



## NOTICE OF PUBLIC HEARING BEFORE THE YORBA LINDA CITY COUNCIL CONCERNING VARIOUS ZONING AND GENERAL PLAN MODIFICATIONS RELATED TO THE 2021-2029 YORBA LINDA GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION PROGRAMS AND CERTIFICATION OF THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)

Please be informed that the City Council of the City of Yorba Linda will hold a public hearing to consider adopting ordinances concerning various zoning and General Plan modifications related to the 2021-2029 Yorba Linda General Plan Housing Element Implementation Programs. This action includes consideration of the Final Program EIR, and all associated zoning code amendments, zone changes, and General Plan amendments necessary to effectuate the proposed residential density levels for the twenty-seven (27) Housing Element opportunity sites contained in the adopted 2021-2029 Housing Element.

**Project Background:** The City of Yorba Linda adopted the 2021-2029 Housing Element on February 9, 2022, and received certification from the State Department of Housing and Community Development (HCD) on April 8, 2022. The Housing Element includes implementation programs that will change the zoning and General Plan designations on approximately twenty-seven (27) opportunity sites throughout the City to increase the amount of housing development that may occur on these properties in the future. The targeted sites for upzoning (and General Plan land use amendments) are reflected in Appendix C - "Residential Sites Inventory" of the Housing Element (**see Table 1 below**). The Housing Element and Appendix C may also be reviewed in electronic form on the City's Housing Element website at the following link: <https://www.ylhousingelementupdate.com>. The City has proposed and initiated related rezoning and General Plan land use changes for these properties and prepared a Draft Program Environmental Impact Report (PEIR) for the project in furtherance of complying with the California Environmental Quality Act (CEQA), which was released for 45-day public review from June 1 to July 15, 2022. Following the public review period, the City will prepare Responses to Comments that address comments made on the Draft PEIR. The Responses to Comments and Draft PEIR make up the project's "Final PEIR."

**Project Description, Purpose and Location:** The 2021-2029 Housing Element and Implementation Programs project establishes a framework for how the City intends to satisfy state-mandated housing capacity requirements (2,415 dwelling units) outlined in the Regional Housing Needs Assessment (RHNA). The Housing Element identified twenty-seven (27) properties (i.e., the Residential Sites Inventory) in the City that potentially could be reclassified at residential densities from 10 to 35 dwelling units per acre to provide capacity for future development of housing in accordance with the RHNA. The project includes related Zoning Code revisions including the creation of three (3) overlay zones, i.e., Congregational Land Overlay, Affordable Housing Overlay and Mixed-Use Housing Overlay, and various text amendments to the Yorba Linda General Plan and Zoning Code to align these documents with the foregoing. **A list of the proposed sites appears in Table 1 below.**

**Planning Commission Recommendation:** On June 29, 2022, the Planning Commission held a public hearing and recommended that the City Council adopt the various zoning code amendments, zone changes, and General Plan amendments necessary to effectuate the residential density levels for twenty-three (23) of the twenty-seven (27) Housing Element opportunity sites contained in the adopted 2021-2029 Housing Element, with the removal of Sites S4-201, S4-060, S4-053 and S7-005 from the Residential Sites Inventory.

You are being sent this notice because you own or reside on property comprising one of the twenty-seven (27) Housing Element opportunity sites and/or own or reside within 2,000 feet of one of the twenty-seven (27) Housing Element opportunity sites (based on latest equalized assessment roll); you have indicated an interest in the project and/or have requested such notice be provided to you; or you may have expertise/experience, regarding the project/site/issues. All interested persons are invited to attend the Public Hearing and express opinions on this matter. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described herein, or in written correspondence delivered to the Yorba Linda City Council at or prior to the Public Hearing.

The Draft PEIR, Final PEIR Responses to Comments and adopted Housing Element may be reviewed on the **City's Housing Element website** at <https://www.ylhousingelementupdate.com>; **Yorba Linda City Hall**, 4845 Casa Loma Avenue, Yorba Linda, CA 92886; and **Yorba Linda Public Library**, 4852 Lakeview Avenue, Yorba Linda, CA 92886.

