
CITY OF YORBA LINDA



Land of Gracious Living

CITY COUNCIL/REDEVELOPMENT AGENCY AND PLANNING COMMISSION
SPECIAL JOINT MEETING AGENDA

STUDY SESSION

AUGUST 19, 2009

CALL TO ORDER

The City Council and Planning Commission will convene the meeting at 6:30 p.m. at the Community Center, located at 4501 Casa Loma Avenue, Yorba Linda.

ROLL CALL

Council/Agency Members: Anderson, Horton, Rikel, Schwing, Winder

Planning Commission Members: Abramowitz, Equitz, Lyons, Pickel, Wohlt

Staff Members: Adams, Brown, Carvalho, Harris

PLEDGE OF ALLEGIANCE

REPORT, DISCUSSION AND DIRECTION REGARDING THE TOWN CENTER SPECIFIC PLAN

PUBLIC COMMENTS – ON THE ITEM ON THE AGENDA

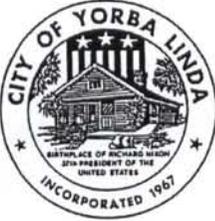
ADJOURNMENT

The meeting will be adjourned to August 25, 2009 at 6:30 p.m. at City Hall to discuss Ethics and City Manager Goal Setting.

The next regular City Council/Redevelopment Agency Joint Meeting is September 1, 2009.

NOTE: ALL STAFF REPORTS AND RELATED ATTACHMENTS FOR ITEMS ON THIS AGENDA ARE ON FILE IN THE CITY CLERK'S OFFICE AND ARE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY'S LIBRARY. AS AN ADDITIONAL SERVICE, THE CITY NOW PROVIDES THE STAFF REPORTS AND RELATED ATTACHMENTS ON THE CITY'S WEBSITE. PLEASE NOTE THAT IT IS NOT ALWAYS POSSIBLE TO EMBED ALL ATTACHMENTS AND MAPS. THUS, IF YOU REQUIRE A FULL AND COMPLETE COPY OF THE AGENDA PACKET, YOU SHOULD NOT RELY UPON THE WEBSITE MATERIALS ALONE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY WILL MAKE EVERY REASONABLE ATTEMPT TO ACCOMMODATE ANY ATTENDEE OR PARTICIPANT AT THIS MEETING NEEDING SPECIAL ASSISTANCE BEYOND WHAT IS NORMALLY PROVIDED. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (714) 961-7150 AT LEAST 48 HOURS PRIOR TO THIS MEETING TO INFORM US OF YOUR PARTICULAR NEEDS AND TO DETERMINE IF ACCOMMODATION IS FEASIBLE. PLEASE ADVISE US AT THE TIME YOU CALL IF SPECIAL ASSISTANCE IS REQUIRED TO ATTEND OR PARTICIPATE IN MEETINGS ON A REGULAR BASIS.



STAFF REPORT

CITY OF YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 19, 2009

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL,
CHAIRMAN AND MEMBERS OF THE REDEVELOPMENT AGENCY,
CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: STEVEN K. HARRIS, DIRECTOR OF COMMUNITY DEVELOPMENT
PREPARED BY: DAVID BRANTLEY, SENIOR PLANNER

SUBJECT: JOINT CITY COUNCIL/REDEVELOPMENT AGENCY AND PLANNING
COMMISSION STUDY SESSION (NO. 2) RE: TOWN CENTER
SPECIFIC PLAN

RECOMMENDATION

Staff recommends that the City Council/Redevelopment Agency and Planning Commission take public testimony and provide further direction to staff regarding the proposed Preferred Land Use Alternative for Yorba Linda Town Center Specific Plan.

BACKGROUND AND DISCUSSION

On June 9, 2009, the City Council/Redevelopment Agency and Planning Commission held an initial joint study session on the Town Center Specific Plan. The purpose of the joint study session was to provide a summary of preliminary findings obtained from Key Stakeholder Interviews, review of relevant previous documentation and background related to the Town Center, and analysis of the project site. City staff and the City's Specific Plan consultants, RRM Design Group (RRM), provided an overview of the goals and objectives of the Specific Plan, and discussed preliminary opportunities and constraints in order to gather early input and direction from the public and the City's decision-makers relative to development of Specific Plan Alternatives.

