

Community Development Department Major Projects List

As of January 2020

	Project Name	Application Number	Applicant	Description	Project Status	Number Proposed Dwelling Units/Square Footage
1	Wedgewood (Shea Homes)	TTM 18061 DR 2017-10 CUP 2017-46	Shea Homes	22 single family homes on 15,000 sq. ft. lots	TTM 18061 Approved by the Planning Commission on August 9, 2017. DR 2017-10 and CUP 2017-46 for the master site planning and architectural design of the 22 homes approved by the Planning Commission on November 15, 2017. Demolition and soil remediation is completed. Mass grading commenced mid-June with utilities to be undergrounded. The model home and sales trailer are complete and open to the public. Building permits for all three phases have been issued: Phase 1 permits were issued on January 29, 2019, Phase 2 permits were issued on March 27, 2019, and the final Phase 3 permits were issued on May 8, 2019. As of November 6, 2019 four (4) of the twenty-two (22) homes have been released for occupancy.	22
2	Tran	Zone Change TTM 17234	Tran	11 single family homes on 35' wide lots and minimum lot sizes of 3,300 square feet	Change of Zoning for vacant property on the northeast corner of Meadowland Drive and Camino De Bryant, to allow for the development of 11 single family lots with a minimum lot size of 3,300 square feet. Project has been determined incomplete.	11
3	ETCO Homes	VTTM 17784 CUP 2017-01 DR 2017-01	ETCO Homes. - George Peterson, gpeterson@project dimensions.com	Senior Housing Development	Approved by Planning Commission at July 25, 2018 Planning Commission meeting. Permits for grading the site is anticipated to be issued by June 2020.	Senior housing, including assisted living and memory care
4	Town Center/Zelman Retail Center	ZC 2013-01, CUP 2013-29, DR 2013-18, TPM 2013-xxx	Zelman Retail Partners - Brett Foy - 213-533-8119	± 160 K s.f. of retail/restaurant/entertainment center. Implementing a portion of TC Specific Plan adopted in July 2011.	The Building Division has finalized all Shell buildings for Bristol, Shops 1, 2, 3, and Pads A, B, C, & D as well as the new commons. Nearly all tenant spaces have opened for business. Open Bar Taphouse submitted their tenant improvement plans.	± 125K s.f.
5	Toll Brothers	TTM 17654 Design Review 2015-09	Toll Brothers - Isaac Boyd - 714- 701-9637	119 single family homes, "The Enclave"	Approved July 29, 2015. Development under construction, buildout should be completed by summer 2020.	119 S.F. Homes at 5,000 sq/ft average
6	Melia Homes	VTTM 18020 DR 2016-05	Lennar Homes - Chad Brown - 949.759.4367	192 attached condominium units on 12.45 acres at the southeast corner of Bastanchury Road and Plumosa Drive	Approved January 25, 2017. The grading is completed. Permits for all phases of construction have been issued. Approximately 50% of the units have been released and occupied. Staff anticipates full build out and construction to be completed by summer 2020.	192 condo units ranging from 1,200 - 2,000 sq/ft
7	Yorba Linda Gardens	TTM 17928, DR 2015-11	Yorba Linda Gardens LLC - John Wang - 626- 570-1918 x202	12 detached single-family homes on ±6.9 acres at the south end of Eureka Avenue, just north of the YLWD's Highland Reservoir	TTM 17928 has expired as of November 2019.	12 S.F. Homes sq/ft unknown

