CITY of YORBA LINDA

PLANNING COMMISSION MEETING AGENDA

Wednesday, August 27, 2025, 6:30 p.m.
Council Chambers
4845 Casa Loma Avenue

Pages

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, Chavez Marquez, Goldfarb, Masterson

4. APPROVAL OF THE MINUTES

   4.1 APPROVAL OF THE JULY 23, 2025 PLANNING COMMISSION MEETING MINUTES

   Recommendation:

   It is recommended that Planning Commission approve the July 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 meeting s 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 2024-28 AND DESIGN REVIEW 2024-10 - CAMPBELL 5

A request to demolish an existing 1,127 square-foot commercial structure while retaining the original building facade facing Main Street and construct a 2,050 square-foot one-story commercial structure at 17 feet in height and a request to participate in the City's Parking In-Lieu Fee Program, for the property addressed as 4815 Main Street, occupied by State Farm Insurance office, located on the west side of Main Street and south of Lemon Drive, within the Historic Town Center District of the Town Center Specific Plan (TCSP) zone. (APN: 323-304-24).

CEQA STATUS: Categorical Exemptions (Class 31: Historical Resources Restoration / Rehabilitation and Class 2: Replacement or Reconstruction)

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

TRAFFIC COMMISSION REVIEW: No

Recommendation:

It is recommended that the Planning Commission:

1. Approve, by minute motion, Design Review 2024-10, with findings.
2. Adopt a resolution approving Conditional Use Permit 2024-28, with conditions.

7.2 APPEAL OF CONDITIONAL USE PERMIT 2024-42 TIRA 71

An appeal, pursuant to Section 18.38.080.D of the Yorba Linda Zoning Code, to the Zoning Administrator's approval of a request to construct a 911 square foot second-story addition to an existing 6,339 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 4895 Sunbeam Lane, located on the northeast corner of Sunbeam Lane and Hidden Hills Road, within the RE (Residential Estate) zone. (APN: 353-593-02, 353-581-06).

Recommendation:

Staff recommends that the Planning Commission adopt a resolution denying the appeal and upholding the Zoning Administrator's approval of Conditional Use Permit 2024-42 – Tira, subject to the attached conditions of approval.

8. NEW BUSINESS

8.1 DESIGN REVIEW 2025-09 THONEY 122

A request to construct a ground-mounted 56 panel solar photovoltaic system within the vacated LMAD easement area along the rear of the property, outside of required rear and side setback areas, on the property addressed as 5525 Blue Ridge Drive, located along the westerly portion of Blue Ridge Drive, within the RE (Residential Estate) zone.

CEQA STATUS: Categorical Exemption (Class 3: New Construction or Conversion of Small Structures)

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

TRAFFIC COMMISSION REVIEW: No

Recommendation:

It is recommended that the Planning Commission approve, by minute motion, Design Review 2025-09 – Thoney, with conditions.

9. OLD BUSINESS

10. DIRECTOR'S REPORT

11. COMMISSIONER COMMENTS

12. CORRESPONDENCE RECEIVED

13. ADJOURNMENT

The next Planning Commission meeting is scheduled for September 24, 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.

STAFF REPORT
CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: **AUGUST 27, 2025**

TO: **HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **COMMUNITY DEVLEOPMENT DEPARTMENT**

BY: **EVA CHOI, SENIOR PLANNER**

SUBJECT: **CONDITIONAL USE PERMIT 2024-28 AND DESIGN REVIEW 2024-10 - CAMPBELL**

APPLICANT: **BRAD CAMPBELL**
5612 Chalon Road
Yorba Linda, California 92886

CEQA STATUS: Categorical Exemptions (Class 31 Historical Resources Restoration/Rehabilitation, Class 2 Replacement or Reconstruction)

RELATED ITEMS: None

LOCATION: 4815 Main Street

REQUEST: To demolish an existing 1,217 square-foot commercial structure while retaining the original building façade facing Main Street and construct a 2,050 square-foot one-story commercial structure at 17 feet in height and a request to participate in the City's Parking In-Lieu Fee Program for the property addressed as 4815 Main Street, located on the west side of Main Street and south of Lemon Drive.

PROJECT DATA

APN:	323-304-24
LOCATION:	4815 Main Street
General Plan:	Community Core/Downtown Historical Distract Area Plan
Zoning:	Historic Town Center District, Town Center Specific Plan (TCSP)

Property Development Standards:
(Historic Town Center District)

	Required	Existing	Proposed
Front setback	0 feet / 10 feet (max.)	0 feet	No Change
Rear Setback	0 feet required	51 feet 6 inches	17 feet 11 inches
North Side Setback	0 feet required	4 inches	No Change
South Side Setback	0 feet required	4 inches	No Change
Building Height	35 feet (max.)	17 feet	No Change
Lot Coverage	100% (max.)	49%	82%

* Lot size is 2,508 square feet, existing building is 1,217 square feet.

BACKGROUND / DISCUSSION

On July 7, 2011, the Yorba Linda City Council adopted the Town Center Specific Plan (TCSP), which establishes the overall vision, policy framework, and development standards for the Town Center Plan Area. The TCSP is organized into four districts: Historic Town Center, Town Center Commercial, Multi-Family, and Civic/Cultural Arts and Public Facilities. The subject property, located at 4815 Main Street, is within the Historic Town Center district. The TCSP identifies Main Street as the civic and cultural core of the community, characterized by a pedestrian-oriented scale and historic architectural charm. The intent of this district is to preserve the established historic character of Main Street while reinforcing its role as the City's focal point.

In alignment with that vision, the TCSP generally permits business and professional office uses only when located above the ground floor, to encourage pedestrian-oriented uses at street level. However, the office use at 4815 Main Street predates the TCSP and was lawfully established. Records indicate the building has operated as an office since at least 1978, including use by an engineer and design firm and later as the Calvary Chapel Church Office in 1992. The existing structure, a single-story 1,217-square-foot office, was identified in the City's 2010 Citywide Historic Resources Survey as a "District Contributor" to the Main Street Historic District. Due to this designation, altering the building street façade or adding a second story would potentially result in a substantial adverse impact on a historic resource. To preserve the historic character of the building, development potential is limited to extending the single-story footprint toward the rear of the property while maintaining its height and Main Street facing façade. Another challenge stems from a structural evaluation (Attachment 8) performed by engineer Samual Grimm concluding that, amongst other structural deficiencies, the existing north and south bearing walls are deteriorating due to weather exposure and the building does not meet 2022 California Building Code standards for occupant safety.

On August 20, 2024, the applicant, Brad Campbell, submitted a request to demolish the deteriorated structure. Upon learning about the structure's designation as a District Contributor and following consultation with an architectural historian, the applicant revised

the project to retain the Main Street-facing façade to preserve the district's historic character. The revised project includes demolishing the remainder of the building and constructing a replacement structure of 2,050 square feet — an 833-square-foot increase. In accordance with Section 18.36.110 of the Yorba Linda Municipal Code, the project requires design review approval by the Planning Commission.

The project also raises parking considerations. Based on the City's standard requirement of 3.5 spaces per 1,000 square feet of office space, the proposed 833-square-foot addition requires three additional off-street parking spaces. Like many Main Street properties, the building is constructed with a zero front setback and lacks rear access, making on-site parking infeasible. To address this, the applicant is requesting participation in the City's Parking In-Lieu Fee Program. This program, outlined in Section 3.8.7 of the TCSP, allows property owners to satisfy parking requirements by paying an in-lieu fee, subject to approval of a Conditional Use Permit. Accordingly, the applicant has submitted **Design Review 2024-10** and **Conditional Use Permit 2024-28** for the Planning Commission's review and consideration.

Design Review 2024-10

According to Section 3.14.1 of the Town Center Specific Plan (TCSP), Main Street is envisioned to remain the heart of Yorba Linda, defined by its pedestrian-scaled buildings and historic charm. A small concentration of commercial buildings along Main Street conveys the City's early commercial and social core. While many buildings lack a distinct architectural style, several exhibit stylistic details that reflect popular designs of their time.

The Historic Town Center Design Guidelines within the TCSP emphasize preserving this traditional downtown character through compatible building styles, materials, and features. These include historical architectural styles such as Western False Front, Mission, Mediterranean Revival, Colonial Revival, American Craftsman, and Carpenter Gothic; traditional materials such as stained wood, cobblestone, brick, tile, and terracotta; design features including recessed entries, awnings, flat roofs, and storefront windows; and pedestrian-oriented elements such as courtyards, landscaping, and window boxes.

The subject property at 4815 Main Street maintains a one-story, 1,217-square-foot wood-framed commercial building constructed in 1920. Historically used as an office, the building's floor plan includes two offices and a restroom. The City's 2010 Citywide Historic Resources Survey identified the property as a contributing resource within the Main Street Historic District, which is recognized as locally significant. As a "District Contributor," the building was constructed during the district's period of significance (1920s–1930s) and retains a high level of historic integrity.

A 2009 windshield survey, documented on California State Parks Primary Record Form 523A (Attachment 6), recorded the structure's condition and identified its Western False Front style with character-defining features such as wood clapboard siding, angled storefront bays, a wood entry door, and a bracketed cornice under the parapet. The survey noted that

the storefront windows and fabric awning were later alterations and not part of the original construction.

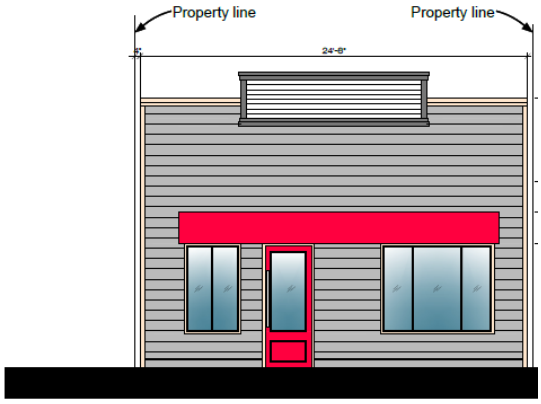
In April of 2025, Architectural Historian Pamela Daly conducted a site visit and confirmed the building remains eligible for listing in both the National and California Registers (Attachment 10). She noted its association with Yorba Linda's early commercial development and its architectural significance as a rare one-story "Western False Front" commercial structure with Italianate influences. Ms. Daly recommended preserving the historic street-facing façade while allowing new construction at the rear.

