

## ORDINANCE NO. 2024-1111

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YORBA LINDA AMENDING THE CITY OF YORBA LINDA ZONING CODE AND ZONING MAP (ZONING CODE AMENDMENT 2024-02) PURSUANT TO THE IMPLEMENTATION PROGRAMS OF THE CITY OF YORBA LINDA 2021-2029 HOUSING ELEMENT, WITH THE ADOPTION OF EACH INDIVIDUAL ITEM IDENTIFIED IN ZONING CODE AMENDMENT 2024-02 CONTINGENT UPON APPROVAL BY A MAJORITY VOTE OF THE ELECTORATE OF THE CITY OF YORBA LINDA IN COMPLIANCE WITH THE YORBA LINDA RIGHT-TO-VOTE AMENDMENT

**WHEREAS**, under California law, every city must adopt a general plan, which must include specified mandatory elements, in furtherance of the State policy to provide a comprehensive, long-term plan for the physical development and use of property within a city's jurisdiction; and

**WHEREAS**, under California law, every city has the authority to adopt and amend a zoning code pursuant to a city's general police power, which allows for the orderly division of property within a city's jurisdiction into compatible uses and development standards so as to improve and protect the general welfare; and

**WHEREAS**, under California law, all of the elements within a city's general plan must be internally consistent, and all zoning must be in conformity with a city's general plan; and

**WHEREAS**, on October 28, 2016, the City of Yorba Linda (City) adopted its current General Plan (General Plan); and

**WHEREAS**, the City may amend all or part of its adopted General Plan to promote the public interest up to four times during any calendar year pursuant to Government Code Section 65358; and

**WHEREAS**, under California law, Government Code Section 65580 *et seq.* (Housing Element Law), every city in the State is required to periodically review and update the housing element of a general plan for the city, every city is mandated to include State-specified content in a housing element, and every city is required to submit a draft of its housing element to the California Department of Housing and Community Development (HCD) for review and determination as to whether the city's draft housing element substantially complies with the Housing Element Law; and

**WHEREAS**, between October 2020 and August 2022, City staff conducted numerous study sessions and community workshops with stakeholders, consultants, and members of the public to comment and provide direction on the content of the City's draft housing element, and conducted numerous public hearings related to the adoption of several General Plan Amendments and Zoning Code Amendments to implement the 2021-2029 Housing Element that was conditionally certified by HCD on April 8, 2022; and

**WHEREAS**, when adopting these General Plan Amendments and Zoning Code Amendments, it was determined that they were contingent upon a successful approval by the voters of the City of Yorba Linda of General Plan Amendment 2022-02 and Zoning Code Amendment 2022-02, which was presented to the electorate of the City as Measure Z as part of the November 2022 General Election; and

**WHEREAS**, the Orange County Registrar of Voters determined that Measure Z failed to receive the approval of a majority of the electorate of the City, and therefore, General Plan Amendments 2022-01 and 2022-02 and Zoning Code Amendments 2022-01 and 2022-02 did not become effective; and

**WHEREAS**, in order to retain its conditional certification of its Housing Element from the HCD, the City is required to present a rezoning plan to the general electorate of the City by the General Election in November 2024, the City has revised its Housing Element and its associated implementation programs; and

**WHEREAS**, since November 2022, the City has prepared a revised draft Housing

Element update through a robust public outreach effort of seven public workshops, which attracted nearly 400 residents from a diversity of backgrounds, ethnicities, age groups, political affiliations, geography within the city, housing tenure, and varying perspectives on housing; and

**WHEREAS**, this revised draft Housing Element was submitted to HCD for consideration and it was determined on February 23, 2024 that the City's draft Housing Element was found to be in substantial conformance with State housing laws; and

**WHEREAS**, the City of Yorba Linda 2021-2029 Housing Element identifies for the applicable 2021-2029 planning period the housing needs in the community and programs to achieve the housing goals, policies and objectives of the City, which substantially comply with State-mandated content under the State Housing Element law pursuant to the certification issued by HCD on April 8, 2022; and

**WHEREAS**, the adopted Housing Element includes implementation programs that, if and when adopted by the City Council by separate and subsequent approvals from the approval of the Housing Element, would commence implementing actions (i) to amend the Land Use Element and Land Use Map of the City's General Plan; and, (ii) to amend specified sections of the City of Yorba Linda Zoning Code, Title 18 of the Yorba Linda Municipal Code (Zoning Code) and Zoning Map; and

**WHEREAS**, the implementation programs included in the adopted Housing Element are intended to be carried out separately from the adoption by the City Council of the Housing Element to facilitate the compliance, if and as applicable, with the requirements of the Yorba Linda Right-to-Vote Amendment, Yorba Linda Municipal Code Section 18.01.010 *et seq.* (commonly known as "Measure B"), and are intended to preserve HCD's certification of the adopted Housing Element for the entirety of the 2021-2029 planning period; and

**WHEREAS**, the City Council has determined that the proposed amendments to specified provisions in the City of Yorba Linda Zoning Code (Title 18 of the Yorba Linda Municipal Code) and the Zoning Map, as identified in Exhibit "A" attached to this Ordinance and incorporated herein by this reference ("Zoning Code Amendment 2024-02"), each constitute a "Major Amendment" as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore individually and/or collectively subject to the approval of a majority vote of the electorate of the City to become effective; and