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8	Yorba Linda Library	CUP 2017-40 DR 2017-08	City of Yorba Linda	Development of a new library and arts facility.	City Council approved the CUP/DR in August 2017. Building Plans were approved on August 27, 2018. Building is currently under construction.	NA
9	The Church in Yorba Linda	CUP 2017-42 DR 2017-09	The Church in Yorba Linda	Development of new church campus on vacant commercial property (former "Brewster property") located at the intersection of Imperial Highway and Los Angeles Street	Dougherty Architects submitted CUP and DR on May 23, 2017. Deemed incomplete on June 15, 2017. Traffic and air quality analysis are required to determine the potential environmental effects of the project. Project is in incomplete status.	Two-story facility approximately 11,000 square feet in size with a dining hall, primary meeting hall and religious educational classrooms. The facility would also include a caretakers unit and a parking structure.
10	West Bastanchury Site		City of Yorba Linda	The property known as the West Bastanchury Site is located on the north-west side of town and is the last large piece of City-owned and undeveloped property left in the City. The Property consists of a total of +/- 40 acres. It fronts on Bastanchury to the south and Lakeview Avenue to the north. The City obtained and purchased portions of the Property in pursuit of future public and/or private use.	Tentative Tract Map 18123 approved by the Planning Commission on April 11, 2018. Site cleanup has been completed and is awaiting approval from OC Health. City has opened escrow with Shea Homes to purchase the property.	
11	Yorba Linda 15	TTM 17793, DR 2014-14	Brandywine Homes - Brett Whitehead - 714-448-3463	15 detached single-family homes at the south end of the north leg of Highland Avenue, adjacent to YLWD's Highland Reservoir	Approved August 12, 2015. Final tract sign-off and bond release should occur within the next month.	15 S.F. Homes at 4,800 sq/ft average
12	Toll Brothers (Estancia at Yorba Linda)	CUP 2018-05 DR 2018-01 VAR 2018-01 VAR 2018-02	Toll Brothers	TR 16595 located at the northwest corner of Bastanchury Road and Lakeview Avenue. Consists of the construction of 47 single-family homes.	Design Review approved by the Planning Commission in March 2018. Permits have been issued for majority of the home sites and approximately 15 production homes have been released for occupancy.	47 single-family homes. 4,800 sq/sf - 6,300 sq/ft

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13	Altrudy Site	CUP 2019-11 DR 2019-07 Lot Line Adjustment 2019-01	C&C Development	Affordable senior multi-family development of up to 48 units	The project was approved by the Planning Commission on June 12, 2019. Plans were submitted to the Building Division for plancheck on September 30, 2019 and are currently under their third round of review.	48 affordable multi-family dwelling units
14	In-n-Out	CUP 2019-05 DR 2019-04	In-N-Out	Construction of an In-n-Out drive thru at the current library site.	Application submitted January 2019. Application deemed incomplete. CEQA review is in process. Staff anticipates that the project will go before the Planning Commission by May 2020.	NA
15	Sioson Site	DR 2018-02 VAR 2019-02 CUP 2019-10 CUP 2019-40	Jessie Sioson	Construction of an 11,200 sq ft multi-story building at 4901 Lakeview Avenue	Application approved by the Planning Commission on August 28, 2019. Applicant anticipates submitting plans for plan check in spring 2020.	NA
16	Maserati Dealership	CUP 2019-37 DR 2019-13		Construction of Maserati dealership at 22633 Oakcrest Cir	The project was approved by the Planning Commission on September 11, 2019. Plans were submitted to the Building Division for plancheck on December 30, 2019 and are currently out for the first round of corrections. The demolition request to remove the existing 9,100 square foot Olive Garden building on the project site is scheduled to be heard by City Council on February 4, 2020.	NA
17	Trueblood House	CUP 2019-14 DR 2019-06	City of Yorba Linda	Renovation of historic home for public/quasi-public use located at 4801 Park Ave	The project was approved by the Planning Commission on July 10, 2019. Plans were subtd to the Building Division for plancheck on September 30, 2019 and are currently under their third round of review.	NA
18	Clyde's Hot Chicken	NA	NA	Construction of new restaurant on vacant City-owned parcel west of parking structure	A purchase and sale agreement has been approved by the City Council. Applicant will need to submit for Design Review for review by the Planning Commission.	NA
19	Housing Element	GPA 2020-01	City of Yorba Linda	Update of the City's Housing Element in the General Plan	Planning Commission initiated a General Plan Amendment to update the Housing Element of the General Plan on January 29, 2020. City Council has authorized a professional services agreement with Karen Warner Associates to assist with the update. Housing Elements are due to the State for review by October 2021.	NA