In response to these findings, the applicant revised the original proposal to demolish the building in its entirety. The revised project preserves the Main Street façade and angled storefront while removing the deteriorated interior and rear portions of the structure. The applicant proposes to construct a 2,050-square-foot replacement building, an 833-square-foot expansion from the existing structure, while retaining the historic façade. Ms. Daly has since reviewed the revised project and issued a supplemental memorandum to confirm the proposed project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

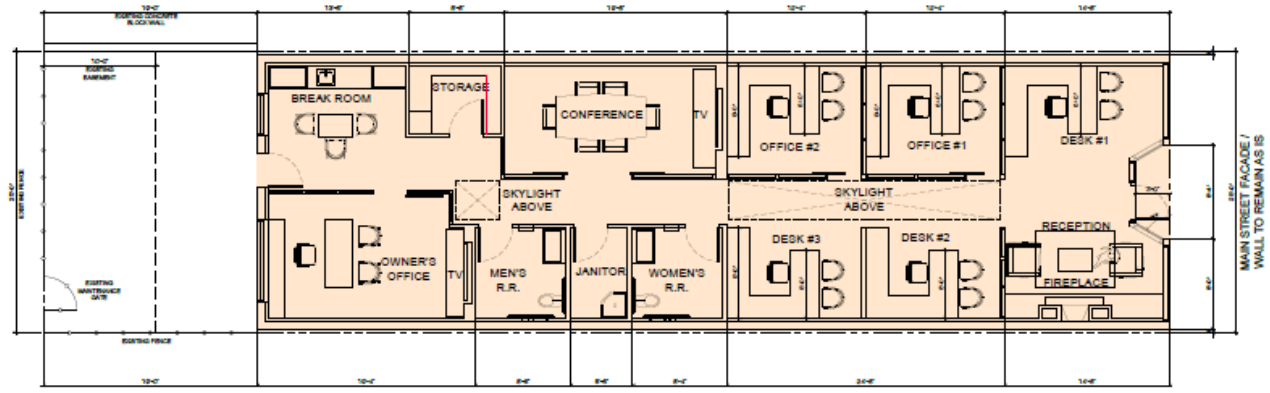
On August 5, 2025, the City Council approved a demolition permit request from the applicant limited to the interior and rear portions of the structure. The Planning Commission is now tasked with reviewing the design of the reconstructed building with its preserved front façade and rear addition.

The proposed structure will maintain the existing 17-foot height to align with the preserved façade. The proposed floor plan and building elevations are shown below. The design retains key features of early 1900s downtown commercial architecture, including a flat roof and parapet walls. The west elevation will feature clapboard wood siding, vertical windows, and a new awning. At the rear, the project includes an outdoor deck for employees and patrons. This deck is outside of a Yorba Linda Water District easement area. Any improvements near the easement area are subject to approval by easement holders. Existing landscaping will be removed to accommodate new construction, while existing fencing will remain.

EAST ELEVATION (PROPOSED)
NO CHANGES PROPOSED



WEST ELEVATION (PROPOSED)



PROPOSED FLOOR PLAN

The new construction will cover approximately 82 percent of the lot, leaving the balance for the outdoor patio and easement area at the rear. As the property is flanked by adjacent commercial buildings at 4805 and 4821/4825 Main Street, demolition behind the preserved façade will not alter the historic streetscape along Main Street.

Staff has reviewed the project and finds it consistent with the TCSP and Historic Town Center Design Guidelines. The preservation of the Main Street façade and angled storefront entry treatment maintains key historic design elements, while the rear addition provides modern functionality within the pedestrian-oriented framework of the district. The project respects the City's vision for Main Street by maintaining its scale, materials, and historic character as shown on the project rendering below, while also creating a structurally sound building that continues its longstanding office use. Based on these considerations, staff finds the proposal attractive, consistent with the quality desired by the Planning Commission, and supportive of the preservation goals of the Historic Town Center.

Conditional Use Permit 2024-28 (Parking In-Lieu Fee Program)

During the City's development the TCSP, a common concern was the availability of sufficient parking for existing and future development. The parking in-lieu fee program was established to allow applicants to pay a designated fee instead (or "in-lieu") of providing required off-street parking spaces. This is particularly helpful in a densely developed downtown area, where available land area for providing parking on-site is limited and buildings fronting Main Street have limited opportunity to access private off-street parking. The fees collected would be used to develop and maintain the Town Center parking structure and provide other public parking opportunities over time. The purpose of the in-lieu program is not to impose an additional fee or burden on development, but to provide an alternative for projects having difficulty meeting minimum requirements on-site due to space constraints, financial feasibility, or both. As such, in-lieu fees can be seen as an economic development tool, facilitating otherwise unfeasible projects.

Implementation of Section 3.8.7 of the TCSP began on December 1, 2015, when City Council adopted Resolution 2015-5352 (Attachment 4) establishing an in-lieu parking rate of $5,000 per parking space, with annual Consumer Price Index adjustments commencing each January 1 beginning January 2016. As of January 2025, the in-lieu parking rate is $6,827.86 per parking space. Following City Council action, staff drafted and administratively approved the City of Yorba Linda Parking In-lieu Fee Program.

A summary of the Program can be found below:

- Authorization for use of Parking In-Lieu Fee(s) to satisfy off-street parking requirements shall be subject to the review and approval of the Planning Commission, subject to the granting of a conditional use permit.

- The payment of a Parking In-Lieu Fee(s) shall be made on a one-for-one basis with a fee paid for each required parking space.

- The Program can be used to satisfy up to 100 percent of the off-street parking requirements for new developments, additions, renovations, or changes in use within the TCSP area.

- Parking In-Lieu Program Fee(s) shall be collected by either an upfront, one-time lump sum payment for each parking space or through quarterly installments, over two years, including any applicable inflation adjustments.

- Parking In-Lieu Fee funds collected by the City shall be deposited in a designated fund and shall be expended by the City exclusively for the acquisition, development, operation or maintenance of off-street parking spaces available for use by the general public.

In order to meet the required parking demand for the office use and develop the site to a greater potential, the applicant requests to participate in the City's Parking In- Lieu Fee Program. The existing structure consists of 1,217 square feet and the new construction at 2,050 square feet equate to a net floor area increase of 833 square feet which the applicant is responsible for providing off-street parking. The existing structure at 1,217 square feet is "grandfathered-in" (i.e., baseline credit) for 4 parking spaces. Table 3-3 of TCSP stated that off-street parking requirements for office use shall be calculated at 3.5 spaces per 1,000 square feet. By applying the parking standard of 3.5 spaces per 1,000 square feet, the office use with a 833 square-foot floor area increase is required to provide a total of 3 parking spaces [1,000 square feet/3.5 spaces = 286 square feet per parking space; 833 square feet/286 square feet = 2.9 parking spaces]. The fees collected for the required 3 spaces would then be used to develop and maintain the Town Center Parking Structure.

Therefore, with the applicant's remittance of the City Council established fee per parking space for three parking spaces in-lieu of providing off-street parking, the required parking for the development has been satisfied. A condition of approval has been provided to specify the parking in-lieu fee shall be paid in full prior to issuance of building occupancy.

CEQA DETERMINATION

As the subject property has been designated as a property eligible for local historic listing, which for the purposes of CEQA means "historical resource", for its association with the early development of Yorba Linda's primary commercial corridor. For the purposes of CEQA, a "historical resource" is defined as either a resource listed in, or determined to be eligible for listing in, the California Register of Historic Resources. Resources included in a local register of historical resources (e.g., 2010 Citywide Historic Property Survey) are also presumed to be historically significant for purposes of CEQA

Analysis.

In accordance with CEQA, a project may have a significant effect on a "historic resource" if it causes a substantial adverse change to the significance of the resource. Substantial adverse change can be defined as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Furthermore, the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources (i.e., its character defining features).

However, CEQA further provides that a project that has been designed in a manner that respects the historical character of the building (i.e., it has been designed to conform to the Secretary of Interior's Standards for the Treatment of Historic Properties) can generally be considered to be a project that will not cause a significant impact, and, therefore, may be exempt from CEQA pursuant to a Class 31 Categorical Exemption (Historical Resource Restoration/Rehabilitation).

Analysis of Consistency with Secretary of the Interior's Standards

To assist with determining the project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"), Ms. Pamela Daly, a Architectural Historian and historic preservation professional from Daly & Associates, a historic preservation consulting firm, to provide an assessment of the existing commercial structure and the project as presently designed. Ms. Daly meets the professional qualifications required by the Secretary of the Interior to perform historical identification, evaluation, registration, and treatment activities. Ms. Daly is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation and holds the qualification to work throughout the United States.

A memorandum summarizing Ms. Daly's assessments of the structure's existing conditions and recommendations on the original idea to demolish the entire structure is attached for reference (Attachment 9). Based on Ms. Daly's recommendations, the property owner has elected to preserve the street-facing façade, thereby maintaining the defining historic elements. Subsequently, Ms. Daly provided a supplemental memorandum dated July 23, 2025 (Attachment 10) verified the updated plans to retain the original street-facing façade and confirmed that this approach complies with the Preservation Standards for. Ms. Daly further confirmed the new construction for the remainder of the structure is allowed under the Rehabilitation Standards.