**WHEREAS**, Zoning Code Amendment 2024-02 would amend Table 18.10-2 (Residential Development Standards) to modify the maximum building height in the RM-20 zoning designation to "40 feet or 3 stories, whichever is less"; and

**WHEREAS**, Zoning Code Amendment 2024-02 would amend the text of the West Bastanchury Planned Development (PD) for District II to create Area A, which would adhere to the existing District II development standards, for the following sites: APN #323-181-03, #323-191-10 through 44, #323-191-06, -07, -46, and #323-201-08 through 39; and to create Area B, which would adhere to the RM (Residential Multi-family) zone development standards for the following sites: APN# 323-181-04, -05, 06, -07, and Area B would be limited to no more than 98 total units as described in Exhibit A; and

**WHEREAS**, Zoning Code Amendment 2024-02 would amend the text of the Savi Ranch Planned Development (PD) to allow multi-family residential uses consistent with the Housing Element for the following sites: APN #352-231-01, -02, -03, -04, -05, -06, -07, -08, -09, -012, and 352-116-14 as described in Exhibit A; and

**WHEREAS**, Zone Change 2024-02, which consists of proposed amendments to the Zoning Map, as identified in Exhibit A, is considered to be a part of Zoning Code Amendment 2024-02; and

**WHEREAS**, Zone Change 2024-02 would amend the Zoning Map by changing the zoning designations for the following sites to "Residential Multiple Family" (R-M) to allow a maximum residential density of ten (10) dwelling units per acre: APN #343-591-05, -06, -07, -25 (Site S3-207), APN #323-051-26, -27 (Site S3-211); and

**WHEREAS**, Zone Change 2024-02 would amend the Zoning Map by changing the

zoning designations for the following sites to “Residential Multiple Family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three stories, whichever is less: APN #322-061-01, -08, -10, -12, -13, -14, -15, -16, -17, -18, -18, -19, -20, -21 (Site S1-200), APN #334-101-39, -40 (Site S3-082), APN #323-311-03 (Site S4-075), APN #334-101-39, -40 (Site S3-082), APN #323-231-18, -19 (Site S4-200), APN #323-081-35, -36 (Site S4-204B); and

**WHEREAS**, Zone Change 2024-02 would amend the Zoning Map by adding the “Affordable Housing Overlay” zoning designation to the following sites to allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less: APN #322-061-01, -08, -10, -12, -13, -14, -15, -16, -17, -18, -18, -19, -20, -21 (Site S1-200), APN #323-311-03 (Site S4-075); and

**WHEREAS**, Zone Change 2024-02 would amend the Zoning Map by adding the “Congregational Lands Overlay” zoning designation to the following sites to allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less: APN #322-173-04, -07 (Site S2-008), APN # 343-591-01, -02, -03 (Site S3-012), APN #334-292-18 (Site S2-013), APN #343-581-09, 343-582-12, APN #323-171-07, -08, -09 (Site S3-210); and

**WHEREAS**, Zone Change 2024-02 would amend the Zoning Map by adding the “Mixed Use Overlay” zoning designation to the following site to allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less: APN #322-121-07, -08 (Site S1-021); and

**WHEREAS**, the City Council has determined that Zoning Code Amendment 2024-02 constitutes a “Major Amendment” as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and is therefore to the approval of a majority vote of the electorate of the City to become effective; and

**WHEREAS**, Zoning Code Amendment 2024-02 includes provisions that are part of the implementation programs and implementing actions of the adopted Housing Element, and is necessary to ensure that the City’s Zoning Code is consistent with the City’s General Plan, as required by State law; and

**WHEREAS**, the Zoning Code and the Zoning Map are “Planning Policy Documents” under the Yorba Linda Right-to-Vote Amendment, Yorba Linda Municipal Code Section 18.01.020 (Measure B), which has additional public notice and public hearing requirements that require the Planning Commission to hold a public hearing pursuant to Section 18.01.040 that otherwise may not be required under state law; and

**WHEREAS**, notices of a public hearing were published, posted, and delivered in accordance with State and City laws for the consideration by the Planning Commission of the proposed amendments to the Zoning Code (referred to herein as Zoning Code Amendment 2022-01) as part of the consideration of the adopted Housing Element and implementation programs included therein; and

**WHEREAS**, Zoning Code Amendment 2024-02, as identified in Exhibit “A” attached to this Ordinance, includes all of the amendments to the Zoning Code that constitute “Major Amendments” as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore individually and/or collectively subject to the approval of a majority vote of the electorate of the City to become effective. Zoning Code Amendment 2024-02 includes all of the amendments to the Zoning Code and Zoning Map that constitute a “Major Amendment” as defined in the Yorba Linda Right-to-Vote Amendment (Measure B) and are therefore subject to the approval of a majority vote of the electorate of the City to become effective; and

**WHEREAS**, in accordance with State and City laws, on May 15, 2024, the Planning Commission conducted a public hearing to receive public testimony with respect to Zoning Code Amendment 2024-02 as part of the consideration of the adopted Housing Element implementation programs included therein; and

