



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 18, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATE FARNSWORTH, DIRECTOR OF COMMUNITY DEVELOPMENT
PREPARED BY: CHRIS DOMINGUEZ, PLANNING MANAGER

SUBJECT: 2024 GENERAL PLAN ANNUAL PROGRESS REPORT

RECOMMENDATION

It is recommended that the City Council approve the General Plan Annual Progress Report (“APR”) for 2024 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. Further, the APR provides information that allows OPR and HCD to monitor local planning efforts and to identify trends in land use planning and decision making throughout California.

The APR for the calendar year 2024 is provided as Attachment 1. The APR includes a summary of the City’s progress towards implementing the General Plan. The City has made significant progress towards implementing the General Plan since its adoption in November of 2016, adoption of the Housing Element in 2022, and amending the Housing Element in 2024. While this APR is a report on all housing activity within the City, the vast majority of new housing units permitted in 2024 were accessory dwelling units (“ADUs”).

Per SB 35 and SB 423, 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, including:

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.

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 City's 6th cycle RHNA is 2,415 housing units and runs from 2021-2029. During the 6th cycle, the City has approved 36 **above moderate** housing units, which is below the pro-rata share of the 742 assigned above moderate units. Therefore, like most other cities in the State, HCD may determine that the City is subject to the SB 35 penalty for by-right approval (i.e., "streamlined approval") for projects providing 10% affordability until the City comes into compliance with SB 35. Compliance is determined by HCD based upon production of the annual pro-rata share of assigned RHNA units within the above moderate income category. It is important to note that SB 35 would require project proponents requesting streamlined approval to pay prevailing wages for construction, and SB 423 established a three-tiered system for projects that include market-rate units to provide some flexibility to the prevailing wage requirement.

Furthermore, the City has approved 81 units of its 1,216 **lower income** housing obligation. Similarly, like most other cities in the State, HCD may determine that the City falls into the SB 35 penalty for by-right approval of housing projects with 50% affordability. However, staff believes that 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 subject to the 50% streamlining penalty since 2018.

Please note that the SB 35/SB 423 penalties are separate from the "builder's remedy" within the Housing Accountability Act, which allows for by-right approval of housing projects that do not comply with the General Plan and/or Zoning Code within jurisdictions that do not have a State-certified Housing Element. With the successful passage of Measure JJ in November of 2024, the City has retained full certification of the Housing Element with HCD and is in full compliance with State housing laws.

FISCAL IMPACT

None.

ATTACHMENTS

1. 2024 General Plan Annual Progress Report
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