**The Yorba Linda City Council will hold a public hearing regarding this matter as follows:**

- When:** August 2, 2022
- Where:** City of Yorba Linda City Council Chambers  
4845 Casa Loma Avenue  
Yorba Linda, CA 92886
- Time:** 6:30 P.M.

For additional information regarding this matter, please contact Nate Farnsworth, Planning Manager, at (714) 961-7130, or via email, to [nfarnsworth@yorbalingca.gov](mailto:nfarnsworth@yorbalingca.gov).

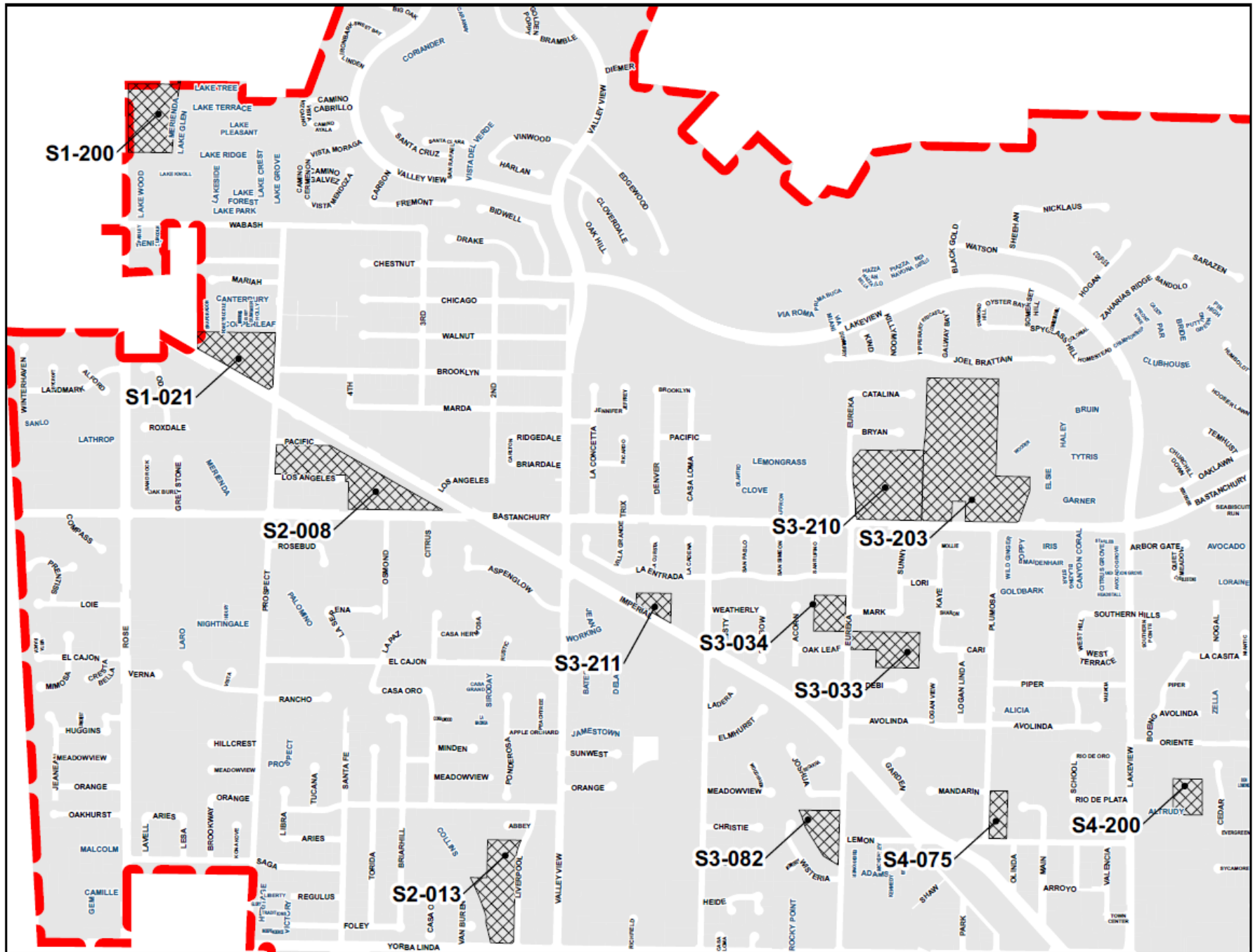
**OFFICIAL PUBLIC NOTICE**





Site ID	Site Description and Address	APNs	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Current General Plan	Proposed General Plan
S3-103	Friends Church and Overflow Parking 5091 and 5005 Mountain View Avenue	343-581-09, 343-582-12	17.45	RE (1.8 du/ac)	RE with CLO	48	AP/RM	AP/RM
S4-204A	Chabad Center 19045 Yorba Linda Blvd	323-081-34	1.85	RE (1.8 du/ac)	RE with CLO	17	RML	RML