**WHEREAS**, the Planning Commission considered the information provided by City

staff, the public testimony, and the evidence presented at the Planning Commission public hearing on May 15, 2024, which includes, without limitation, the staff reports submitted by the Community Development Department; and

**WHEREAS**, on May 15, 2024, the Planning Commission, at a regular public meeting, considered and decided to recommend to the City Council the approval of Zoning Code Amendment 2024-02, subject to compliance, as applicable, with the requirements of Yorba Linda Right-to-Vote Amendment (Measure B), in furtherance of the implementation programs included in the Housing Element; and

**WHEREAS**, notices of a public hearing were published, posted, and delivered in accordance with State and City laws for the consideration by the City Council of Zoning Code Amendment 2024-02 as part of the consideration of the adopted Housing Element implementation programs included therein; and

**WHEREAS**, in accordance with State and City laws, on June 18, 2024, the City Council conducted a public hearing to receive public testimony with respect to Zoning Code Amendment 2024-02 as part of the consideration of the Housing Element and implementation programs included therein; and

**WHEREAS**, the City Council considered the information provided by City staff, the public testimony, and the evidence presented at the public hearing on June 18, 2024, which includes, without limitation, the staff reports submitted by the Community Development Department.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF YORBA LINDA DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. On August 2, 2022, the City Council certified a Program Environmental Impact Report (PEIR) for the 2021-2029 Housing Element through Resolution No. 2022-5817. Pursuant to Government Code Section 15164, the City has prepared an addendum to the previously certified PEIR by determining that the proposed changes do not meet the conditions in Government Code Section 15162 calling for the preparation of a subsequent EIR.

Section 2. The City Council has read and considered the amendments to the Zoning Code (referred to herein as “Zoning Code Amendment 2024-02”) as part of the consideration of the adopted Housing Element implementation programs included therein.

Section 3. Pursuant to Section 18.36.675 of the Yorba Linda Zoning Code, the City Council finds that Zoning Code Amendment 2024-02 is necessary to ensure that the Zoning Code is consistent within the City’s General Plan policies, goals and objectives and is consistent with the objectives of the Zoning Code.

Section 4. The City Council finds that Zoning Code Amendment 2024-02 is necessary apply the development standards contained in Zoning Code Amendment 2022-01 and Zoning Code Amendment 2024-02 to specific sites identified in Zoning Code Amendment 2024-02, would permit and encourage the development of affordable housing opportunities pursuant to the Regional Housing Needs Assessment (RHNA) requirements, as set forth in the Housing Element Law and applicable State Guidelines, in locations adjacent to supporting services and public transportation provided they are compatible with, and will not adversely impact, the integrity and continuity of adjacent uses.

Section 5. The City Council hereby accepts the recommendation of the Planning Commission as modified herein to adopt Zoning Code Amendment 2024-02, which includes Zone Change 2024-02, as part of the consideration of the adopted Housing Element implementation programs included therein.

Section 6. The City Council hereby adopts Zoning Code Amendment 2024-02, which includes Zone Change 2024-02, subject to each item identified therein to become effective only upon the approval by a majority vote of the electorate of the City of Yorba Linda voting “YES” on a ballot measure for the adoption of that item of Zoning Code Amendment 2024-02 at a duly noticed and held regular or special election of the

electorate of the City of Yorba Linda.

Section 7. Pursuant to Elections Code section 9222, the City Council by subsequent ordinance or resolution shall identify the date of the election during which items identified in Zoning Code Amendment 2024-02, including Zone Change 2024-02, will be submitted for consideration by the electorate of the City of Yorba Linda, which election date shall be held not less than eighty-eight (88) days after the date of the subsequent ordinance or resolution ordering the election. Upon the ordering of the election by the City Council, the City Clerk shall be authorized and directed to take any and all necessary and proper actions to submit any identified items in Zoning Code Amendment 2024-02 to a vote of the electorate of the City of Yorba Linda in accordance with applicable State, County, and City laws, including the Yorba Linda Right-to-Vote Amendment (Measure B). The City Council hereby reserves the authority to submit the items identified in Zoning Code Amendment 2024-02, including Zone Change 2024-02, to a vote of the electorate of the City of Yorba Linda in separate elections. None of the items identified in Zoning Code Amendment 2024-02, including Zone Change 2024-02, shall take effect until approved by a majority vote of the electorate of the City of Yorba Linda.

Section 8. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Yorba Linda hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

Section 9. This Ordinance is contingent upon a successful approval by the voters of the City of Yorba Linda and shall go into effect ten (10) days after such successful vote is declared by the legislative body.

Section 10. The City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published within fifteen (15) days after passage in accordance with law and as designated by resolution of the City Council, and shall cause this Ordinance and its certification, together with proof of publication, to be entered into the Book of Ordinances of the City of Yorba Linda.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Yorba Linda on this 16<sup>th</sup> day of July, 2024.

