



People for Housing OC  
P.O. Box 6942  
Fullerton, CA 92834

PeopleForHousing.org  
OCYimby.org

September 14, 2020

Chairman Daren Nigsarian  
Planning Commission  
City of La Habra  
110 East La Habra Boulevard  
La Habra, CA 90631

**Re: Public Hearing Agenda Item 1 – Rancho La Habra SUPPORT**

Dear Chairman Nigsarian and Members of the Planning Commission,

People for Housing Orange County is a Chapter of YIMBY Action Network, a non-profit organization that works to build welcoming communities where everyone can thrive. We are the voice of Orange County residents who that the only way to keep Orange County strong is to build additional housing to support the needs of current and future residents.

The Rancho La Habra proposal is an excellent housing project for the City of La Habra and one which the Planning Commission and the City Council should support. As you know, SCAG has issued draft Regional Housing Needs Assessment (RHNA) numbers and **La Habra is required by the State to plan for more than 800 new housing units in the City. With this project the city has the opportunity to meet the above-moderate (market rate) housing need** on land that the property owner has identified and offered up for housing development.

Cities' greatest **challenge in planning for their RHNA is identifying sites** appropriate for housing, which **must include a letter from property owners** stating they are receptive to have their land reused for infill development. In the case of Rancho La Habra, the **property owner is self-identifying this site for new housing development**. It provides an opportunity for **infill development** on land that is no longer viable for a private golf course business. This project is the exact type of project that the Planning Commission and City Council should be approving.

The primary benefit of this proposal is new housing itself; however, in addition to new homes, **this project will also deliver a public park and walking trails for use by the entire community of La Habra at no cost to the city**. In doing so, this development makes park space more accessible to the public than the current use, a private golf course, which is currently only accessible to people who pay for it. The Rancho La Habra project will also **contribute funds to the City of La Habra, which can be used to leverage additional funds for future affordable housing development**.

**If Rancho La Habra is not approved, the city will have an extremely difficult time meeting its state-mandated RHNA goals and could face very serious consequences due to its general plan housing element being out of compliance with state law**. Only by working to approve good projects like Rancho La Habra will the City of La Habra be able to comply with State Housing mandates. This project will be a great step in that direction.

Respectfully yours,  
*Elizabeth Hansburg*  
Co-Founder & Executive Director

## Veronica Lopez

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**From:** jesse rorabaugh <glmory@gmail.com>  
**Sent:** Thursday, September 10, 2020 8:25 PM  
**To:** Veronica Lopez  
**Subject:** Rancho La Habra

California is in the middle of a housing shortage. High costs are pushing all but the luckiest out of the state or onto the streets. I personally have had close friends and relatives leave to Colorado, Oregon, Texas and Georgia because they simply couldn't afford reasonable housing. I also know college graduates living with their parents well into their thirties or even forced into homelessness because of this issue.

The solution to this crisis is simple. Build more housing.

Every home the city builds is home for another family. Even better, the impact cascades. The home the family would otherwise be living in is now on the market giving a home to a yet another family. That process continues several times with new families moving into the space which was freed up from the previous move. In the end every home included in this design puts at least ten people into better housing.

This project is a mature design and it is reasonable to continue with it to completion. The only design change the city should insist on is the removal of the gates. La Habra is a very safe community and there is no reason to allow neighborhoods to gate themselves off.

Still, this is a half hearted measure. Such a crisis requires bold action and this site could easily support several times as many housing units as the proposed design. There is no reason to be building less than five stories tall on such a large and well positioned site. Should this project fail to progress, the site should be rezoned for dramatically higher density.

Jesse Rorabaugh

## Veronica Lopez

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**From:** Peter Blied <pblied04@yahoo.com>  
**Sent:** Monday, September 14, 2020 8:06 PM  
**To:** Veronica Lopez  
**Cc:** Peter Blied  
**Subject:** Rancho La Habra - PLEASE RECOMMEND APPROVAL - WITH CONDITIONS

Good Evening Commissioners,

Thank you for your service to our City. I want to submit my support for the project proposed. A sad, under-utilized golf course serves little purpose to most of the residents of our City and certainly has no great prospects for the future. A new mix of residential and commercial properties, public open space, and even a small area of habitat are all welcome changes. My support for the project in general is based on these factors ABOVE and includes the requested changes BELOW.

