this Initiative, the provisions of Section 4 are hereby inserted into the General Plan Housing Element. The City may determine the appropriate location and numbering for the text added by Section 4 of this Initiative, provided that the full text is inserted without alteration into the General Plan Housing Element.
- D. Upon the effective date of this Initiative, the provisions of Section 5 are hereby inserted into the General Plan Housing Element Appendices. The City may determine the appropriate location and numbering for the text added by Section 5 of this Initiative, provided that the full text is inserted without alteration into the General Plan Housing Element Appendices.
- E. The General Plan in effect on the date of filing of the Notice of Intent to Circulate this Initiative ("Filing Date"), and the General Plan as amended by this Initiative, comprise an integrated internally consistent and compatible statement of policies for the City. To ensure that the General Plan remains an integrated, internally consistent and compatible statement of policies for the City, any provision of the General Plan that is adopted between the Filing Date and the effective date of this Initiative shall, to the extent that such interim-enacted provision is inconsistent with the General Plan amendments adopted by this Initiative, be amended as soon as possible and in the manner and time required by law to ensure consistency between the provisions adopted by the Initiative and other elements of the General Plan.



F. Upon the effective date of this Initiative, the City may not take any action, including approving permits for development or issuing tentative subdivision maps, which are inconsistent with the Initiative. Commencing on the effective date of this Initiative, the City is directed to expeditiously and diligently process in accordance with all applicable federal, state and local laws and requirements, all subsequent actions required to implement the Initiative, including without limitation, subdivision maps, easement vacations and acceptances, issuance of grading and building permits, and any other City actions as necessary to implement the Initiative.

G. To the extent that any of the land use modifications implemented by this Initiative could be considered subject to the Yorba Linda Right-to-Vote Amendment, any and all requirements of that Amendment shall be deemed completed and satisfied by virtue of the approval of this Initiative by the voters.

Section 10. Effect of Other Measures on the Same Ballot.

A. In approving this Initiative, it is the voters' intent to create a comprehensive regulatory plan to govern the future use and development of the current Bryant Ranch Shopping Center site. To ensure that this intent is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use or development of the Bryant Ranch Shopping Center site in any manner or in any part whatsoever (a "Conflicting Measure").

B. In the event that this Initiative and one or more Conflicting Measures are adopted by the voters at the same election, then it is the voters' intent that only that measure which receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect. In no event shall this Initiative be interpreted in a manner that would permit its operation in conjunction with the non-conflicting provisions of any Conflicting Measure.

C. If this Initiative is approved by the voters but superseded by law in whole or in part by any other Conflicting Measure approved by the voters at the same election, and such Conflicting Measure is later held invalid, this Initiative shall be self-executing and given full force of law.

Section 11. Interpretation and Severability.

A. This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or a portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Initiative. The voters declare that this Initiative, each section, sub-section, sentence, cause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.

B. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the People of the City of Yorba Linda indicate our strong desire that: (i) the City use its best efforts to sustain and re-enact that portion, and (ii) the City implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with the intent of this Initiative.



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C. This Initiative shall be broadly construed in order to achieve the purposes stated above. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City of Yorba Linda and others in a manner that facilitates the purposes set forth in this Initiative.

Section 12. Amendments to Other City Ordinances and Policies.

The City is hereby authorized to amend other elements and sections of the General Plan, sub-regional plans, community plans, zoning provisions, community plan area zone changes maps, and other ordinances, and policies affected by the Initiative as soon as possible and in the manner and time required by law to ensure consistency between the Initiative and other elements of the City's General Plan, sub-regional and community plans, zoning provisions, community plan change maps, and other City ordinances and policies. The City is hereby and further authorized to amend all other City ordinances, rules and regulations, as necessary, to accommodate this Initiative.

Section 13. Amendments to Initiative.

This Initiative may be amended either by: (i) a majority vote of the City Council, if, and only if, based on a proposal submitted by the applicant to further the Initiative's purposes; or (ii) a vote of the people.

The texts of existing provisions of the Municipal Code, General Plan, General Plan Land Use Element, General Plan Housing Element, and General Plan Housing Element Appendices that are included in this Initiative but not modified herein are not subject to this Section.

Section 14: Statute of Limitations

Unless a shorter statute of limitations is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and served within ninety (90) days of the date of the legislative body's decision. The date of the the date the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body's decision, then the date of the legislative body's decision shall be the earliest possible lawful date.

Section 15: Legal Defense

If this Initiative is approved by the voters and thereafter subjected to a legal challenge which attempts to limit its scope or application in any way, or alleges that this Initiative violates any local, state or federal law in whole or in part, and the City of Yorba Linda or its agents refuse to defend this Initiative to the fullest extent possible, then the following actions shall be taken:

(a) The City Attorney shall appoint independent counsel to faithfully and vigorously defend this Initiative to the fullest extent possible on behalf of the City.

(b) Before appointing or thereafter substituting independent counsel, the City Attorney shall exercise due diligence in determining the qualifications of independent counsel and shall obtain written affirmation from independent counsel that independent counsel will faithfully and vigorously defend this Initiative to the fullest extent possible. The written affirmation shall be made publicly available upon request.