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TARA CAMPBELL, MAYOR  
CITY OF YORBA LINDA

ATTEST:

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MARCIA BROWN, CITY CLERK  
CITY OF YORBA LINDA

(SEAL)

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
CITY OF YORBA LINDA )

**I, MARCIA BROWN**, City Clerk of the City of Yorba Linda, California, **DO HEREBY CERTIFY** that the foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Yorba Linda held on the 16<sup>th</sup> day of July, 2024, and was carried by the following roll call vote:

AYES:            COUNCILMEMBERS:  
NOES:            COUNCILMEMBERS:  
ABSENT:        COUNCILMEMBERS:

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MARCIA BROWN, CITY CLERK  
CITY OF YORBA LINDA

**EXHIBIT "A"**

**Zoning Code Amendment 2024-02  
(Comprised of Item #1 – Item #18)**

MODIFICATIONS TO THE CITY OF YORBA LINDA ZONING CODE  
(TITLE 18 OF THE YORBA LINDA MUNICIPAL CODE) AND ZONING MAP

ITEM #1. Table 18.10-2 (Residential Development Standards) of the Yorba Linda Zoning Code is amended as follows:

**TABLE 18.10-2  
RESIDENTIAL DEVELOPMENT STANDARDS<sup>7</sup>**

Standard	Zones							
	R-A	RLD	R-E	R-S	R-U	R-M	R-M-20	R-M-30
Maximum density (units per acre)	1.0	1.0	1.8	3.0	4.0	10.0	20.0	30.0
Minimum lot size <sup>1</sup>	1 acre	39,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	15,000 sq ft	1 acre	1 acre
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)
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)
Maximum lot coverage	35%	35%	35%	35%	40%	45%	65%	70%
Maximum building height	35 feet, or 2 stories, whichever is less <sup>2</sup>						40 feet or 3 stories, whichever is less	50 feet or 4 stories, whichever is less
Minimum front yard setback	40 ft.	35 ft.	30 ft.	25 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum side yard setback (interior)	-- <sup>3</sup>	-- <sup>3</sup>	-- <sup>3</sup>	10 ft.	-- <sup>4</sup>	-- <sup>4</sup>	-- <sup>4</sup>	-- <sup>4</sup>
Minimum side yard setback (street)	-- <sup>3</sup>	-- <sup>3</sup>	-- <sup>3</sup>	10 ft.	10 ft.	10 ft. <sup>5</sup>	10 ft. <sup>5</sup>	10 ft. <sup>5</sup>
Minimum rear yard setback	45 ft.	40 ft.	25 ft.	25 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Minimum building separation <sup>6</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.
Minimum dwelling size	1,500 sq. ft.	1,500 sq. ft.	1,500 sq. ft.	1,500 sq. ft.	1,300 sq. ft.	Studio = 750 sq. ft., 1 BR = 900 sq ft., 2 BR = 1,000 sq. ft., 3 BR = 1,200 sq. ft.	Studio = 550 sq. ft., 1 BR = 675 sq ft., 2 BR = 700 sq. ft., 3 BR = 900 sq. ft.	Studio = 550 sq. ft., 1 BR = 675 sq ft., 2 BR = 700 sq. ft., 3 BR = 900 sq. ft.
Minimum parking per dwelling unit	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	2 covered + 1 covered or uncovered	Studio – 2 bdrm = 2 covered plus 1 covered or uncovered  3+ bdrm = 2 covered plus 1.5 covered or uncovered	Studio = 1 covered; 1 bdrm = 1 covered + 0.8 uncovered; 2 bdrm = 1 covered + 1 uncovered; 3+ bdrm = 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	Studio = 1 covered; 1bd = 1 covered + 0.8 uncovered; 2bd = 1 covered + 1 uncovered, 3+ bdrm = 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

- <sup>1</sup> Any legally established lot that is at least 4,000 sq. ft. and has a minimum twenty foot (20') wide vehicular access to a street may be used as a building site.
- <sup>2</sup> Steeples, 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.
- <sup>3</sup> Side yard setbacks in R-A, RLD and R-E zones shall be ten percent (10%) of the lot width, but not less than ten (10) feet, and need be no more than twenty (20) feet.
- <sup>4</sup> 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 twenty (20) feet; however, in no case shall a side yard be less than five (5) feet.
- <sup>5</sup> 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.
- <sup>6</sup> 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 (3) feet of each other exceeds a combined one hundred twenty (120) square feet, each structure shall be considered a large accessory structure.
- <sup>7</sup> Residential properties having a slope gradient of 15 percent (15%) or greater shall comply with the regulations contained in Chapter 18.30 of this title.



ITEM #2. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at the southeast corner of Rose Drive/Blake Rd – APN #322-061-01, -08, -10, -12 -13, -14, -15, -16, -17, -18, -18, -19, -20, -21 (Site S1-200) will change from “Residential Estate” (RE) to “Residential Multiple-Family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less. The site will also be subject to the “Affordable Housing Overlay” (AFO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #3. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4791 and 4811 Eureka Avenue – APN #334-101-39, -40 (Site S3-082) will change from “Commercial – General” (CG) to “Residential Multiple-Family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less. The site will also be subject to the “Affordable Housing Overlay” (AFO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #4. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5300-5393 Richfield Road – APN #343-591-05, -06, -07, -25 (Site S3-207) will change from “Residential Urban” (RU) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.

