

Friday, July 28, 2006

Measure B to test development

Land-use initiative that gives Yorba Linda voters a voice in housing development is enacted today.

By ERIK ORTIZ
THE ORANGE COUNTY REGISTER

YORBA LINDA — Applicants interested in building new homes in the city may find themselves facing a land-use initiative that goes into effect today.

Measure B, passed by a 2 percent margin in June, requires voter approval for certain general plan and zoning changes. For instance, city-approved projects that would increase housing density in a residential zone or subdivide one parcel into several will be subject to a vote.

How the city plans to implement Measure B must still be approved at Tuesday's City Council meeting.

Opponents of the measure, meanwhile, say it will drive away developers, which would have to expend time and money in the vote process.

"The added complexity of a vote certainly gives reason for developers to pause," said John Reekstin, senior vice president of development for the Olson Co., a housing developer with a townhome community on Lemon Drive.

Jim Horton, a sponsor of Measure B, said developers will still have the opportunity to turn a profit: "What the measure will do is protect the low-density nature and character of Yorba Linda."