The Standards for the Treatment of Historic Properties are organized into four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. The Standards are intended to provide guidance for historical project review, the Rehabilitation Standards explicitly acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The proposed new construction would be

considered a rehabilitation project and retaining the historic street-facing façade, including the entrance treatment would fall under the Preservation Standards. The following is a review of the proposed project as it pertains to the applicable criteria in both the Rehabilitation and Preservation Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   The building will continue in commercial professional office use consistent with its historic function. This approach maximizes the retention of the original façade, spatial relationships, and character-defining features, while ensuring the property remains stable and viable for continued use. This is consistent with the Standards.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   The project preserves the street-facing façade and entry treatment. Thereby, retaining the defining architectural features and overall visual historic character are maintained. A 2009 windshield survey of the structure noted the existing fabric awning above the entry door as an alteration feature, meaning not part of the original construction, therefore the proposed project will remove this fabric awning.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

   The street-facing façade and entry treatment will remain visible as an authentic record of the property's original construction period. Additional, as a condition of project approval, the property owner is required to submit a full-set of "as-built" drawings of the existing structure to be deposited in a local archival repository. New construction will be clearly documented through the city permitting records ensuring future generations can distinguish historic materials from later interventions.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

   The street-facing façade along with entry treatment will be preserved in place. These features represent the craftsmanship of the building's era and contribute to the integrity of the Historic District.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    The structural connection between street-facing façade and the new construction will be reviewed through the structural plan check process to ensure the integrity of the original street-facing façade would be unimpaired if the new construction is removed or altered in the future.

PUBLIC NOTIFICATION

In accordance with YLZC Chapter 18.36, property owners within a 300-foot radius of the subject property were sent a public hearing notice for the project. As of this writing, staff has not received any correspondence related to the proposed project.

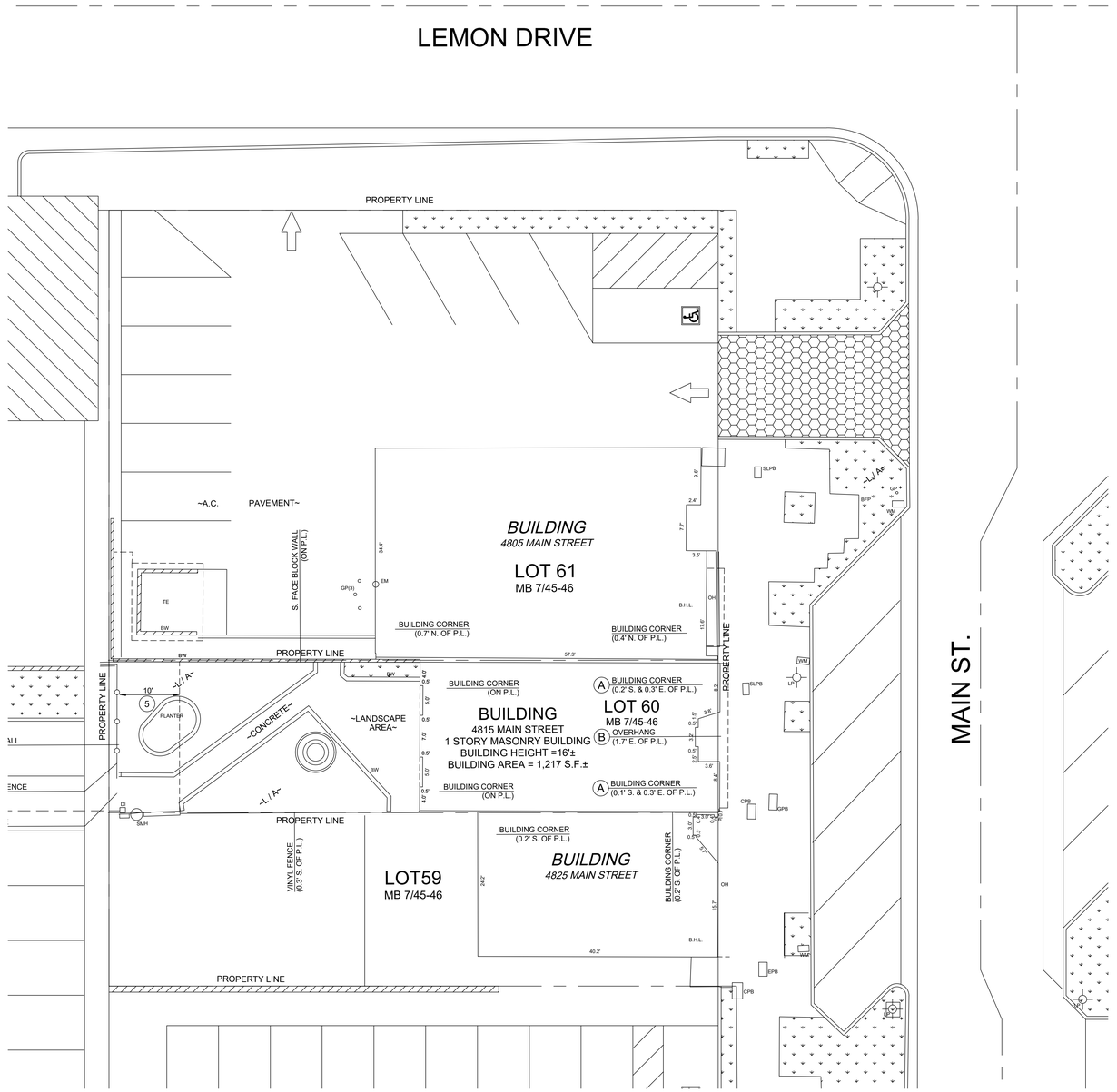
RECOMMENDATION

It is recommended that the Planning Commission:

1. Approve, by minute motion, Design Review 2024-10, with findings.
2. Adopt a resolution approving Conditional Use Permit 2024-28, with conditions.

ATTACHMENTS

1) Plans
2) Locator Map
3) Applicants' Letter
4) City Council Resolution 2015-5352 (In-Lieu Parking Program)
5) Building façade description from Citywide Historic Survey
6) State of California Department of Parks and Recreation Primary Record
7) Building permit and occupancy records
8) Structural Assessment Letter by Grimm / Chen dated November 18, 2024
9) Historic Assessment Report by Pamela Daly dated April 24, 2025
10) Addendum to Historic Assessment Report by Pamela Daly dated July 23, 2025
11) Resolution for approving Conditional Use Permit 2024-28, with conditions
12) Conditions for Design Review 2024-10



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

DENNIS J. FLYNN
ARCHITECTS, INC.

9312 Tritt Circle
Villa Park, California 92861
(714) 602-9300 FAX(714) 602-9309

05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

BRAD CAMPBELL
STATE FARM OFFICE BUILDING
4815 MAIN ST, YORBA LINDA, CA 92886

EXISTING SITE PLAN

PROJECT NUMBER:

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
Renewal 10/31/2024
STATE OF CALIFORNIA

A1.00

PROJECT TABULATIONS

PROJECT ADDRESS:	4815 MAIN STREET YORBA LINDA, CA 92025
OWNER:	BRAD CAMPBELL 5612 CHALON RD. YORBA LINDA, CA 92886
APN#:	323-304-24, LOT 60 OF NEWMARK TRACT
ZONE:	TCSP
GENERAL PLAN:	TCSP
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B

SCOPE OF WORK:
KEEP EXISTING MAIN STREET FACADE IN EXISTING CONDITION. DEMOLISH THE EXISTING REAR STRUCTURE 1,127 SQ.FT. OFFICE AND CONSTRUCT A NEW STRUCTURE OF 2,050 SQ.FT. THERE IS NO CHANGE IN USE.

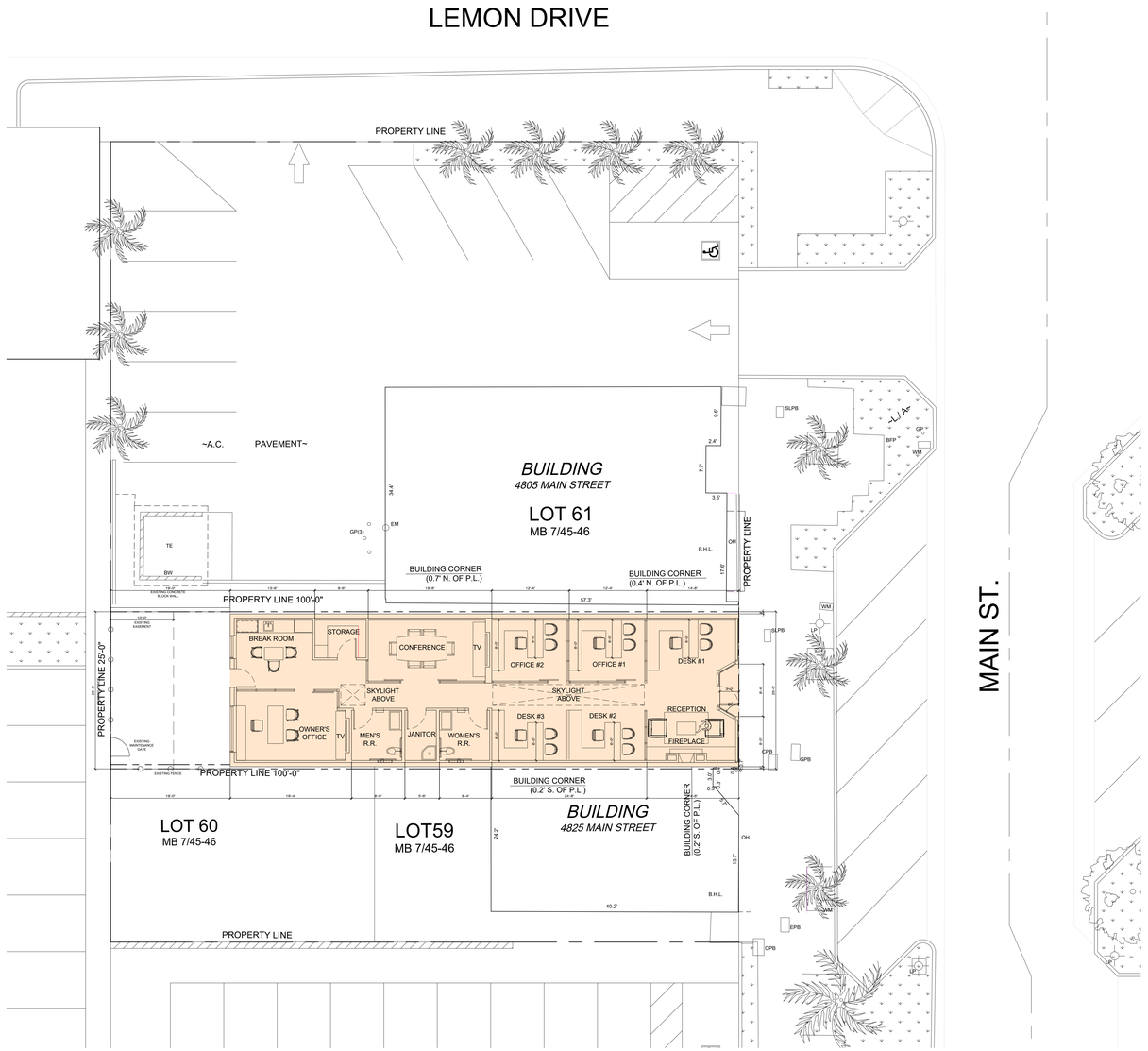
LOT COVERAGE:
2,050 S.F. (FLOOR AREA) / 2,508 S.F. (LOT AREA) = 81%

EXISTING STRUCTURE:	1,127 S.F.
PROPOSED ADDITION:	923 S.F.
TOTAL BUILDING FLOOR AREA (PROPOSED):	2,050 S.F.