ITEM #5. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4742 Plumosa – APN #323-311-03 (Site S4-075) will change from “Commercial – General” (CG) to “Residential Multiple-Family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less. The site will also be subject to the “Affordable Housing Overlay” (AFO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #6. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5005 and 5079 Mountain View Ave – APN #343-582-12, 343-281-07 (Site S3-024) will remain as “Residential Estate” (RE) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #7. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 17151 Bastanchury Rd – APN #322-173-04, -07 (Site S2-008) will remain as “Residential Estate” (RE) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #8. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5320 Richfield Rd – APN #343-591-01, -02, -03 (Site S3-012) will remain as “Residential Urban” (RU) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #9. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4861 Liverpool St – APN #334-292-18 (Site S2-013) will remain as “Residential Urban” (RU) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #10. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 18021-18111 Bastanchury Rd – APN #323-171-07, -08, -09 (Site S3-210) will remain as “West Bastanchury Planned Development” (PD) and will also be subject to the “Congregational Lands Overlay” (CLO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #11. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 16951 Imperial Highway – APN #322-121-07, -08 (Site S1-021) will remain as “Commercial General” (CG) in the “Imperial Highway Combining Zone” (I) and will also be subject to the “Mixed-Use Overlay” (MUO) which will allow a maximum residential density of thirty-five (35) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less.

ITEM #12. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 18597-18602 Altrudy Ln – APN #323-231-18, -19 (Site S4-200) will change from “Residential Suburban” (RS) to “Residential Multi-family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #13. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 19081-19111 Yorba Linda Blvd – APN #323-081-35, -36 (Site S4-204B) will change from “Residential Estate” (RE) to “Residential Multi-family 20” (RM-20) to allow a maximum residential density of twenty (20) dwelling units per acre and a maximum building height of forty (40) feet or three (3) stories, whichever is less.

ITEM #14. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 4341 Eureka Ave – APN #323-071-03 (Site S3-034) will change from “Residential Suburban” (RS) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.

ITEM #15. The Yorba Linda Zoning Map is amended as follows:

The zoning for the proposed rezoning site located at 5225-5227 Highland Ave – APN #343-561-08, -09 (Site S3-205A) will change from “Residential Estate” (RE) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.

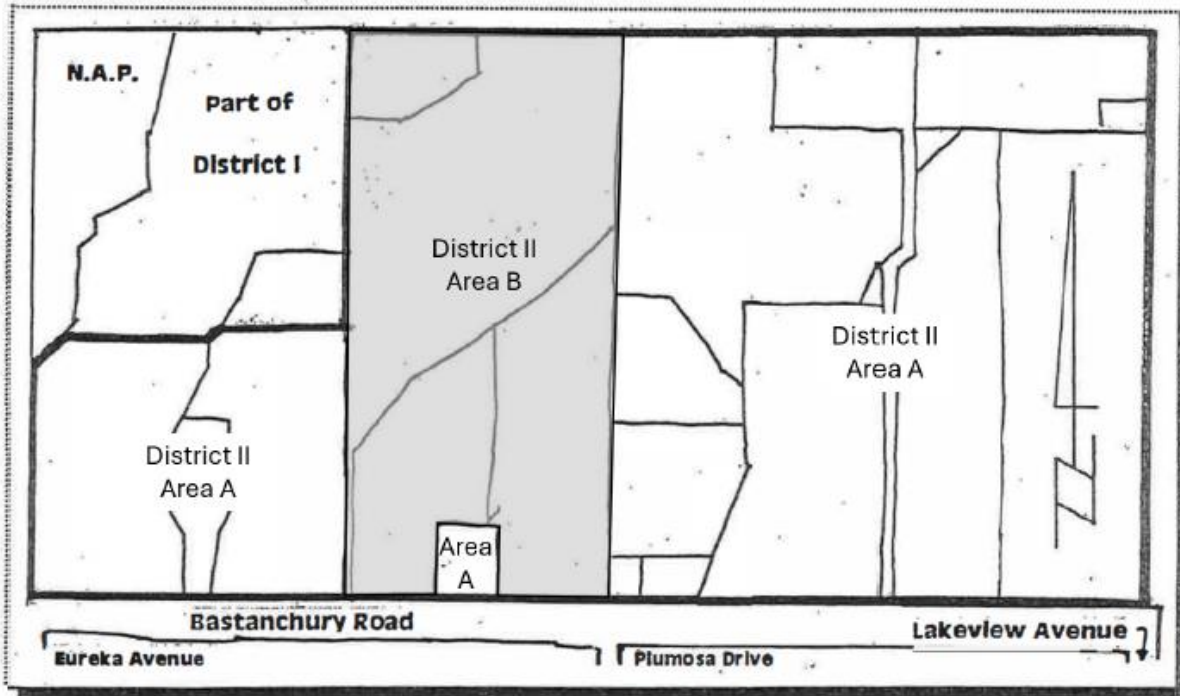
ITEM #16. *The Yorba Linda Zoning Map is amended as follows:*

The zoning for the proposed rezoning site located at 17651 Imperial Highway – APN #323-051-26, -027 (Site S3-211) will change from “Residential Suburban” (RS) to “Residential Multi-family” (RM) to allow a maximum residential density of ten (10) dwelling units per acre and a maximum building height of thirty-five (35) feet or two (2) stories, whichever is less.

