



CITY of YORBA LINDA

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 14, 2025, 6:30 p.m.

Council Chambers

4845 Casa Loma Avenue

1. **CALL TO ORDER**

The Yorba Linda Planning Commission will convene at 6:30 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda, California.

Note: No new items will be considered after 11:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Planning Commissioners: Behura, Bernstein, Goldfarb, Chavez Marquez, Masterson

4. **APPROVAL OF THE MINUTES**

Recommendation:

It is recommended the Planning Commission approve the April 23, 2025 Planning Commission meeting minutes as mailed.

4.1 **APPROVAL OF THE APRIL 23, 2025 PLANNING COMMISSION MEETING MINUTES**

Recommendation:

It is recommended the Planning Commission approve the April 23, 2025 Planning Commission meeting minutes as mailed.

5. **PUBLIC COMMENTS**

There is a five (5) minute maximum time limit for everyone addressing the Planning Commission during Public Comments and on all other items listed on the Agenda. Public Comment is the time reserved on each regular meeting Agenda to provide an opportunity for members of the public to directly address the Planning Commission on matters of interest that are not already scheduled for consideration on this Agenda. Although the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission cannot take any action on items not listed on the posted Agenda but may refer the matter to staff or a subsequent meeting.

All remarks shall be addressed to the Planning Commission as a body through the presiding officer and not directly to any member thereof. The Planning Commission desires its meetings to be conducted in a professional manner respectful of all participants. Therefore, the Chairman may ask that speakers refrain from engaging in personal attacks, and name-calling, during their allotted time.

However, public criticism of the policies, procedures, programs or services of the City, or of the acts or omissions of the Planning Commission as a body shall not be prohibited.

The Chair may use his or her discretion to select the order of speakers in a manner that ensures that a variety of issues and concerns can be presented during the initial time and he or she may allow for additional comments to be made past the time allotted. As a result, in situations where there are multiple speakers wishing to speak on a single topic not on the agenda, the Chair may ask that one speaker generally describe the issue or matter and then will provide additional speakers the opportunity to speak later on this topic.

6. WAIVE READING IN FULL OF ALL RESOLUTIONS ON THE AGENDA

Approval of reading by title all resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

Recommendation:

To approve waiving readings in full of all resolutions.

7. PUBLIC HEARINGS

7.1 CONDITIONAL USE PERMIT 2025-06 - CLARK

A request to construct a 195 square foot second-story addition to an existing 3,060 square foot two-story single-family residence, the area of construction within seventy feet (70') of another single-family residence, on the property addressed as 5851 Ohio Street, located on the northwest corner of Short Street and Ohio Street, within the RE (Residential Estate) zone. (APN: 343-421-19).

CEQA STATUS: Categorical Exemption (Class 1: Existing Facilities)

MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No

TRAFFIC COMMISSION REVIEW: No

Recommendation:

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 2025-06 Clark with conditions.

7.2 CONDITIONAL USE PERMIT 2025-07 - HE

A request to construct a 649 square foot second-story addition to an existing 2,235 square foot two-story single-family residence, the area of construction within seventy feet (70') of another single-family residence, on the property addressed as 21745 Todd Avenue, located just north of Todd Avenue, within the RS (Residential

Suburban) zone. (APN: 351-691-09).

CEQA STATUS: Categorical Exemption (Class 1: Existing Facilities)

MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No

TRAFFIC COMMISSION REVIEW: No

Recommendation:

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 2025-07 He with conditions.

7.3 CONDITIONAL USE PERMIT 2025-03 – TRACTOR SUPPLY COMPANY

A request to construct a new 13,310 square-foot outdoor retail sale and display area, including a 8,800 square-foot outdoor sales area fully enclosed by a new 8' high freestanding wrought iron fence, located along side an existing 25,097 square foot tenant space accommodating a new retail store, d.b.a Tractor Supply Company, in the former BuyBuy Baby location, for the property addressed as 22999 Savi Ranch Parkway within the SAVI Ranch Commercial Area, located northeast of the terminus of Savi Ranch Parkway, within the PD-17 (SAVI Ranch Planned Development) zone. (APN: 352-116-22).

CEQA STATUS: Categorical Exemption (Class 1: Existing Facilities)

MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No

TRAFFIC COMMISSION REVIEW: No

Recommendation:

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 2025-03 Tractor Supply Company with conditions.

8. NEW BUSINESS

8.1 GOVERNMENT CODE SECTIONS 65103(C) AND 65401 FINDING FOR THE 2025-2032 CAPITAL IMPROVEMENT PROGRAM

Recommendation:

Staff recommends that the Planning Commission adopt a resolution certifying that the proposed 2025-2032 Capital Improvement Program is consistent with the City's General Plan.

9. OLD BUSINESS

10. DIRECTOR'S REPORT

11. COMMISSIONER COMMENTS

12. CORRESPONDENCE RECEIVED

13. ADJOURNMENT

The next Planning Commission meeting is scheduled for May 28, 2025, beginning at 6:30 p.m.

NOTE: ALL STAFF REPORTS AND RELATED ATTACHMENTS FOR ITEMS ON THIS AGENDA ARE ON FILE IN THE PLANNING DIVISION. 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 PLANNING DIVISION AT (714) 961-7130 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.