WALL LEGEND

ALL WALLS ARE NEW CONSTRUCTION EXCEPT FOR THE MAIN STREET FACADE:

THE MAIN STREET FACADE IS TO REMAIN AS IT CURRENTLY IS, NO CHANGES PROPOSED TO THE FACADE ON MAIN STREET



PROPOSED SITE PLAN

SCALE: 1/8" = 1'

DFA
DENNIS FLYNN ARCHITECTS

DENNIS J. FLYNN
ARCHITECTS, INC.

9312 Tritt Circle
Villa Park, California 92861
(714) 602-9300 FAX(714) 602-9309

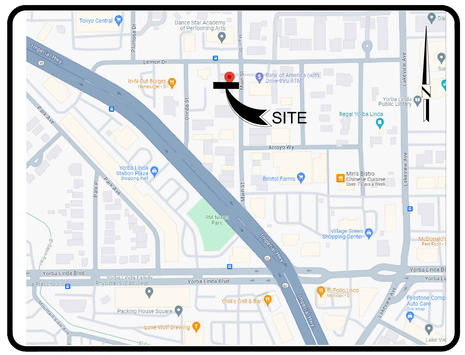
05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

BRAD CAMPBELL
STATE FARM OFFICE BUILDING
4815 MAIN ST, YORBA LINDA, CA 92886

PROPOSED SITE PLAN



CITY OF YORBA LINDA
VICINITY MAP
NOT TO SCALE

NORTH

0 10' 20'

PROJECT NUMBER:

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
Renewal 08/31/2024
STATE OF CALIFORNIA

A1.01

DENNIS J. FLYNN
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9312 Tritt Circle
Villa Park, California 92861
(714) 602-9300 FAX(714) 602-9309

05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

BRAD CAMPBELL
STATE FARM OFFICE BUILDING
4815 MAIN ST, YORBA LINDA, CA 92886

EXTERIOR RENDERINGS

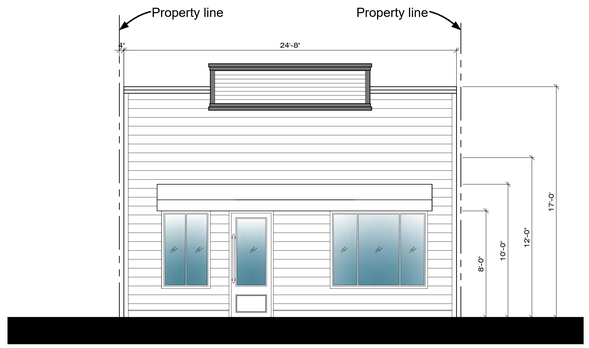
PROJECT NUMBER:

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
Renewal 10/31/2024
STATE OF CALIFORNIA

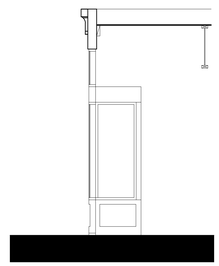
A3.02

EAST ELEVATION (EXISTING)

EAST ELEVATION (PROPOSED)
NO CHANGES PROPOSED



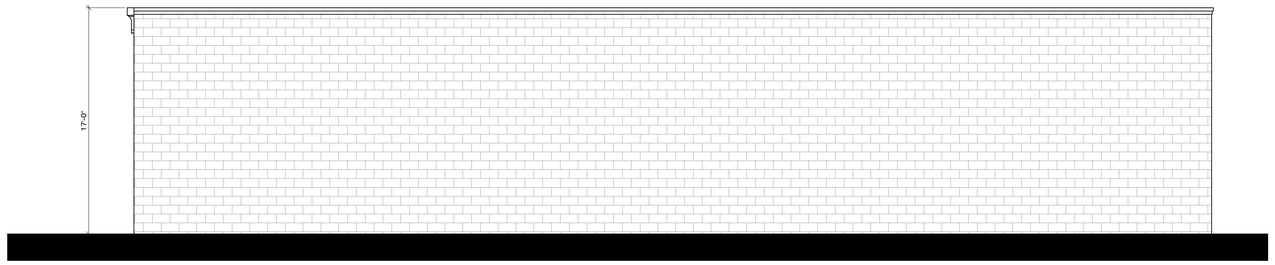
WEST ELEVATION (PROPOSED)
PAINT COLORS TO MATCH EXISTING MAIN STREET FACADE COLORS



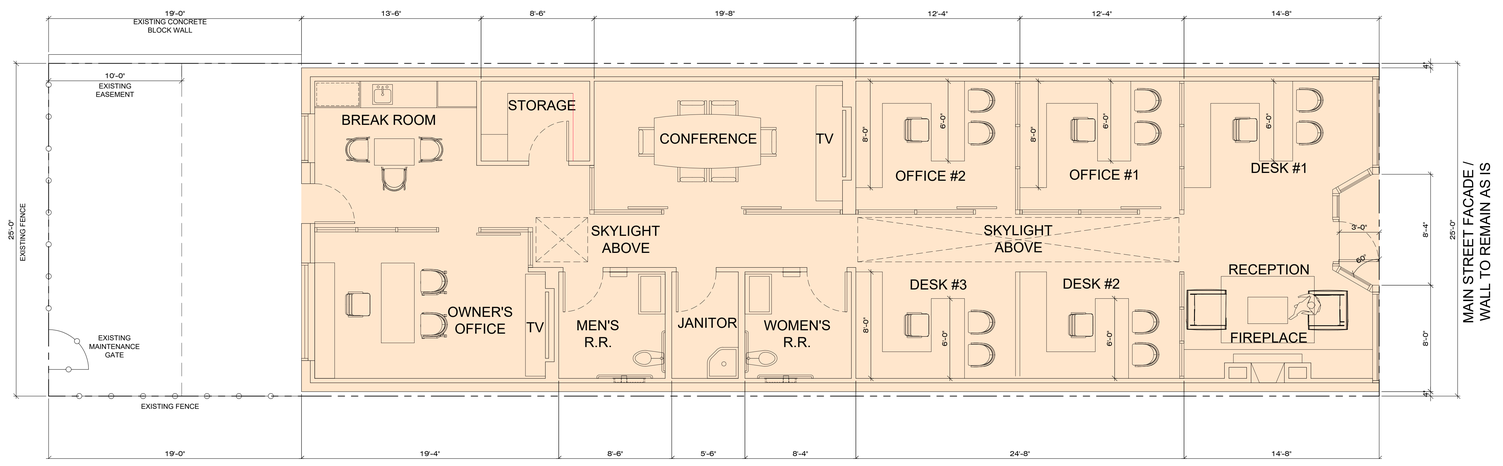
SECTION

EXTERIOR ELEVATIONS

SCALE: 1" = 1'



NORTH AND SOUTH ELEVATION (SIMILAR)



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

NEW
CONSTRUCTION
2,050 S.F.

EXISTING TO BE
DEMOLISHED
1,000 S.F.

DENNIS J. FLYNN
ARCHITECTS, INC.