(c) In order to support the defense of this Initiative in instances where the City or its agents fail to do so despite the will of the voters, a continuous appropriation is hereby made from the General Fund,



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without regard to fiscal years, in an amount necessary to cover the costs of retaining independent counsel to faithfully and vigorously defend this Initiative on behalf of the City to the fullest extent possible.



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Exhibit "B"





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Impartial Analysis City of Yorba Linda Measure KK

This ballot measure (“Measure”) amends the Yorba Linda Municipal Code and the Yorba Linda General Plan Land Use Element, Housing Element, and Housing Element Appendices on the 9.15 acre site occupied by the Bryant Ranch Shopping Center at 23621-23741 La Palma Avenue in Yorba Linda (the “Property”).

The Measure creates the Mixed-Use 30 (“MU-30”) zone in the City’s Municipal Code for the Property. The Measure amends the City’s General Plan Land Use Element to Residential – High for the Property. The Measure amends the City’s General Plan Housing Element to identify the MU-30 zone and the by-right approval program implemented in the MU-30 zone.

The MU-30 zone allows residential development on the Property up to 30 dwelling units per acre and allows buildings to be up to 60 feet or 4 stories tall, whichever is less. Residential uses may be located on top of commercial uses or in separate structures on the same lot. Multiple family dwellings, including apartments and condominiums, are permitted in the MU-30 zone. The MU-30 zone also allows commercial uses on the Property provided that residential uses occupy 50 percent or more of the development’s floor area. Projects in the MU-30 zone may also include any use that is identified as a permitted use in the City’s Commercial-General (“C-G”) zone and allows co-working spaces and live/work quarters.

The MU-30 zone allows “by right”, ministerial development for a residential development that proposes at least 16 total dwelling units at a minimum density of 20 dwelling units per acre that reserves at least 20 percent of the dwelling units for rental to lower income households. The phrase “by right” means that the City’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 and would not be subject to the California Environmental Quality Act (“CEQA”). Any subdivision of the Property remains subject to all laws, including but not limited to, the City’s laws implementing the Subdivision Map Act. The City may subject projects that qualify as a use “by right” to design review; however, such projects are not subject to CEQA.

This ballot measure was placed on the ballot by a petition signed by the requisite number of voters of the City.

THE ABOVE STATEMENT IS AN IMPARTIAL ANALYSIS OF MEASURE KK. IF YOU DESIRE A COPY OF THE ORDINANCE OR MEASURE, PLEASE CALL THE ELECTIONS OFFICIAL’S OFFICE AT (714) 961-7150 AND A COPY WILL BE MAILED AT NO COST TO YOU.

City Attorney, Todd Litfin



Ballot Measures-KK

Argument in Favor of Measure KK

The OC District Attorney has identified that a leading cause of violent crime in our communities are criminals from Los Angeles County coming to our shopping areas, neighborhoods, and parks.

PROTECT Yorba Linda by wisely upgrading our city's decades old struggling easternmost shopping center with locally serving shops, restaurants, and homes. After decades of retail changes, this center primarily attracts customers from outside Yorba Linda often during our commute times and evenings. Measured annually, this results in tens of thousands of visitors coming into Yorba Linda.

The upgraded community will feature local restaurants and shops and open space planned for Yorba Linda's newest dog park.

PROTECT Yorba Linda by permanently stopping the unanimously approved City Council/State plan for this section of La Palma that adds more than 42% more traffic during rush hours and even fire emergencies along the 91, Weir Canyon, and Gypsum Canyon.

This measure permanently restricts traffic and impacts in the easternmost shopping area in the city bordered by railroad, decades old industrial and commercial facilities in each direction on La Palma, the Santa Ana River, and one of Yorba Linda's highest density residential areas across the street to the west.

Permanently protect traditional neighborhoods against fire risk by cutting 15% of units from the housing plan unanimously approved by Council on February 9, 2022 for this section of La Palma Blvd.

Protect Yorba Linda by limiting the property to parks, restaurants, shops, and homes, unlike the trucking and industrial uses which the property could be converted to today.

As a final protection, the Community has already filed plans that restrict any further building beyond what is approved in this measure.

PROTECT YORBA LINDA! Protect our neighborhoods, protect our parks, protect our commutes and roads, vote YES on this Measure!

Questions? Go to ProtectYorbaLinda.com for more information.

s/ Chip Julin

Rebuttal to Argument in Favor of Measure KK

PRESERVE the integrity and safety of Yorba Linda by voting NO on Measure KK. This reckless proposal seeks to erect a colossal four-story, 273-320-unit housing complex in the heart of the residential Bryant Ranch Shopping Center.

This development would potentially introduce over 800 new residents and up to 1,000 vehicles into an already PERILOUS HIGH FIRE ZONE, SERVED BY A SINGLE, CONGESTED EVACUATION ROUTE.

First Responders agree the dangers posed by this initiative are not mere inconveniences—they are DIRE THREATS TO THE LIVES OF OUR RESIDENTS, exacerbating the strain on already overburdened roadways and compromising city infrastructure for all Yorba Lindans.