ITEM #17. The West Bastanchury Planned Development (PD) text for District II is amended as follows:

## WEST BASTANCHURY PRD DISTRICT II

District II Map



- Size:** 66.5 acres
- Density:** 1.0 dwelling units per acre (Area A) & no more than 98 total units (Area B)
- Location:** the northwest quadrant of Bastanchury Road and Lakeview Avenue, except for the westerly 17 acres (District I)
- APNs:** Area A  
323-171-05,06,07, 323-181-02,03, 323-121-01,02,03,04,05  
323-191-01,02,03,04,05,06,07,08  
Area B  
323-181-04 (max 18 units) & 323-181-05,06,07 (max 80 units)
- Uses**
- Permitted:** Same as for RA (Residential Agricultural) zone for Area A and RM for Area B
- Development**
- Standards:** Same as for RA for Area A and same as RM for Area B
- Street**
- Standards:** Rustic - rolled curb with no sidewalks, unless sidewalks determined necessary for public safety; trail(s) may be used to provide access to arterials
- Trails:** Provide for equestrian trail connection with the Vista Del Verde Master Planned Community along the northern perimeter of District II
- Arterial Access and Setbacks:** With new subdivisions, no lots to front on or take access from the arterial (Bastanchury and/or Lakeview); there shall be a twenty-five foot landscape setback (measured from curb) to perimeter wall (sidewalk and/or trail included within this setback)

ITEM #18. The Savi Ranch Planned Development (PD) text is amended as follows:

ZONING CODE AMENDMENT 2024-02 AMENDING SAVI RANCH PD

Conditions or circumstances not specifically provided for in these regulations, shall be regulated by provisions of the Yorba Linda Zoning Code. In cases of conflict between provisions of the Yorba Linda Zoning Code and provisions in the Commercial Retail designation of the Savi Ranch PC zone, the following regulations shall prevail:

1. DEFINITION

Commercial Retail - this area is intended for commercial retail users, primarily "big box" development, major retailers of considerable size, and support commercial uses within the designated retail center.

2. PROPERTY DEVELOPMENT STANDARDS

Lot area	10,000 sq.ft.
Lot width	60 ft.
Lot depth	100 ft.
Front Yard Setback	5 ft.
Side Yard Setback	-
Side Yard (Street Side)	5 ft.
Rear Yard Setback	-
Max. Bldg. Height	45 ft.

3. PERMITTED USES

The following uses are permitted or conditionally permitted in the Commercial Retail designation of the PC Zone for Savi Ranch:

<u>POTENTIAL USES</u>	<u>PERMITTED/CUP</u>
Alcoholic Beverage Sales	C
Ancillary Food & Beverage Sales	P
Apparel Store	P
Appliance Store	P
Books, Gifts & Stationary Store	P
Cellular Antenna Sites	C
Commercial Recreation Facilities	C
Computer Store	P
Convenience Store	C
Department Store	P
Drive Through Restaurants	C
Drug Store\Pharmacy	P
Furniture Store	P
General Retail	C
Grocery Store	P
Hardware\Home Improvement	C
Health Club	C
Hotel\Motel	C
Movie Theater	P
Music\ Video Store	P
Office Supplies	P
Pet Store	C
Restaurant	P
Retail Warehouse Store	P
Sporting Good Store	P
Toy Store	P
Vehicle Sales and Leasing	C
Video Arcade	

Uses of a similar nature and intensity as the above mentioned uses, as well as temporary uses, may be permitted with the approval of the Community Development Director.

Uses which do not pertain to a retail commercial center would not be permitted. Such uses include, but are not limited to the following: service\gas stations, car washes, churches, educational facilities, office uses, catering, medical facilities, etc.

Certain parcels identified in the 2021-2029 Housing Element and in Zone Change 2024-002 are permitted to allow for residential use at a minimum density of forty (40) dwelling units per acre and a maximum of sixty (60) dwelling units per acre.

4. PARKING

Off street parking standards shall be the same as those described in the Yorba Linda Zoning Code, Chapter 18.22, with the exception of Section 18.22.040.D.5 which requires a minimum of six foot wide landscape planters between facing rows of parking. Instead, a combination of six foot wide planters and/or diamond shaped tree wells between the facing rows of parking will be permitted in the **Commercial Retail** designation of the Savi Ranch PC Zone.