9312 Tritt Circle
Villa Park, California 92861
(714) 602-9300 FAX(714) 602-9309

05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

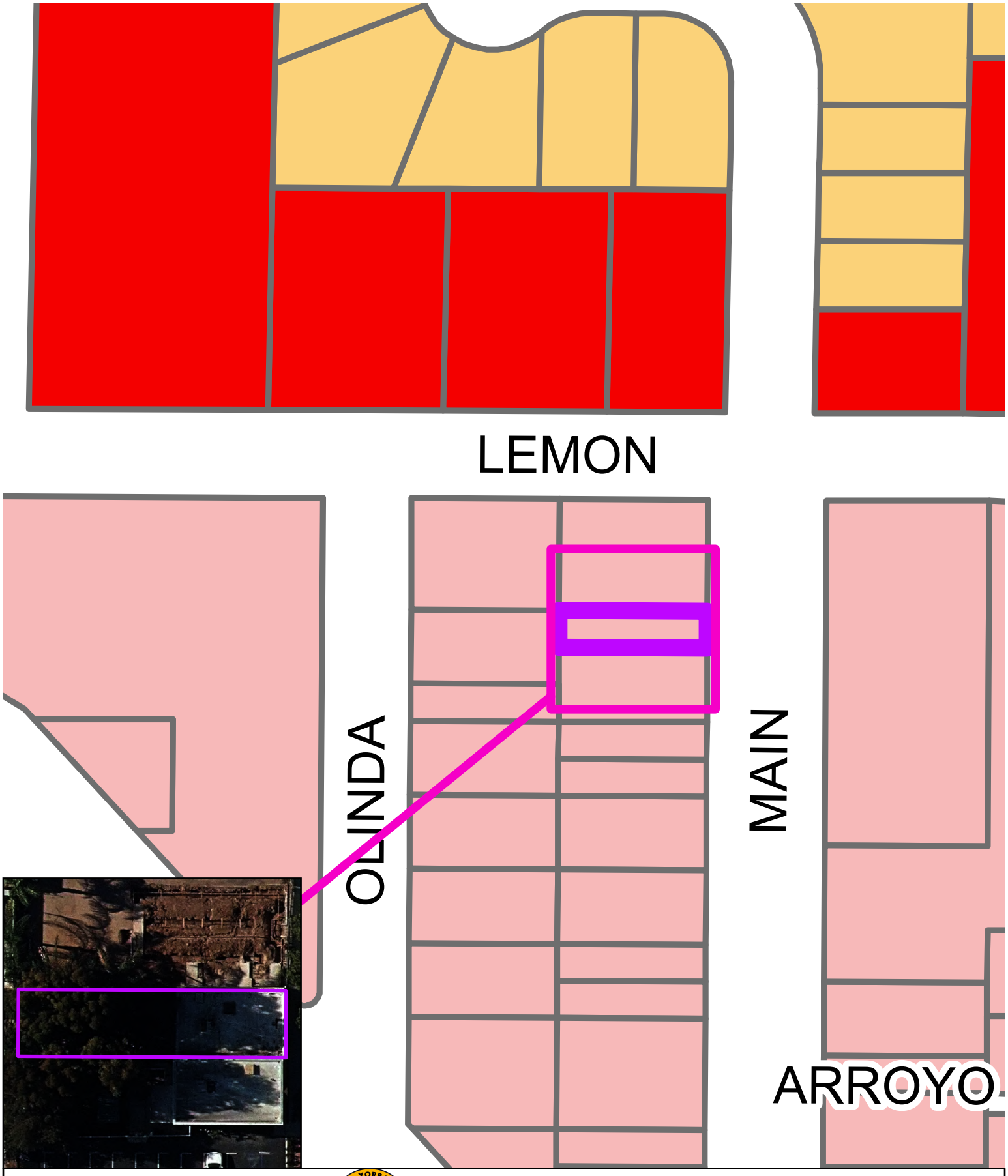
BRAD CAMPBELL
STATE FARM OFFICE BUILDING
4815 MAIN ST, YORBA LINDA, CA 92886

PROPOSED FLOOR PLAN AND ELEVATION

PROJECT NUMBER:

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
Renewal 10/31/2024
STATE OF CALIFORNIA

A2.01



4815 Main Street

APN: 323-304-24

Vicinity Map

N

W E

S

8/8/2025

Source: City of Yorba Linda, 2025

Project Site City Boundary

August 19, 2024

Brad Campbell State Farm Insurance Building
4815 Main St.
Yorba Linda, CA 92886

RE: Brad Campbell State Farm Office Building

4815 Main St.
Yorba Linda, CA 92886

City of Yorba Linda
Planning Division
4845 Casa Loma Ave, Yorba Linda, CA 92886

Proposed Use:

The proposed use is commercial office building for State Farm Insurance company, no change in use.

State Farm Insurance Co.'s number of employees per shift is 5.

The Hours of operation are:
Hours of operation (Monday-Friday 9:00 am-5:00 pm) – Saturday and Sunday closed

Request for CUP

To provide additional area for employees and to upgrade the existing facilities to be more accessible and to meet CAL green standards.

Sincerely,

Dennis J. Flynn Architects.

RESOLUTION NO. 2015-5352

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YORBA LINDA SETTING A PARKING IN-LIEU FEE FOR THE TOWN CENTER PARKING IN-LIEU FEE PROGRAM

WHEREAS, by previous action, the City Council of the City of Yorba Linda ("City" or "City Council," as applicable) adopted City Council Ordinance No. 2011-962, approving the Yorba Linda Town Center Specific Plan ("Specific Plan"); and

WHEREAS, during the planning efforts for the Specific Plan, a common concern raised by City staff, City Council members, local businesses, and City residents was that adequate parking be available within the entire town center area, including existing and new businesses along Main Street and within the surrounding area (collectively, the "Town Center"); and

WHEREAS, the Specific Plan contemplated that as one of many potential parking strategies, a public parking structure could be developed to serve the Town Center; and

WHEREAS, in March, 2015, City staff commissioned Urban Crossroads, a consultant to the City, to prepare a parking analysis for the Town Center; and

WHEREAS, Urban Crossroads completed its parking analysis on April 30, 2015 (the "Parking Analysis"), a copy of which is on file with the City Clerk; and

WHEREAS, the Parking Analysis determined as follows (i) an adequate parking supply is critical to the success of any area, and a successful area provides parking opportunities for visitors to park once and walk to multiple destinations; (ii) the Town Center would benefit from "shared" parking, which can occur when proposed uses have parking demands that peak during different times of the day; (iii) using the Urban Land Institute shared parking methodology, a total of 1,122 parking spaces are needed to support the Town Center during the week, and a total of 1,039 parking spaces are needed to support the Town Center during the weekend; and (iv) based on Urban Crossroad's estimates, which factored in existing and parking proposed at that time, upon build-out the Town Center will have a deficit of 316 parking spaces during the week, and 245 parking spaces during the weekend; and

WHEREAS, based on the Parking Analysis, to avoid a future deficit of parking in the Town Center, the City Council directed staff to explore potential options for the development of a parking structure to serve the overall Town Center; and

WHEREAS, Zelman Retail Partners, Inc. ("Zelman"), proposes to develop a retail shopping center (the "Zelman Development") within the commercial district of the Town Center; and

WHEREAS, the City has approved the entitlements for the Zelman Development, conditioned on Zelman's development of a public parking structure on land owned or to be owned by the City; and

WHEREAS, the Specific Plan established various parking programs, including a parking in-lieu fee program (the "Parking In-Lieu Fee Program"), and provided that the City Council would establish the parking in-lieu fee amount; and

WHEREAS, in August, 2015, City staff commissioned Nelson Nygaard, a consultant to the City, to analyze the implementation of the Parking In-Lieu Fee Program within the Town Center, including recommending a parking in-lieu fee amount; and

WHEREAS, Nelson Nygaard completed its analysis on September 30, 2015 (the "Parking In-Lieu Fee Analysis"), a copy of which is attached to this Resolution as Exhibit "A"; and

WHEREAS, the Parking In-Lieu Fee Analysis determined that parking in-lieu fees are useful in that they provide developers with flexibility, operate as an economic development tool, facilitate otherwise infeasible projects, allow for better urban design, and can be used to partially offset the costs for providing the parking; and

WHEREAS, based on Nelson Nygaard's analysis of similar parking in-lieu fees in similar jurisdictions, the Parking In-Lieu Fee Analysis recommended that the parking in-lieu fee be "market" based, and initially be set at $5,000 per space, with automatic annual adjustments to reflect increases in the local Consumer Price Index; and

WHEREAS, the City Council conducted a noticed public hearing on December 1, 2015; and

WHEREAS, the City Council has considered all of the information and evidence presented by City staff and by persons wishing to appear and be heard on the proposed parking in-lieu fee amount.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yorba Linda, as follows:

SECTION 1: The parking in-lieu fee for the Town Center shall be set at $5,000 per parking space, which amount shall be automatically adjusted (with upward adjustments only) annually, on each January 1 after January 1, 2016, by the consumer price index for all urban consumers, Los Angeles-Riverside-Orange County statistical area, all items (1982-84 = 100) published by the United States Department of Labor, Bureau of Labor Statistics.

SECTION 2: The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED at a regular hearing of the City Council of the City of Yorba Linda on this 1st day of December, 2015.

MAYOR, THOMAS LINDSEY
CITY OF YORBA LINDA

ATTEST:

MARCIA BROWN, CITY CLERK
CITY OF YORBA LINDA

APPROVED AS TO FORM:
RUTAN & TUCKER LLP

CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

I, MARCIA BROWN, City Clerk of the City of Yorba Linda, California, **DO HEREBY CERTIFY** that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Yorba Linda held on the 1st day of December, 2015, and was carried by the following roll call vote:

AYES: COUNCILMEMBERS: Hernandez, Huang, Lindsey, Schwing, Young
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

MARCIA BROWN, CITY CLERK
CITY OF YORBA LINDA

Property Types Associated With the Early Commercial Development of Main Street in Yorba Linda (1907-1928)

One- or two-story Western False Front commercial buildings

4815 Main Street

character-defining features include:

- *no setback*
- *wood channel drop or wood clapboard siding*
- *flat or recessed storefront*
- *elements of other styles, such as Italianate or Colonial Revival*

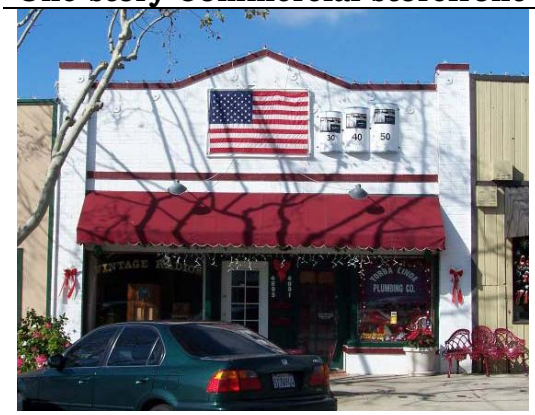
One-story no style with Mediterranean Revival elements

4861 Main Street

character-defining features include:

- *no setback*
- *stucco cladding*
- *pent roof with red clay tiles*
- *flush storefront*
- *large display windows*
- *water table*

One-story Commercial storefront with no style


4891 Main Street

character-defining features include:

- *no setback*
- *straightedge or peaked parapet*
- *masonry construction*
- *brick or stucco cladding*
- *flush or recessed storefront*
- *large display windows*
- *clearstory windows*

State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI
Trinomial #
NRHP Status Code 5D3
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) 4815 Main Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T ;R ; ¼of ¼ of Sec ; B.M.

c. Address 4815 Main Street City Yorba Linda Zip 92886

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 323-304-24

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Orientation: Primary entry on Main Street facing east

Stories: One

Plan: Rectangular

Style: Western false front

Structure: Wood frame

Foundation: Concrete

Roof: Flat with parapet

Cladding: Wood clapboard siding

Porch: N/A

Primary Door: Wood with glazed panel

Secondary Door(s): None visible from street

Windows: Aluminum fixed storefront

Character-defining Features: Bracketed cornice under parapet; wood door; wood siding; angled storefront bays

Additional Features: Fabric awning above storefront

Landscape Features: N/A

Related Structures: N/A

Alterations: Storefront windows replaced; awning added

*P3b. Resource Attributes: (List attributes and codes) HP6. Commercial

*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)

P5b. Description of Photo: (view, date, accession #) View looking west at the façade. Pictures taken February 12, 2009.