S3-033	Islamic Center of Yorba Linda 4382 Eureka Ave	323-092-13	3.88	RS (3.0 du/ac)	RS with CLO	30	RM	RM
S3-210	Shinnyo-En USA 18021-18111 Bastanchury Rd	323-171-07, -08, -09	9.23	PD/RA Standards	Add CLO	105	AP	AP
<b>Mixed Use Overlay (MUO) Sites – up to 35 units/acre</b>								
S1-021	Vacant Parcel (W of 16951 Imperial Hwy)	322-121-07	1.76	CG-(I)	CG-(I) with MUO	62	C	C
S7-001	Bryant Ranch Shopping Center 23611-23801 La Palma Ave	353-091-04, -05, -06, -012	9.15	CG	CG with MUO	320	C	C
<b>RM-20 – up to 20 units/acre</b>								
S4-200	18597-18602 Altrudy Lane	323-231-18, -19	2	RS (3.0 du/ac)	RM-20	40	RM	RH
S4-204B	19081-19111 Yorba Linda Blvd	323-081-35, -36	3.9	RE (1.8 du/ac)	RM-20	78	RML	RH
<b>RM – up to 10 units/acre</b>								
S3-034	4341 Eureka Avenue	323-071-03	2.19	RS (3.0 du/ac)	RM	22	RM	RH
S3-205A	5225-5227 Highland Ave	343-561-08, -09	7.08	RE (1.8 du/ac)	RM	71	RML	RH

