



CITY of YORBA LINDA

CITY COUNCIL/SUCCESSOR AGENCY TO THE YORBA LINDA REDEVELOPMENT AGENCY, YORBA LINDA HOUSING AUTHORITY AND YORBA LINDA MUNICIPAL FINANCING AUTHORITY JOINT ADJOURNED REGULAR MEETING

MINUTES

**February 9, 2022, 5:30 p.m.
Council Chambers
4845 Casa Loma Avenue**

Councilmembers Present: Campbell, Haney, Hernandez, Huang, Rodriguez

Staff Present: Brantley, Brown, Christian, Honeywell, Kudron, Lai, Litfin, Lixey, Pulone, Walehwa

CALL TO ORDER

The City Council/Successor Agency to the Yorba Linda Redevelopment Agency convened at 5:31 p.m. in the Council Chambers at 4845 Casa Loma Avenue.

ROLL CALL

PLEDGE OF ALLEGIANCE

Assistant City Manager Dave Christian

PUBLIC COMMENTS – ITEMS ON THE CONSENT CALENDAR OR ITEMS NOT ON THE REMAINDER OF THE AGENDA

City Clerk Marcia Brown said there were no public comments.

PUBLIC HEARING

1. RESOLUTION NO. 2022- 5781 ADOPTING GENERAL PLAN AMENDMENT 2020-01 – AN UPDATE OF THE HOUSING ELEMENT OF THE GENERAL PLAN FOR 2021-2029

a. Open Public Hearing - Mayor Rodriguez opened the public hearing.

b. Staff Report

City Attorney Todd Liftin stated that Councilwoman Campbell has a potential conflict due to the location of her property within 1,000 feet of locations identified in the Housing Element. The locations are S3-074, S3-080, S3-082, and S3-205A. The Council will therefore discuss and vote on the inclusion of those four locations within the Housing Element first, and Councilwoman Campbell will recuse herself from the discussion on those sites. After the completion of the vote on the inclusion of the 4 sites, Councilwoman Campbell can return to the discussion and participate and vote on the approval of the entire Housing Element.

Community Development Director David Brantley shared a PowerPoint presentation on this item. He spoke of the City's Public Outreach efforts and said staff is confident that the Housing Element before Council meets the minimum requirements of State housing law, yet preserves the character of the Yorba Linda community to the greatest extent feasible.

Planning Manager Nate Farnsworth provided an overview of the Housing Element submittals made by staff and correspondence with the State's Housing and Community Development (HCD). Mr. Farnsworth spoke of a letter that the City was copied on to HCD from Elizabeth Hansburg, Executive Director of People for Housing Orange County, requesting that the HCD approve the Housing Element but also requested that the City consider a few modifications. He said staff has since spoken with Ms. Hansburg and clarified that most of the modifications in the letter were already contained in the Element or required by State law. Based on this conversation, Mr. Farnsworth stated that Ms. Hansburg sent a follow-up email to HCD stating that all of her concerns have been addressed and strongly urged that they approve the Housing Element. He provided an overview of the 5 major components of the Housing Element and clarified that the Housing Element does not require the City to build the units planned for, the City's responsibility is to remove barriers that might prevent housing from being built. This also doesn't authorize construction on sites, projects will still need to go through the approval process. He stated that the Southern California Association of Governments (SCAG) is responsible for developing and assigning Regional Housing Needs Assessment (RHNA) to Southern California jurisdictions. The City was assigned a total RHNA allocation of 2,415 dwelling units and Mr. Farnsworth spoke of the

proposed locations and zoning overlays in the Housing Element. He stated that the City had received a request to remove a half-acre property from the site list (18161 Bastanchury Road), and therefore staff is requesting to remove that parcel from the housing sites inventory. He concluded by discussing near-term Housing Element actions and next steps.

Councilwoman Haney inquired about the education and outreach plan for residents. Mr. Farnsworth responded that the City intends to hire a consultant that will help with the public outreach efforts and said staff anticipates utilizing several different strategies.

Mayor Pro Tem Gene Hernandez thanked staff for the hard work. He asked if the City can implement parking requirements with the Element. Planning Manager Farnsworth said State law dictates when and how much parking can be required.

c. Take Testimony

City Clerk Brown stated for the record that the City was copied on a letter addressed to the Department of Housing and Community Development from People for Housing Orange County which was forwarded to the Council and previously discussed by Mr. Farnsworth. She said a copy of the letter will be kept for the record.

Don Lamm complimented the City on the Housing Element. He said he has vast experience in real estate, and said the State has been taking more and more local control away, making the work of staff, Council and Commissions that much harder. He stated that the City is one of two cities to have the approval from HCD at this point in time and commended the City for the exceptional work. He believes it is unfair that the State is putting the burden of low-income housing on jurisdictions when to a great extent the problem has been created by the State. He spoke of a few examples, including the eviction moratorium that was imposed during the COVID-19 pandemic. He concluded by recommending that Council adopt the Element.

Todd Cottle, C&C Development Co., thanked staff for the report and all of their efforts throughout the process. He stated the document has their support.

d. Close Public Hearing - Mayor Rodriguez closed the public hearing.

e. Make Determination

City Attorney Litfin asked Councilwoman Campbell to recuse herself at this time for Council to vote on the 4 properties on which she has a potential conflict of interest. Councilwoman Campbell recused herself from the meeting at 6:03 p.m. while Council voted on the inclusion of S3-074, S3-080, S3-082, and S3-205A in the Housing Element.

Councilwoman Campbell rejoined the meeting at 6:08 p.m.

Moved by Hernandez
Seconded by Haney

It is recommended that the City Council approve the inclusion of sites S3-074, S3-080, S3-082, and S3-205A in the General Plan for 2021-2029 Housing Element update.

AYES (4): Haney, Hernandez, Huang, and Rodriguez

ABSTAINED (1): Campbell

CARRIED (4 to 0)

Moved by Huang
Seconded by Haney

It is recommended that the City Council adopt Resolution No. 2022-5781 to adopt General Plan Amendment 2020-01 – an update of the Housing Element of the General Plan for 2021-2029.

AYES (5): Campbell, Haney, Hernandez, Huang, and Rodriguez

CARRIED (5 to 0)

ADJOURNMENT

Mayor Rodriguez adjourned the meeting at 6:09 p.m. to the next regularly scheduled City Council/Successor Agency to the Yorba Linda Redevelopment Agency joint meeting on February 15, 2022.

City Clerk