*P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both
1920, Orange County Tax Assessor

*P7. Owner and Address:
Dale Madsen
4815 Main Street
Yorba Linda, CA 92886

*P8. Recorded by: Name, affiliation, and address)
Ben Taniguchi & Tory Inloes
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy. Suite 104
Redondo Beach CA, 90277

*P9. Date Recorded: April 8, 2009

*P10. Survey Type: (Describe)
☒ Intensive
☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") City of Yorba Linda Citywide Historic Resources Survey Report

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure & Object Record
☐Archaeological Record ☐ District Record ☐Linear Feature Record ☐ Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photographic Record ☐ Other (List)

CONTINUATION SHEET

*Resource Name or # (Assigned by recorder) 4815 Main Street

Recorded By: Ben Taniguchi & Tory Inloes Date: April 8, 2009 ☒ Continuation ☐ Update

View looking southwest at the façade and north elevation.

GRIMM / CHEN

November 18, 2024

Ms. Linda Francis
Dennis Flynn Architect
9312 Tritt Circle
Villa Park, CA 92861

Subject: State Farm Insurance Building
Structural Assessment Letter

Project Address: 4815 Main Street
Yorba Linda, CA

Ms. Francis,

This letter is to provide a structural assessment for the State Farm Insurance building located at 4815 Main Street in Yorba Linda, California. Per request, the structural assessment is to determine the existing vertical and lateral load resisting systems, describe the condition of the visible existing structural framing, and identify existing structural framing conditions where the life safety design intent of the 2022 California Building Code is noticeably deficient. In addition, it was requested to provide structural repair or replacement recommendations to achieve compliance with the 2022 California Building Code at these deficient locations.

Grimm + Chen Structural Engineering Inc. performed a site visit on October 30, 2024 to visually review the existing building in order to provide the requested structural assessment. The findings and recommendations are based on the limited visual observation of existing conditions and from estimations based on past experiences of similar conditions. Information that was not available for our review is as follows:

- Existing structural drawings and geotechnical report were not available for our review.
- Roof, Floor, Ceilings and Wall coverings were in place making visible review of existing structural framing limited.

Existing Building Description:

The State Farm Insurance building is located at 4815 Main Street in Yoba Linda, California. The building is located towards the north end of Main Street near the southwest corner of the intersection of Main Street and Lemon Drive. See attached **Photo #1**.

The building is located between two adjacent independent buildings; 4805 Main Street (occupied by *YOU aesthetics*) to the north and 4821 & 4825 Main Street (occupied by *Integrative Health Management* and *Professional Nurse Partners*) to the south. See attached **Photo #2 (Aerial View)** and **Photo #3 (Street View)**.

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The building is a one-story structure built of wood framed construction with an approximate footprint of 1,000 sf. The building consists of the original building with a small addition off the west exterior wall. The original building is approximately 800 sf (40' x 20') and the is approximately 200 sf (10' x 20'). The roof elevation is approximately 14 feet and the top of parapet elevation is approximately 16 feet above the first floor. It is our understanding that the original building was constructed in the early 1900's. We do not know when the addition was constructed. We are not aware of any structural retrofits of the original structural.

Existing Vertical and Lateral Load Resisting Systems:
The roof framing consists of horizontal wood plank sheathing over sawn lumber wood trusses. The wood trusses clear span between the north & south exterior bearing walls. The exterior wall construction consists of wood plank siding on the outside face over wood studs with drywall on the inside face. The floor framing and foundations were not visible for review; however, it appears the floor framing consists of wood framed construction on a raised foundation. The foundation system was not visible for review.

The building is laterally braced by wood plank siding shearwalls at the north, south, and west exterior walls. At the east wall of the building there is no visible lateral load resisting system. Anchorage of the exterior walls to the building foundation was not visible for review.

The roof diaphragm consists of horizontal wood plank sheathing. There is a step in the roof diaphragm near the west side of the building at the intersection of the original building and addition. There appears to be no lateral force resisting system below the step. The first floor raised floor diaphragm was not visible for review; however, we assume it consists of similar wood plank sheathing like the roof.

Summary of Site Visit:

Grimm + Chen Structural Engineering Inc. performed a site visit on October 30, 2024. The intent of the site visit was to determine the existing vertical and lateral load resisting systems, describe the condition of the visible existing structural framing, and identify existing structural framing conditions where the life safety design intent of the 2022 California Building Code was noticeably deficient.

A summary of our visual observations and findings is provided below:

- Roof Framing:
    - The existing wood plank sheathing and wood trusses appear to be in sound structural condition at most locations. There were some locations where the planks were cracked, most likely due to wood drying over time.
    - There were a few isolated locations where the roof framing felt soft while walking atop the roof. These locations were at the front of the building which coincided with locations of visible water intrusion inside the building.
    - See attached **Photo #4** for typical roof framing view from below.
- Exterior Wall Framing:

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  - A majority of the exterior wall structural framing was not visible for review due to the presence of wall coverings; wood siding on the outside face and drywall on the inside face.
  - Visual review of the north and south wall exterior siding was limited due to the close proximity of the adjacent buildings.
  - Water damage and dry rot of the west exterior wall was observed. See attached **Photo #5**.
  - Water leaks were observed at multiple locations along the inside face of the exterior walls. See attached **Photo #6** and **Photo #7**.
  - The north and south exterior walls are exposed to weather without ability to maintain their condition due to the close proximity of the adjacent buildings. There appears to be flaking of the paint and/or wood siding. See attached **Photo #8**.
  - **Based on our visual review of the accessible exterior walls, observed roof leaks at exterior walls, and from past experience of similar buildings; we anticipated that many of the many of the exterior wall wood siding planks, wood studs and sill plates will have dry rot.**
- Lateral Load Resisting System – East/West Direction Loading:
  - The north and south exterior walls provide lateral bracing for east/west direction loading.
  - The north and south wood plank siding shearwalls would not comply with the 2022 CBC detailing and strength requirements; however, they do provide nominal to moderate seismic load resistance.
  - The north and south exterior wall anchorage to foundation was not visible for review.
- Lateral Load Resisting System – North/South Direction Loading:
  - The east and west exterior walls provide lateral bracing for north/south direction loading.
  - The west wood plank siding shearwall would not comply with the 2022 CBC detailing and strength requirements; however, it does provide nominal seismic load resistance. The wall anchorage to foundation was not visible for review. See **Photo #5** for west wall elevation.
  - The east exterior wall has no visible lateral load resisting system. There is glass for the full width of the wall for the lower half of the wall elevation. See **Photo #10** for east wall elevation. **This is consistent with intent of ASCE7-16 Table 12.3-2 1B & 5B soft story and weak story vertical irregularities which are not permitted in areas of high seismicity.**
  - There is a vertical step in the roof diaphragm at the original building and addition interface. There is no visible lateral load resisting system beneath the step, thus the seismic load transfer must transfer through this step. **This is consistent with of ASCE7-16 Tables 12.3-1 & 12.3-2 for horizontal and vertical irregularities which requires structural framing to be design for amplified forces. These amplified forces did not existing at the time of the original construction and would not be considered in the existing design.**
- Structural Separation:
  - ASCE 7-16 Section 12.12.3 requires a structural separation between adjacent buildings. The intent of the structural separation is to avoid or limit pounding of adjacent buildings during a seismic event. The required structural separation is approximately 6 inches.
  - The structural separation at the north side of the building is approximately 8 inches. See attached **Photo #11**.

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  - The structural separation at the south side of the building is approximately 1 inch. See attached **Photo #11**.
  - **The existing structural separation at the south side of the building does not comply with the requirements of the 2022 CBC. Lack of structural separation could result in pounding between adjacent buildings during a seismic event.**
- Fire-Resistance Rating at Exterior Walls:
  - 2022 California Building Code Table 705.5 requires 1-hour fire-resistance rating for "B" occupancy adjacent to property lines.
  - **The existing exterior wood wall construction does not provide a 1-hour fire-resistance rating as required by the 2022 CBC**.

Recommendations:

Based on our review of the existing State Farm Insurance building located at 4815 Main Street and considering the Owner's criteria for a building with minimal future maintenance needs and a performance objective similar to the intent of the 2022 California Building Code (CBC) with regard to occupant life safety; it is our opinion that the existing building will not meet these criteria, and therefore, should be demolished and replaced with a new building structure. The primary reasons that lead to this opinion are as follows.

- The existing structural separation between the south exterior wall of the building and the 4825 Main Street property is small and significantly less than what is required by the 2022 CBC. Pounding between the two buildings is anticipated during a design level seismic event which could lead to significant structural damage of both buildings. The existing structural separation is so small that structural retrofit to stiffen the building would not solve the issue.
- The existing exterior wood wall construction does not provide sufficient fire-resistance rating along a property line as required by the 2022 CBC.
- The existing north and south exterior bearing walls have been and will continue to be exposed to weather which compromises the structural integrity of the walls. This includes both the wood plank siding, which serves as structural shear resistance and weather resistance, and the structural wood studs. The proximity to the adjacent buildings does not allow the exterior face of these walls to be maintained, thus we anticipate continued deterioration of the existing wood wall framing or any new wood framing added to the existing wall.

Our recommendation for new building construction would be as follows:

- Concrete Masonry Unit (CMU) exterior walls at the north, south and west faces. CMU wall construction will be more durable and weather resistance which is necessary due to the inability to maintain the walls adjacent to the neighboring buildings. CMU walls will also provide the necessary fire-resistance rating required by the 2022 CBC.
- Provide a steel moment frame at the east face storefront along Main Street. A steel moment frame could be designed to satisfy the strength and stiffness requirements of the 2022 CBC and continue to allow for an open storefront concept. An Architect would be able to design an open storefront with an aesthetic consistent with the original building or time period.