I would request that the support of the Commission tonight, and the eventual approval by the Council in the future include the following:

- 1) A diverse mix of smaller units at a lower price point We can and should do better than serving ONLY the "above moderate" households). 3 and 4 bedroom units are not going to serve young and new buyers!! (the Lennar-stated millennial targets)
- 2) Include a larger contribution towards future low income housing (\$1,000,000 is NOT enough)
- 3) Strengthen the park area finance agreement so that it is 100% funded by 50% sales or occupancy and iron-clad via a bond or other appropriate mechanism

DO NOT BUY THE MEASURE X / HOA NONSENSE. They no more than NIMBY'S, no matter what they say or how they spin their position. NO ON X and YES ON RANCHO LH!

Thank you,

Peter J. Blied  
North County Consulting  
2641 Gregory Lane, LH  
714.262.0651  
pblied04@yahoo.com

## Veronica Lopez

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**From:** Jonathan Ramos <jonathan.ramos94@icloud.com>  
**Sent:** Monday, September 14, 2020 5:20 PM  
**To:** Veronica Lopez  
**Subject:** Rancho La Habra

### Dear planning commission,

My name is Jonathan Ramos I have been following these meeting closely for the past 13 years. This project has my full support as tonight I ask you to think deep about this project and the positives it will bring to this city. This state has been struggling with housing these past years and this is a project that will help with meeting the demand. I do ask the commission to have the project add affordable housing to the project instead of paying the off for not including it. At the end of the day I know you guys will make the right decision that is best for the city. If the full project is not what is wanted please consider the alternative of allowing a lower amount of housing and not the full scale of the project.

Thank you for your time



September 14, 2020

www.kennedycommission.org  
17701 Cowan Ave., Suite 200  
Irvine, CA 92614  
949 250 0909

Planning Commission  
Council Chamber  
100 East La Habra Boulevard  
La Habra, CA 90631

**RE: Rancho La Habra Specific Plan**

Dear Planning Commission & Neighborhood Improvement and Conservation Committee Members:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that has led to the new construction of homes affordable to lower income working families.

The proposed Rancho La Habra development seeks to redevelop the Westridge Golf Course located La Habra into a residential zone with a total of 448 residential units (277 single-family homes and 171 multi-family dwelling units). According to the staff report, the developer has agreed to pay \$1,000,000 in in-lieu fees to the City as an affordable housing contribution to be used by the City of La Habra to facilitate future affordable housing developments.

To-date, the City has built 13 of the 2 low and very low-income units required.<sup>1</sup> Although the need for both income categories was met, the City exceeded its above moderate RHNA requirement constructing 490 units or 490,000% of the above moderate RHNA requirement. Given that the high rate of above moderate development in the City means a decrease in availability of sites that can be used for very low- and low-income housing, the City must keep in mind that a new RHNA cycle will begin in 2021. The City will need to provide a total of 803 units, of which 321 are required to be low and very low-income units. The City will have a difficult time meeting its RHNA allocation in the new cycle without counting on this particular opportunity site for development. If the city chooses to move forward, they should consider how the proposed assistance will help create affordable units.

The amount of subsidy to make units affordable will be greater than the proportion of \$1,000,000. On average, local affordable housing ordinances require that there be an in-lieu fee provision of \$10,000 - \$15,000 per unit which would generate more funding for creating affordable housing.<sup>2</sup> **The Commission proposes an analysis is done to see what the proposed project can do about building on site or paying an appropriate fee that would meet the City's low-income need.**

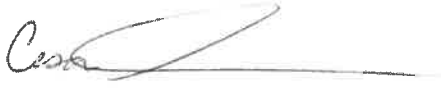
The Commission looks forward to partnering with the City to increase housing opportunities for lower income residents in the City. Please keep us informed of any updates and meetings regarding strategies to increase affordable homes for lower income households in the City. If you have any questions, please free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

<sup>1</sup> City of La Habra 2019 Annual Progress Report, 2020.

<sup>2</sup> City of Laguna Beach, Inclusionary Housing Policy – Economic Analysis 2019

Planning Commission  
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Sincerely,

A handwritten signature in black ink, appearing to read 'Cesar', followed by a long horizontal line extending to the right.

Cesar Covarrubias  
Executive Director

## Veronica Lopez

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**From:** Jonathan Hughes <jonhughes7@yahoo.com>  
**Sent:** Tuesday, September 15, 2020 8:01 PM  
**To:** Veronica Lopez  
**Subject:** Rancho La Habra - SUPPORT

Per the meeting notice posted by the city, I am sending this public comment and requesting it be read into the record. According to the city's notice, as long as the public comment is emailed no later than the close of the hearing, the public comment will be read into the record by staff.

