



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 15, 2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: DAVID BRANTLEY, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
PREPARED BY: NATE FARNSWORTH, PLANNING MANAGER

SUBJECT: 2021 GENERAL PLAN ANNUAL PROGRESS REPORT

RECOMMENDATION

It is recommended that the City Council approve the General Plan Annual Progress Report (APR) for 2021 and authorize staff to send the APR to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) in compliance with Government Code Section 65400.

BACKGROUND AND DISCUSSION

The City Council is required under state law to provide an APR to OPR and HCD pursuant to Government Code Section 65400 prior to April 1st of each year. The intent of this statute is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. The main purpose, and most important function of the APR is to provide local legislative bodies with information regarding implementation of the General Plan. In addition, the APR provides information that allows OPR and HCD to monitor local planning activities and to identify trends in land use planning and decision-making throughout the State of California.

The APR for calendar year 2021 is provided as Attachment 1. The APR includes a summary of the City's progress towards implementing the General Plan and identifies the status of the implementation action programs detailed for each of the seven elements of the General Plan. The City has made significant progress towards implementing the General Plan since its adoption in November 2016.

Per SB 35, the APR is also used by HCD to determine whether a jurisdiction has made sufficient progress towards meeting its regional housing needs assessment (RHNA). Jurisdictions that have not built their pro-rata share of RHNA within specific income categories have specific streamlining penalties:

- 1) Jurisdictions that have not issued building permits for their pro-rata share of lower income housing units are required to approve by right any housing project that proposes 50% affordability in the project.

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- 2) Jurisdictions that have not issued building permits for their pro-rata share of above moderate housing must approve by right any housing project that proposes 10% affordability in the project.

The 5th cycle RHNA was 669 housing units and runs from 2013-2021. During the 5th cycle, the City has approved 820 above market housing units, which far exceeds the 270 assigned above moderate units. Therefore, the City does not fall into the SB 35 penalty for by right approval for 10% affordability projects. However, the City has only approved 211 units of its 239-unit pro-rata share of lower income housing obligation. Therefore, like most other cities in the state, the City does fall into the SB 35 penalty for by right approval of housing projects with 50% affordability. However, staff believes that it is highly unlikely that a housing project would be able to provide 50% affordability without significant financial assistance. Furthermore, the City, along with most cities throughout the state, has been in the 50% streamlining penalty since 2018. It is important to note that this is the final APR for the 5th cycle RHNA and the 6th cycle RHNA will cover 2021-2029.

FISCAL IMPACT

None.

ATTACHMENTS

- 1) 2021 General Plan Annual Progress Report