Preferred Land Use Alternative

Since the initial joint study session, staff and RRM have refined the initial Specific Plan land use concepts, resulting in formulation of a Preferred Land Use Alternative. The

Preferred Land Use Alternative builds upon input received by the Blue Ribbon Committee, Planning Commission, City Council/Redevelopment Agency, professional consultants, and City staff. The Preferred Land Use Alternative would serve as an updated land use plan to attract private investment and to encourage development that is embraced by the community. The retention of existing businesses and historic assets, attraction of new businesses, and opportunities for civic and cultural amenities are emphasized and reflected in this Preferred Alternative.

Much of the plan's design originates from the physical and environmental issues identified in the existing conditions and constraints analysis. In addition, the plan is guided by economic data, traffic projections, parking, and the community's desire to preserve the existing scale and character of the Town Center. Several exciting land use changes are woven into the plan in order to maximize the economic viability of the Town Center and to encourage pedestrian mobility. One of the highlights of the Plan includes the provision of a community park/plaza located between School Street and Valencia Avenue that is anchored by a potential Performing Arts Center, and a relocated Public Library.

It is important to emphasize that the Preferred Alternative provides for the *opportunity* to relocate the Public Library, with possible inclusion of a Performing Arts Center. Any future relocation of the Public Library and/or construction of a Performing Arts Center would be determined by future feasibility studies and identified funding sources.

In the event the Public Library were to be relocated, the Preferred Alternative suggests relocation to Lemon Drive between School Street and Valencia Avenue in order to accommodate additional physical capacity, programming opportunities, and parking. Main Street would remain as the heart of the Town Center with its charming, pedestrian scaled structures. Building heights on Main Street would be limited to one to two stories high in order to respect the existing building framework and to provide the opportunity for some office uses and a few residential units to be scattered on the upper stories.

The key features of the Preferred Land Use Alternative include:

- Retention of existing Main Street character with selected enhancements as the primary shopping/commercial street in the Town Center, with small retail and office spaces and 1-2 story development.
- Retention and relocation of historic homes within the Town Center in order to maintain the low density character of the community.
- Integration of residential and professional office uses in historic homes.
- Incorporation of limited low density residential in portions of the plan area.
- Incorporation of a vehicular access way connecting Main Street to School Street and elimination of Arroyo Street.
- Preservation and enhancement of historic buildings and character throughout the study area.

- Expansion and relocation of the Public Library to accommodate projected service demand and increases and parking needs.
- Location of a possible Performing Arts Center facility in the Town Center.
- Location of restaurants and retail along Yorba Linda Boulevard and Imperial Highway.
- Provision of housing east of Lakeview Avenue.
- Potential relocation of the fire station to east of Lakeview Avenue.
- Incorporation of pedestrian links and paseos to encourage safe and convenient mobility throughout the Town Center.

Study Session Agenda

The City's consultant team will be providing a detailed presentation on the above-described Preferred Land Use Alternative at the upcoming study session. The team will focus on the economic factors that impact the viability, scale and quantity of various land uses within Town Center, including retail/commercial, office and residential. This analysis provides a framework for discussing other recommended land uses within the study area, such as civic and community-oriented uses, and open space. The following topics will be covered as part of the market feasibility/economic analysis component of the presentation:

- Introduction
- Socio-Economic Characteristics
- Retail Overview
- Office Overview
- Residential Overview
- Downtown Implications

The second component of the discussion will focus on development of the proposed Preferred Land Use Alternative as follows:

- Planning Principles
- Feedback from Study Session #1
- Parking demand results
- Preferred Land Use Plan
- Alternative Land Use Plan
- Before and After images

Staff notes that, at the time of this writing, the graphics package that will accompany the presentation during the study session was still being finalized. Therefore, the graphics package will be distributed to the City Council/Redevelopment Agency and Planning Commission under separate cover next Monday, August 16th.

FISCAL IMPACT

The recommended action is to take public testimony and provide further direction to staff regarding the proposed Preferred Land Use Alternative for Yorba Linda Town Center Specific Plan. There are no fiscal impacts associated with this action.

ALTERNATIVES

The purpose of this study session is to gather additional public input and direction from the City's decision makers regarding the proposed Preferred Land Use Alternative for the Yorba Linda Town Center Specific Plan. At the pleasure of the City Council/Redevelopment Agency and Planning Commission, therefore, staff invites further direction relative to other variations, ideas and alternatives for the Town Center Specific Plan.

Approved by:



David F. Adams
City Manager/Executive Director

Attachments:

- 1) Buxton Final Report, dated May 2009 (Report previously distributed to City Council)
- 2) Graphics Package (to be distributed under separate cover)