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- Plywood sheathed roof over wood joists that span between exterior walls. Roof framing would be designed to provide the necessary strength and stiffness to brace the exterior CMU walls for out-of-plane loads.
- Concrete slab on grade with shallow foundations. A concrete slab on grade will have superior strength and stiffness to brace the exterior CMU walls for out-of-plane loads, as opposed to a raised wood floor system.
- Relocate the south exterior wall to the north to provide an adequate structural separation between the 4825 Main Street building as required by the 2022 CBC. The anticipated structural separation would be approximately 6 inches, thus the south wall would need to shift north approximately 5 inches from its current location.

It should be recognized that in many cases the 2022 California Building Code does not require existing buildings to comply with all structural requirements of the current code. This should be confirmed with the building official. This structural assessment was undertaken to review the condition of the existing structural framing and identify existing structural framing conditions where the intent of the 2022 California Building Code is noticeably deficient which could present an increased risk to occupant life safety. Grimm + Chen Structural Engineering Inc. is not asserting that the existing State Farm Insurance building must be demolished, but rather this appears to be the most effective and plausible solution to mitigate the aforementioned life-safety concerns of the Owner.

It should be recognized that the estimates presented in this letter are based on a consensus of expert opinion and cannot therefore be guaranteed. The professional opinions presented in this letter have been developed using that degree of care and skill ordinarily exercised under similar circumstances by reputable structural engineers practicing in this locality. No other warranty expressed or implied is made as to the professional opinions expressed in this letter. Grimm & Chen Structural Engineering, Inc. may supplement this letter to expand or modify our findings and recommendations based on review of additional information as/if it becomes available.

It is understood and agreed that the structural evaluation is undertaken to review the integrity of existing elements. Grimm & Chen Structural Engineering, Inc. is not responsible or liable for the accuracy or adequacy for a structural design performed by others. Responsibility for drawings, specifications and as-built conditions rest solely with the Owner, the Engineer of Record, and the Owner's other design professionals.

Should you have any questions please feel free to call.

Respectfully,

Sam Grimm, S.E.
Principal

REGISTERED PROFESSIONAL ENGINEER
SAMUEL D. GRIMM
No. 4730
Exp. 12/31/24
STRUCTURAL
STATE OF CALIFORNIA

Attachments: Photos (p. 6 – 18)

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GRIMM/CHEN

PHOTOS

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Photo #1: Main Street Aerial View (via Google)

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Photo #2: Building Aerial View (via Google)

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GRIMM / CHEN

North

Photo #3: **Building East Elevation (from Main St)**

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Photo #4: Roof Framing

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See next page for blow up Photos #5(1)-(4)

North

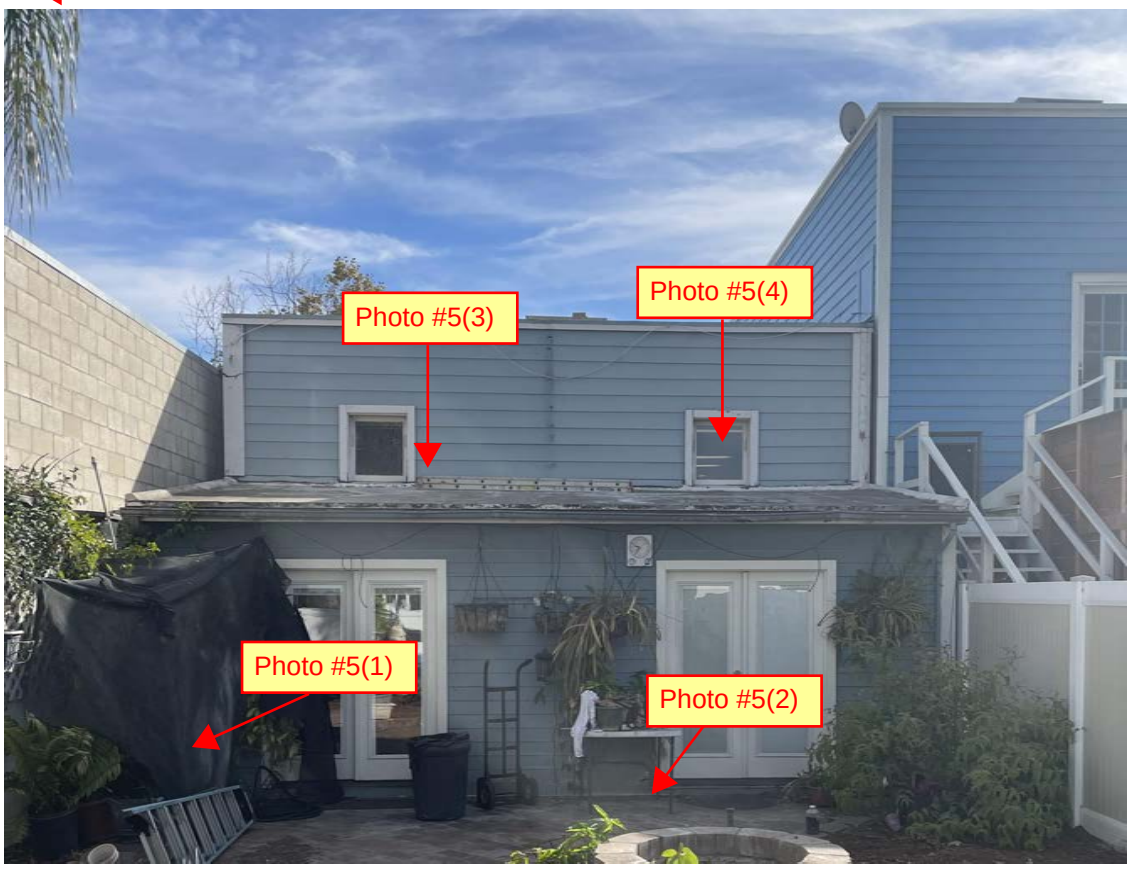

Photo #5: East Exterior Wall Water Damage

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Photo #5(3)

Photo #5(4)

Photo #5(1)

Photo #5(2)

Photo #5 (cont): East Exterior Wall Water Damage

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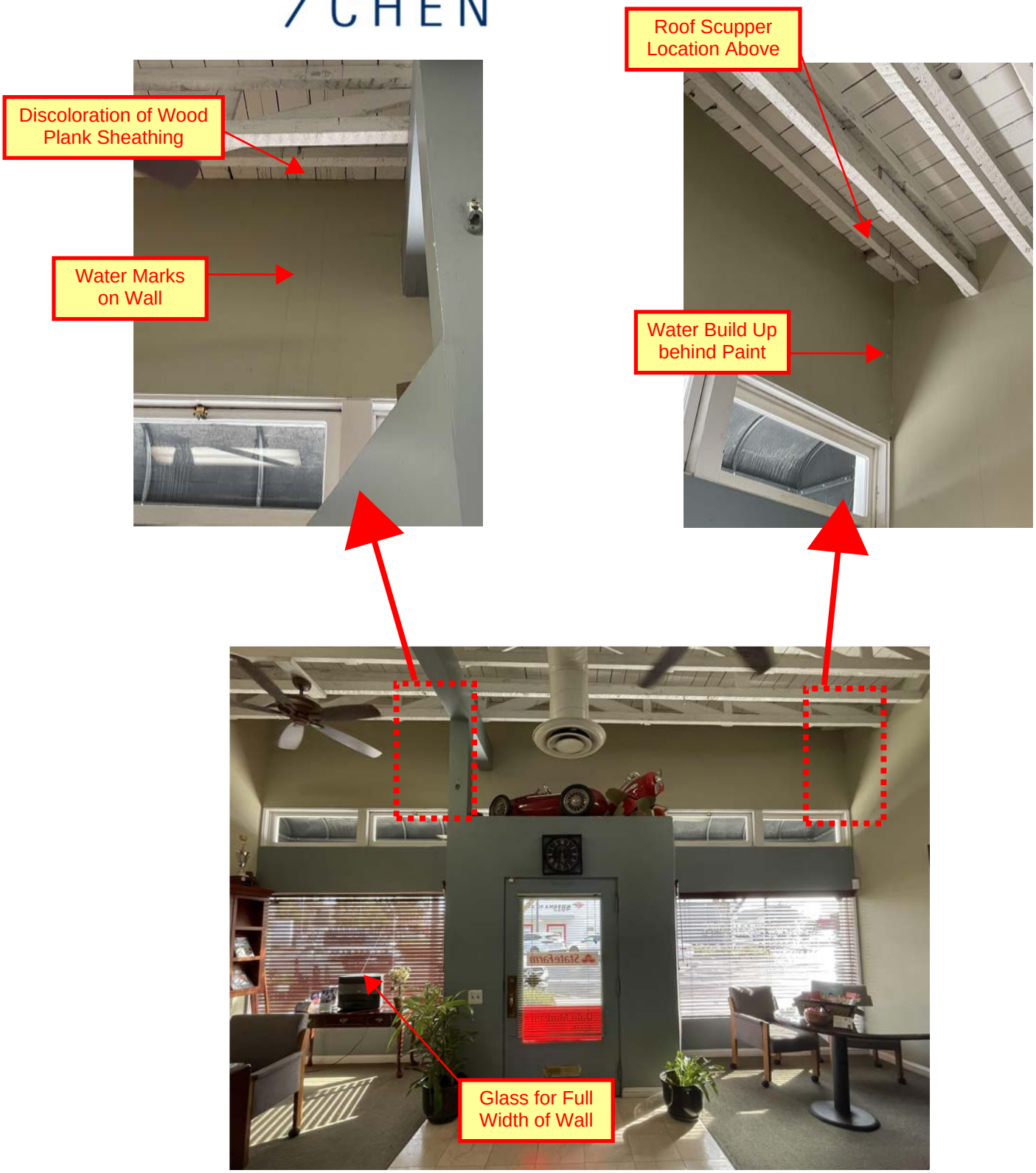

East Wall Elevation from Inside Face

Photo #6: Water Leaks (East Wall)