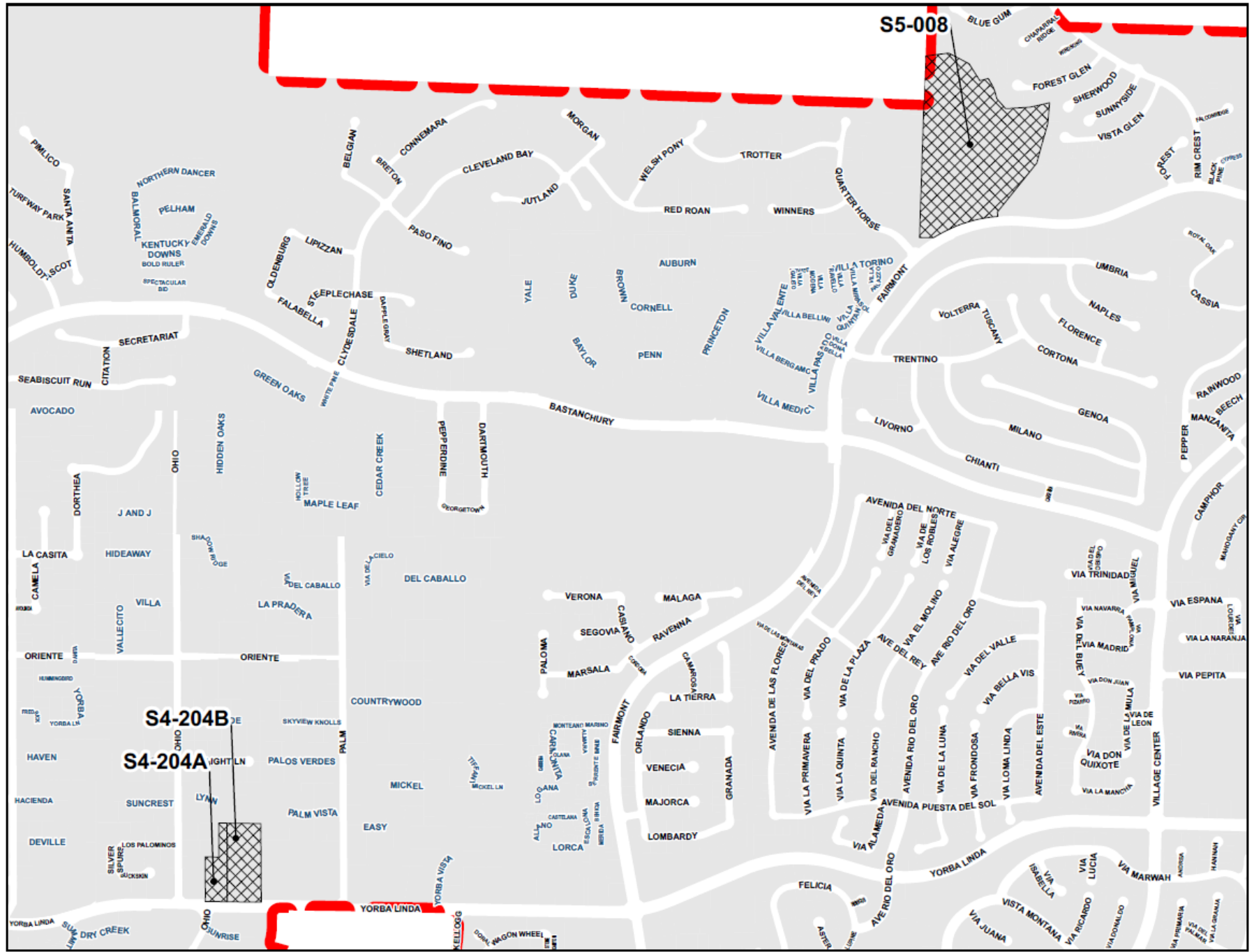
Site ID	Site Description and Address	APNs	Acres	Current Zoning	Proposed Zoning Action	Total Net Unit Potential	Current General Plan	Proposed General Plan
S3-211	17651 Imperial Highway	323-051-26, -27	2.32	RS (3.0 du/ac)	RM	23	RM	RH
S4-053	SWC Kellogg Dr/ Grandview Ave	348-262-01	0.98	RE (1.8 du/ac)	RM	10	RML	RH
S4-060	5541 South Ohio St	348-351-08	0.96	RE (1.8 du/ac)	RM	10	RML	RH
S4-201	5531 South Ohio St	348-351-10, -11, -12	1.82	RE (1.8 du/ac)	RM	18	RML	RH
S5-008	Vacant Parcel off NS of Fairmont Blvd, east of Quarter Horse, west of Forest Ave	326-081-01	23.01	PD/Church	Amend Yorba Linda Hills PD to PD with RM standards	230	RM/OS	RH/OS
S7-005	NWC Camino de Bryant/ Meadowland	329-081-06	3.06	RU (4.0 du/ac)	RM	30	RH	RH
<b>PD (Planned Development)</b>								
S3-203	18101-19251 Bastanchury	323-181-04, -05, -06, -07 323-191-06, -07, -39, -46	22.83	PD/RA Standards	Amend West Bastanchury PD to PD with RM standards	228	AP	AP



Map 1 – NW Quadrant



Map 2 – SW Quadrant



Map 3 – North-Central





Map 4 – SE Quadrant