My name is Jonathan Hughes, and I speak to you tonight as former Chair of the City of La Habra Community Services Commission and Executive Officer of the City of La Habra Ad Hoc Fiscal Review Committee, which met until earlier this year.

It's really great seeing so many people getting involved in this public process, to see neighbors and friends investing in the future of La Habra. The future - that's what this Commission is all about.

I support the proposal before the Commission this evening. It helps address the regional housing shortage that is forcing young people out of the area in droves. The proposed project includes a mix of products and a number of community benefits.

If this project is not approved, I would guess there will eventually be something else in its place, and not a golf course. As many of you are aware, the State of California has very aggressive housing goals and targets, even mandates, that are being handed down to cities like La Habra.

The golf course, while looking like "open space," is hardly that, and provides little public benefit. While the golf course is public, there is a literal "pay to play" model. The proposed "open space" within this project will be free and open to the public, unlike the golf course, which requires a fee.

This is an opportunity for the Commission to make a decision for the future, and approving this project will have positive benefits for generations to come. This project provides badly needed middle income housing, perhaps for that young teacher, police officer, firefighter, or small business owner who wants to call La Habra home. We all came to or ended up in La Habra at one point, and approving this project provides that opportunity for more people to enjoy this unique community.

As you know, many young people currently can't afford to live in this city, and we're seeing our friends, neighbors, and children leaving for more affordable areas. My wife and I, for instance, relocated less than a year ago to nearby Fullerton because of the lack of housing opportunity in La Habra. This was after living in La Habra for nearly thirty years, and I still serve on a non-profit board in La Habra.

Some have said it would be a short-sighted decision to approve this project. I encourage you to consider the fact that just the opposite is true. This is an opportunity to invest in the future of La Habra by approving this project. Thank you.

**planningcommission@lahabracaca.gov**

September 16, 2020

This statement was to have been read into the record Tuesday evening. Because Chair Nigsarian announced that supporting statements would only be allowed after opposition statements concluded, then announced that opposition statements would not be concluded until Wednesday, the person who was going to read it for me logged off and was not able to raise his hand when the Chair later announced that only people logged on with their hands raised would be able to speak today.

I therefore have no option other than to submit it by email and ask that it be read into the record.

### **Statement of David Ross**

I live at 2040 S. Littler Ct. in the gated community of Westridge, where my HOA and its attorney's have worked hard to create the opposition to Rancho La Habra. They have not always done so honorably. In fact, I would say I am utterly ashamed of them.

When it is all said and done, they will have raised over \$1,000,000 through dues assessments to fight this project by misleading the residents of Westridge about the development plan and its impact, and about their chances of prevailing on their quest to stop this project. It's questionable whether the assessments they have forced on us are legal, or that the procedures they followed in carrying out the vote comply with laws relating to HOA management.

They are using the money they raised to misinform the public and my fellow neighbors in an effort to strip a property owner of their property rights. Here are just a few untruths ....

- No, it doesn't take five times longer than it used to to get to the freeway, like their website says.
- And no, local schools won't be overcrowded because of the new students, like their website says. All the schools have available capacity and need more students.
- No, a private golf course isn't public open space and no, they have no right to their views. All of us in Westridge accepted that when we bought our home and accepted the CC&Rs which don't just say we have no right to a golf course view, but also that it's likely the view could change with new development.

And worst of all, they argue that they don't want to take away anyone's property rights. They just want to dictate who someone can sell their property to, then subject that transaction to the vote of everyone who wants to keep La Habra like it was in 1960, or 1990 or 2019 – whatever year they moved here.

They demand that the owner sell the property to another golf course operator, at a huge discount off its fair market value. Would they sell their home to someone offering a fraction of the asking price just because their neighbors liked that buyer more?

The buyer has the right to request a zoning change. That's not greedy or illegal – it's just recognition that a dying golf course doesn't make sense in a state that has a housing shortfall of

three to five million homes. A zone change is compassionate. It recognizes that not everyone has theirs yet, and that they have just as much right to realizing their dreams as those who already own a home.

The plan before you will be good for La Habra. The applicant has followed all the processes and procedures, has mitigated the impacts and will, upon approval of their proposal, provide a generous list of public benefits. I ask that you move this plan forward to the City Council with your recommendation for approval.

David Ross