5. SIGNAGE

a. For the shopping center, there shall be allowed two illuminated, freestanding-base mounted identification signs at the entrance to the center, not to exceed 100 square feet in area per side and eight feet in height. A minimum of 15 percent or more of said sign shall be allocated for the shopping center's name, with not more than 85% of the sign being allocated for up to eight individual tenant i.d. panels.

b. For each use\tenant, one primary sign over the front entrance is allowable with the following maximum sign area:

<u>Building Square Footage</u>	<u>Max. Sign Area</u>	<u>Letter Height</u>
Tenants 45,000 s.f. to 130,000 s.f.	300 square feet	7 feet*
Tenants 20,000 s.f. to 44,999 s.f.	200 square feet	6 feet*
Tenants 12,000 s.f. to 19,999 s.f.	150 square feet	4 feet*
Tenants under 12,000 s.f.	100 square feet	3 feet*

\* Initial capital letter may exceed letter height by 1 foot.

c. For each use\tenant, a secondary sign is permitted, which shall be placed on a side of the building fronting on a street, parking lot, or major drive aisle, and may not exceed 60% of the sign area of the primary sign allowed for such tenant. If a building has more than two sides fronting onto a street, parking lot, or major drive aisle, the tenant may request approval for a third sign from the Community Development Director.

d. Individual monument signs, internal directional signs, menu boards shall follow the specification of the Zoning Code, or as otherwise approved by the Community Development Director.

e. A movie theater marquee must be mounted on the theater building and may not exceed the maximum sign area established above. The theater marquee shall be in addition to the allowable building signage for the theater.

General sign specifications shall be the same as those described in the Yorba Linda Zoning Code, Chapter 18.24.

# SAVI RANCH (PD)

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## PROPERTY DEVELOPMENT STANDARDS

	OFFICE & COMMERCIAL	SUPPORT COMMERCIAL	INDUSTRIAL R&D	COMMERCIAL RETAIL
LOT AREA*	½ acre	½ acre	½ acre	10,000 sq. ft.
LOT WIDTH	150 ft.	100 ft.	100 ft.	60 ft.
LOT DEPTH	150 ft.	100 ft.	100 ft.	100 ft.
FRONT YARD	20 ft.	20 ft.	15 ft.	5 ft.
SIDE YARD, STREET SIDE	20 ft.	20 ft.	15 ft.	5 ft.
SIDE YARD	10 ft.	10 ft.	10 ft.	--
REAR YARD	10 ft.	10 ft.	0 ft.	--
BUILDING HEIGHT	55 ft.**	35 ft.	55 ft.***	45 ft.***
MAXIMUM DWELLING SIZE	--	--	--	--
DISTANCE BETWEEN BUILDINGS	--	--	--	--
LOT COVERAGE (MAXIMUM)	60%	35%	50%	--

\* Condominium sites for office, commercial, and industrial uses shall not have minimum building parcel size.

\*\* No building shall exceed a height of 55 feet, except that subject to a Conditional Use Permit buildings (in Office and Commercial area) may be constructed to a height of 12 stories.

\*\*\* On Housing Element sites, the maximum building height shall be 85 feet and no more than five residential stories. For mixed use development on Housing Element sites, the maximum height of 85 feet may be exceeded through the approval of a Conditional Use Permit and Design Review. In no case shall the building height exceed one hundred (100) feet.

P.C. OFFICE AND INDUSTRIAL PARK ZONE

FILE

SECTION 1 - PURPOSES

*For Savi Ranch*

The purpose of the P.C., Office and Industrial Park Zone is to accommodate the introduction of various office, commercial, and industrial and open space uses into a single comprehensive development. The Office and Industrial Park Zone will facilitate the integration of these uses in a manner which creates a functional and aesthetically pleasing employment complex. Four land use categories constitute this zone in accordance with the following purposes (refer to attached map for location of land use areas):

- A. Office and Commercial - this area is intended as a location for uses of an office or primarily retail commercial function. The area will accommodate multi-story office buildings as well as retail commercial uses serving a clientele located outside as well as within the Office and Industrial Park Zone.
- B. Support Commercial - this area is intended as a location for low intensity commercial, office, or recreational uses. Topographic considerations such as significant slopes and land area preclude high intensity development yet offer opportunities for low intensity uses having good visibility from the Riverside Freeway.
- C. Industrial/Research and Development - this area is intended as a location for high technology industries primarily in fields of electronics, instruments, and machinery which are labor-intensive, growth oriented, and environmentally clean, as well as related and complimentary light industrial and service commercial uses.
- D. Open Space Preserve - this area is intended for passive and active open space uses. It is intended that this area will serve as an open space link between Yorba and Featherly Regional Park, as well as an area for the recreational uses ancillary to the employment complex. This area is coterminous with the City of Yorba Linda zoning.

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SECTION 2 - PERMITTED USES

A. Office and Commercial

Offices

- . General retail
- . Food service
- . Hotels and motels
- . Medical, dental and related health care services for humans
- . Nurseries
- . Public service utility offices
- . Recreational facilities
- . Service stations
- . Parking facilities
- . Theaters and entertainment complexes
- . Veterinary offices
- . Public utility installations
- . Roads
- . Temporary uses as permitted by the Planning Director
- . Uses of a similar nature and intensity as the above.

- . Certain parcels identified in the 2008-2014 Housing Element and in Zone Change 2011-01B are permitted to allow for residential use at a maximum density of thirty (30) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less, in accordance with the property development standards set forth in the "Residential Multiple-Family 30" (R-M-30) zone.

- . Certain parcels identified in the 2021-2029 Housing Element and in Zone Change 2024-002 are permitted to allow for residential use at a minimum density of forty (40) dwelling units per acre and a maximum of sixty (60) dwelling units per acre.

•  
B. Support Commercial.