If passed, Measure KK will establish a new Zoning Code, MU-30, potentially affecting all of YL, permitting UNPRECEDENTED DENSITY LEVELS NOT SEEN IN ANY OTHER YORBA LINDA NEIGHBORHOOD. This measure grants the developer sweeping powers to bypass crucial building code requirements and sidestep essential CEQA studies for traffic and other impact assessments.

The property owner rejected the city's proposal for 78 units, prioritizing personal profit over the safety of residents. According to the City Council's Housing Report dated 6/19/23, "THE PROPERTY OWNER IS EAGER TO REZONE FOR HIGHER DENSITY HOUSING," not to protect YL.

IT IS IMPERATIVE THAT YORBA LINDANS ARE NOT DECEIVED INTO ACCEPTING HIGHER DENSITY HOUSING THAT JEOPARDIZES THE SAFETY AND CHARACTER OF OUR RESIDENTIAL AREAS. We demand responsible and transparent zoning to safeguard our city's future.

Stand with us in DEFENDING our beloved city! VOTE NO ON MEASURE KK!

s/ Jack Thomas
City of Orange Fire Chief (Retired)

s/ David Cyprien
Law Enforcement Officer (Retired)

s/ Gregory Gianelli
Former President of CRA, East Lake Resident

s/ Russell Heine
No on Z Leader, West Yorba Linda Resident

s/ Lisa Papin
Educator, Bryant Ranch Resident



Ballot Measures-KK

Argument Against Measure KK

Please, vote “No” on Measure KK, “Yorba Canyon Community Initiative”, that would allow up to 273 high-density up to four-story high residential units to be built in Bryant Ranch Shopping Center at 23621-23741 La Palma Ave, located in the Easternmost Yorba Linda, with “ministerial” (without review) approval by the City and without adherence to California Environmental Quality Act. Local residents strongly oppose Measure KK due to loss of commercial space needed in Bryant Ranch community, likely overload of utilities and city services, fire hazard, traffic congestion and other detrimental impact on environment and life quality that the Measure will likely cause in that community.

If the Measure passes, it will allow adding hundreds of new residents and cars to the area thus making traffic congestion that is already heavy on adjacent La Palma Ave. and Gypsum Cyn. Rd. worse, possibly, to the point where it may block the only two evacuation routes from Bryant Ranch and obstruct evacuation of residents in case of future major fire similar to those that erupted in this area in the past.

Moreover,

Petition for Measure KK was circulated under misleading name “Yorba Canyon Community” outside Bryant Ranch so its signatories might have not known that “Yorba Canyon Community” was not an existing community and Yorba Canyon was not a canyon but “Out of State” LLC company of record filed with California Secretary of State, with principal address in Los Angeles and initial filing date 10/04/2023, about one month before the petition drive begun, just in time to sponsor signature gathering for said petition.

CAUTION: This Measure is NOT part of the City’s Housing Element and has NOT been endorsed or supported by the City.

The list of signers – opponents:

s/ Lisa Papin
Bryant Ranch resident

Rebuttal to Argument Against Measure KK

Vote YES on Measure KK! Look up these facts and make your decision.

PROTECT Yorba Linda’s Neighborhoods:

This measure STOPS UNANIMOUSLY ADOPTED CITY COUNCIL’S PLANS FOR THIS PROPERTY by over 45 homes while saving local shops and restaurants. Throughout 2022 and 2023, the City worked with the State to put substantially more housing in easternmost Yorba Linda than will ever be allowed by Measure KK.

Unanimous City Council Vote, February 1, 2022: <https://pub-yorbalinda.escribemeetings.com/Meeting.aspx?Id=8a6f2f00-fc9b-4a5a-8f5a-f400d9761c71&Agenda=Agenda&lang=English&Item=58&Tab=attachments>

PROTECT Yorba Linda Roads:

Measure KK requires that our roads be fixed if ANY construction occurs which is up to 21 years sooner than many City road improvement plans. By creating great local shopping and restaurants, Measure KK helps remove over 7,000 semi-trucks from neighborhood streets. Current City plans to expand truck trips along La Palma DO NOT require any improvements or even a popular vote! (Truck Statistic, TransNow TNW 2010-04)

City traffic studies do not mention trucks or deliveries once in over 450 pages of reports. Measure KK helps minimize truck trips while improving our shopping and protecting neighborhoods!

CITY TRAFFIC STUDIES THAT NEVER MENTION TRUCKS: https://www.yorbalindaca.gov/DocumentCenter/View/8032/YLHE-Addendum_Public-Review-Draft_2024-05-08-PDF

PROTECT AND EXPAND Our Open Space...

This property was developed in the late 1980’s with no open space and few setbacks. City plans do not require ANY improvement of open space or setbacks.

This measure establishes open space large enough for a dog park with setbacks and landscaping similar to Yorba Linda Town Center.

PROTECT YORBA LINDA. Vote YES on Measure KK. More information at protectyorbalinda.com

s/ Chip Julin