



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MAY 11, 2022

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

BY: NATE FARNSWORTH, PLANNING MANAGER

SUBJECT: PURSUANT TO ZONING CODE SECTION 18.36.610.B, A REQUEST TO INITIATE AMENDMENTS TO THE YORBA LINDA GENERAL PLAN AND YORBA LINDA ZONING CODE TO IMPLEMENT THE PROGRAMS ESTABLISHED IN THE 2021-2029 HOUSING ELEMENT

APPLICANT: CITY OF YORBA LINDA
4845 Casa Loma Avenue
Yorba Linda, California 92886

CEQA STATUS: Categorical Exemption (Class: 6, Information Collection)

RELATED ITEMS: None

LOCATION: City-wide

REQUEST: To initiate amendments to the Yorba Linda General Plan and Yorba Linda Zoning Code to implement the programs established in the 2021-2029 Housing Element

BACKGROUND

State housing law requires that the City's Housing Element be updated every eight years. On October 20, 2020, the City Council and Planning Commission held a joint Housing Element Update kickoff public workshop. Although the City invited members of the public and key stakeholders to attend the meeting, there were no public comments at this meeting. City staff provided the City Council and Planning Commission with a general overview of the Housing Element Update process, and staff from the State Department of Housing and Community Development (HCD) provided an overview of new state housing requirements.

On February 24, 2021, the Planning Commission conducted a Housing Element Workshop where staff presented the results of the City's community outreach survey, introduced its draft housing sites inventory, and discussed recommended land use and rezoning strategies to achieve its state-mandated RHNA obligation of 2,415 housing units. The Planning Commission also received comments from the public and requested that staff provide them with an opportunity to provide a detailed review of the draft housing sites inventory. Some of

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these land use strategies included the promotion of constructing ADUs and an affordable housing overlay opportunity zone for properties used for religious purposes.

Since this Planning Commission workshop, staff met several times with HCD to discuss various land use strategies. Based on the feedback from HCD, staff further refined the draft housing sites inventory and released a community survey focused on outreach to senior citizens. The senior survey demonstrated that the majority of the senior citizen sector of the population is interested in learning more about senior housing opportunities in the City. Staff also analyzed a couple lower resource areas on the west side of the City identified by HCD as needing more in-depth review for purposes of complying with state housing law to “affirmatively further fair housing.” The purpose of this analysis is to “identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.”

On March 24, 2021, staff provided the Planning Commission with a brief update on the Housing Element status. The Planning Commission provided general feedback on the draft housing sites inventory and directed staff to further refine the inventory based on eligibility requirements from HCD and return with more details on the “candidate” housing sites.

On April 22, 2021, staff presented an update to the City’s Traffic Commission on the Housing Element. The Traffic Commission was primarily interested in learning which housing sites will be identified in order to determine the traffic impacts of those housing opportunities.

On April 28, 2021, staff presented an updated draft “candidate” housing sites inventory and solicited additional comments from the Planning Commission and the public on the proposed sites. The Planning Commission provided additional comments and directed staff to begin the process of reaching out to property owners to educate and solicit feedback on their level of interest in potentially being considered as a housing site. Staff also provided updates on the strategy to utilize ADUs and the religious housing overlay zone.

On June 2, 2021, staff conducted a property owner stakeholder meeting to explain the purpose of the Housing Element, RHNA, and the housing sites inventory to property owners of all previously identified “candidate” housing sites. Over 250 invitations were sent out and nearly 100 individuals participated in the meeting. Staff invited all the property owners to reach out individually to staff to share their level of interest in participating as a candidate housing site. Staff also held dozens of individual meetings with property owners to discuss their specific situation and gauge their level of interest as a potential “candidate” housing site. Staff also continued to research various constraints and eligibility with HCD’s strict standards for each of the properties.

On June 9, 2021, the Planning Commission received an update on the property owner stakeholder meeting and provided the public with another opportunity to comment on the

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Housing Element Update. The Planning Commission provided general feedback to staff to return with a refined draft “candidate” housing sites inventory with recommended rankings of each site.

On July 14, 2021, staff presented the Planning Commission with a refined draft “candidate” housing sites and presented the highest ranked properties based on site eligibility, known constraints, property owner interest, and other factors. Staff also provided the public with another opportunity to comment on the Housing Element Update and the draft housing sites inventory. The Planning Commission requested that staff provide additional time for the Planning Commission to provide comments and one more opportunity for public comment prior to making a recommendation to the City Council.

On July 28, 2021, staff presented the final draft housing sites inventory to the Planning Commission. The Planning Commission provided staff with refinements to the sites inventory and supported ensuring that property owners were informed and supportive of the rezone efforts. Staff made concerted efforts to reach all property owners by all means available and continued to refine the draft Housing Sites Inventory as necessary. The public also was given another opportunity to comment on the plan. Staff further refined the draft housing sites inventory based on comments from the public, the Planning Commission, and staff’s continued property owner outreach efforts.

On August 3, 2021, staff presented the final draft housing sites inventory to the City Council. After receiving input from the public, the City Council provided comments and directed staff to release the draft Housing Element to HCD for their review.

On August 27, 2021, staff submitted the draft Housing Element to HCD for their formal 60-day review. On October 26, 2021, HCD provided comments on the City’s draft Housing Element, which mostly requested that the City provide additional information and details on various components of the Housing Element as required by numerous state housing laws.

On October 27, 2021, the Planning Commission conducted a public workshop to receive an update from staff on the comments received from HCD, to receive additional public input, and to provide recommendations on how to proceed with addressing the comments from HCD.

On January 12, 2022, the Planning Commission conducted a public hearing and recommended that the City Council adopt the 2021-2029 Housing Element.

On February 9, 2022, the City Council conducted a public hearing at a special City Council meeting and adopted the 2021-2029 Housing Element. On February 10, 2022, the City submitted the adopted Housing Element to HCD for its final review.

On April 8, 2022, HCD determined that the City’s Housing Element was in full compliance with State housing laws. In the letter from HCD, the City was reminded that it is obligated to

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implement certain housing programs by October 15, 2022, specifically related to rezoning sites to meet the City's RHNA obligation.

Pursuant to Chapter 18.36 of the Zoning Code, amendments to the General Plan or zoning regulations, including adjustments to zoning boundaries, follow a multi-step process, the first step of which requires adoption of a resolution initiating an amendment by either the Planning Commission or City Council. Once initiated, staff then would undertake preparation of the required analyses, CEQA documentation, etc., for subsequent presentation to the Planning Commission at a public hearing. The Planning Commission, in an advisory capacity to the City Council, would then make a recommendation to Council regarding any proposed modifications to the Code. As the final review authority, City Council action would be necessary to adopt said changes.

In order to ensure that the City's Zoning Code complies with State law, staff is requesting the Planning Commission adopt the attached resolution initiating amendments to the General Plan and Zoning Code, and associated adjustments to zoning boundaries, regarding implementation of the 2021-2029 Housing Element. A copy of the Housing Element programs has been included as Attachment 1. With this action, staff will complete the work on the requested General Plan and Zoning Code changes, prepare the appropriate CEQA compliance documentation, among other required procedural elements for General Plan Amendments and Zoning Code Amendments, and return to the Planning Commission at a future date for a public hearing.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution initiating General Plan Amendments and Zoning Code Amendments pertaining to implementation of the 2021-2029 Housing Element programs

Attachments:

- 1) 2021-2029 Housing Element Programs
 - 2) Resolution
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