Convenience packaged-good retail stores

Hotels, motels, inns

Food service

Offices

Public utility installation

Roads

- Temporary uses as permitted by the Planning Director
- Vehicle sales facilities (conditional use permit required)
  - Includes ancillary support services that operate in conjunction with a vehicle sales facility (e.g. vehicle repair and vehicle rental) - conditional use permit required
- Uses of a similar nature and intensity as the above.
  - However, uses such as commercial recreation (e.g. dance and martial arts studios), tutoring facilities, and churches / temples / religious institutions are expressly prohibited within the zone.
- Certain parcels identified in the 2008-2014 Housing Element and in Zone Change 2011-01B are permitted to allow for residential use at a maximum density of thirty (30) dwelling units per acre and a maximum building height of fifty (50) feet or four (4) stories, whichever is less, in accordance with the property development standards set forth in the "Residential Multiple-Family 30" (R-M-30) zone.

C. Industrial/Research and Development

Blueprinting, printing, xerox and related service uses

Distribution, storage, wholesaling and warehousing uses Food service

General manu. turing and assembly uses Industrial and office condominiums Offices

Repair shops

- Testing facilities
  - Uses engaged in research, laboratories and compatible light manufacturing
  - Parking facilities
  - Public utility installations
  - Roads
  - Temporary uses as permitted by the Planning Director
  - Uses of a similar nature and intensity as the above.
- Certain parcels identified in the 2021-202g Housing Element and in Zone Change 2024-002 are permitted to allow for residential use at a minimum density of forty (40) dwelling units per acre and a maximum of sixty dwelling units per acre.

D. Open Space Preserve

- Flood and Road Projects flood control channels, levees, spreading grounds and basins, roads, bridges and storm drains constructed in accordance with plans meeting the approval of the City Engineer
- Agriculture - all permitted agricultural use types except agricultural processing and tree crops
- Park Projects - parks, campgrounds, picnic grounds, trails, wildlife and natural preserves, and similar open space uses.

The following uses are permitted subject to the issuance of a Conditional Use Permit:

Public utility facilities

Temporary structures which can be readily removed within the time available for flood warning

Recreation areas, parks, campgrounds, playgrounds, fishing lakes, hunting clubs, riding and hiking trails, golf courses, athletic fields, parking lots, wildlife and natural preserves, and similar open space uses without permanent structures or improvements, except restrooms

Excavation and removal of rock, sand, gravel and other materials.

The following uses are specifically prohibited:

Landfills

Excavations that will tend to broaden the floodplain or direct flood flows out of the natural floodplain

Human habitations

Storage of flammable substances or materials which will add to the debris load of a stream or watercourse

\* Storage of Dangerous Material - storage of chemicals, explosives,  
\*\* flammable liquids or other toxic materials.

B. Off-Street Parking

Off-street parking standards shall be the same as expressed in Section 14 of the Yorba Linda Zoning Ordinance, except that a maximum of twenty-five (25) percent of required off-street parking spaces may be designed to accommodate compact automobiles. Compact vehicle parking spaces shall have a minimum dimension of 8 feet by 16 feet.

#### SECTION 4 - PERFORMANCE STANDARDS

Performance standards, governing noise standards; landscaping maintenance, screening of mechanical equipment, odor, radioactivity, heat and glare, vibration, fire and explosion hazard and outdoor storage area shall be governed the City of Yorba Linda Zoning Ordinance.

#### SECTION 5 - SIGNS

Signs shall be governed according to Chapter 18.24 of the Yorba Linda Zoning Ordinance with the following exceptions:

- A. In the Office and Commercial sub area, buildings in excess of two (2) stories shall be permitted to exceed 30 square feet per building sign subject to the approval of the Community Development Director.
- B. In the Support Commercial sub area, each use shall be permitted one lighted freestanding sign not exceeding 75 square feet in area.
- C. In the Industrial/Research and Development sub area, freestanding signs shall be ground-mounted or monument type signs (as opposed to pole or pylon) and shall not exceed a height of six (6) feet.

#### SECTION 6 - SPECIAL REQUIREMENTS FOR HOUSING DEVELOPMENT

- A. Uncovered parking spaces, common open space areas, and private patios and stoops shall be permitted within setback areas provided that a masonry wall six feet in height and screen landscaping at least 5 feet in width is erected and maintained between such uses and the property line. In addition, uncovered parking spaces within front and street-side setback areas, however, shall be located a minimum of 10 feet from the property line as required in Section 18.22.040 (C)(2)(f).
- B. Landscaping. The following landscaping standards shall apply. These standards shall override Section 18.10.110 (C)(2) and 18.10.110 (C)(3), if applicable:
  - 1. A minimum 50 percent of the building site area, exclusive of building footprints, shall be landscaped and provided with an adequate underground irrigation system.
  - 2. A minimum of 25 percent of the building site area, exclusive of building footprints, shall accommodate private, active patio areas or active areas for common use of residents such as BBQs, playgrounds, hardscape features, and outdoor seating areas. The active areas for common use of residents shall comprise no less than one-fifth of this 25 percent of building site area.
- C. The minimum unit size shall be:
  - 1. Studio units: 400 square feet
  - 2. 1-bedroom units: 600 square feet
  - 3. 2-bedroom units: 700 square feet
  - 4. 3-bedroom units: 900 square feet