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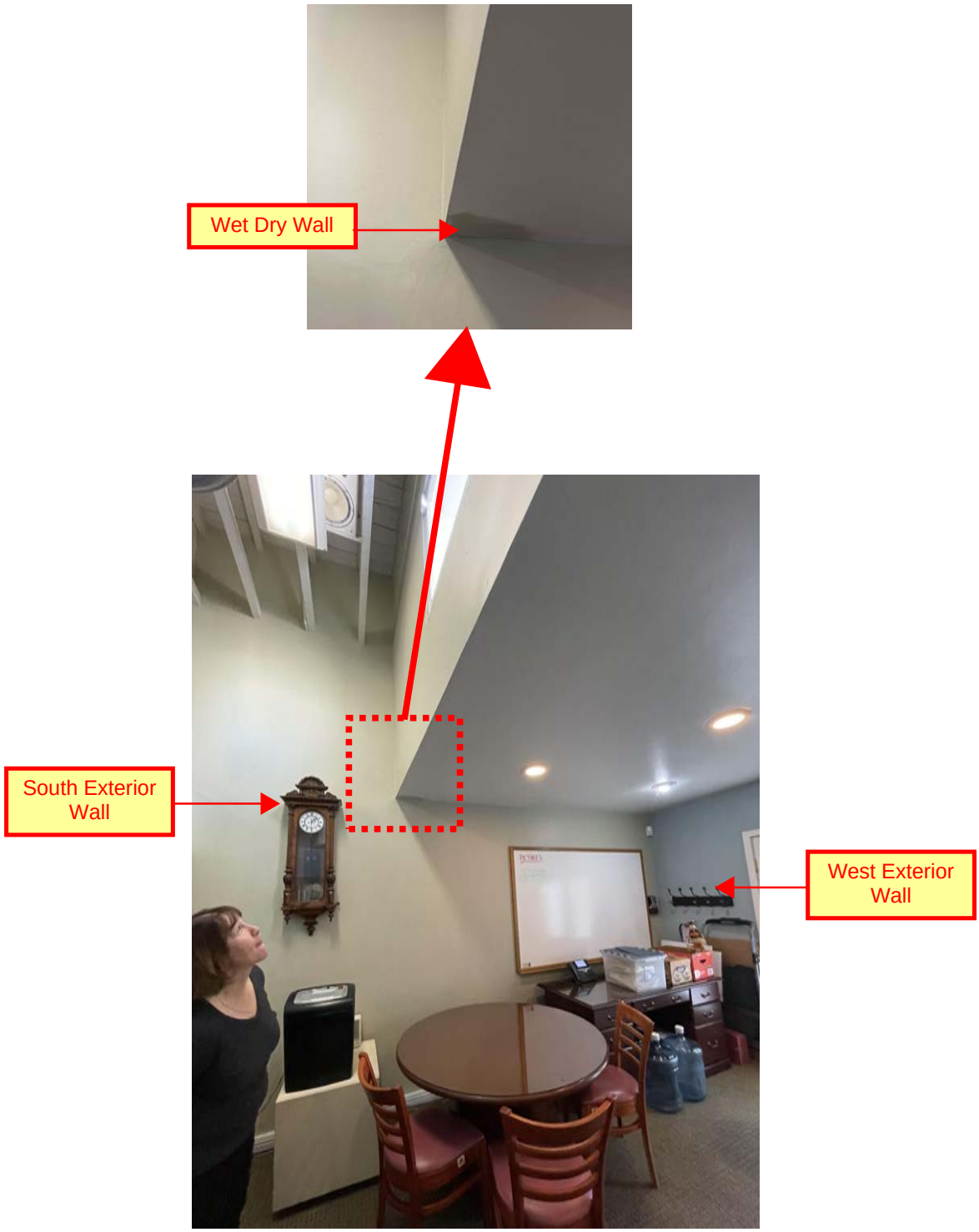


South/West Wall Elevation from Inside Face

Photo #7: Water Leaks (West Wall)

17500 Redhill Ave, Suite 240 • Irvine • California • 92614 • Tel 949.250.3150 • Fax 949.203.0450

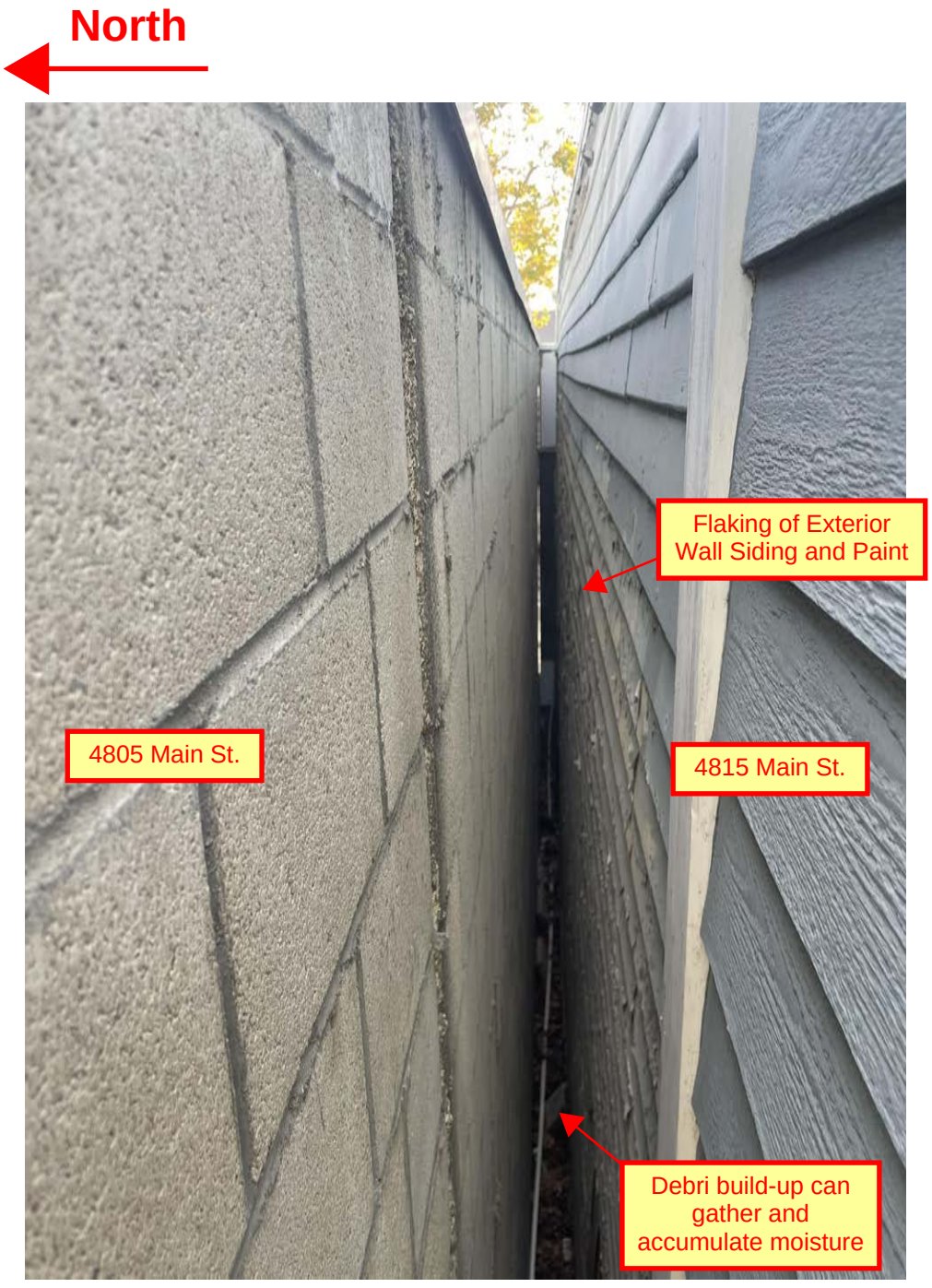
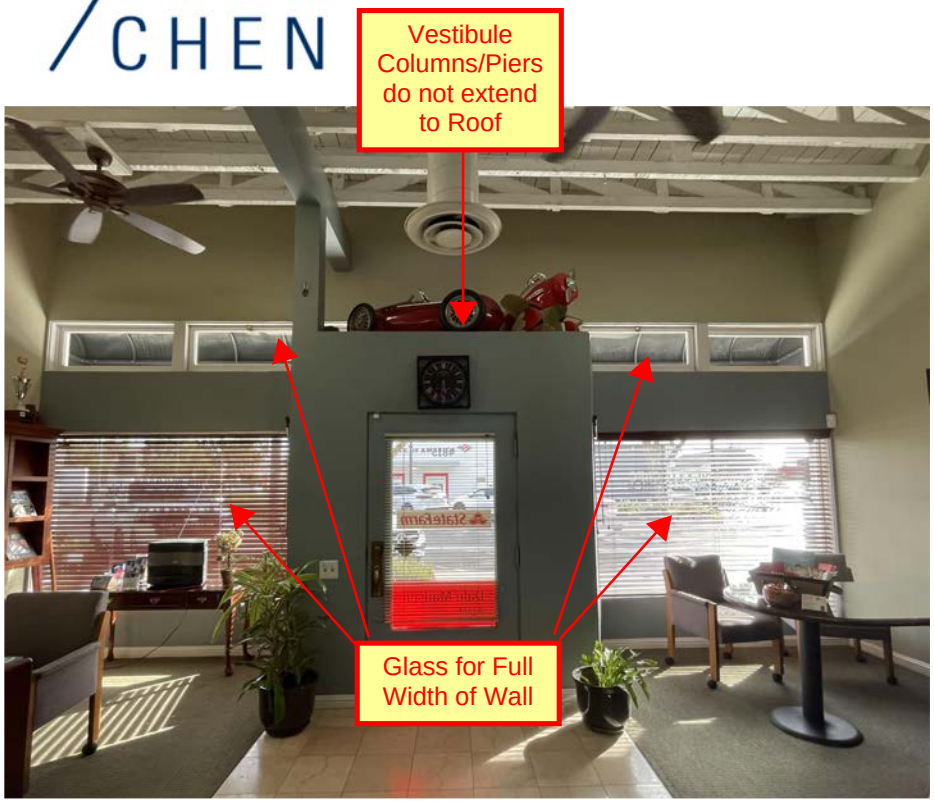
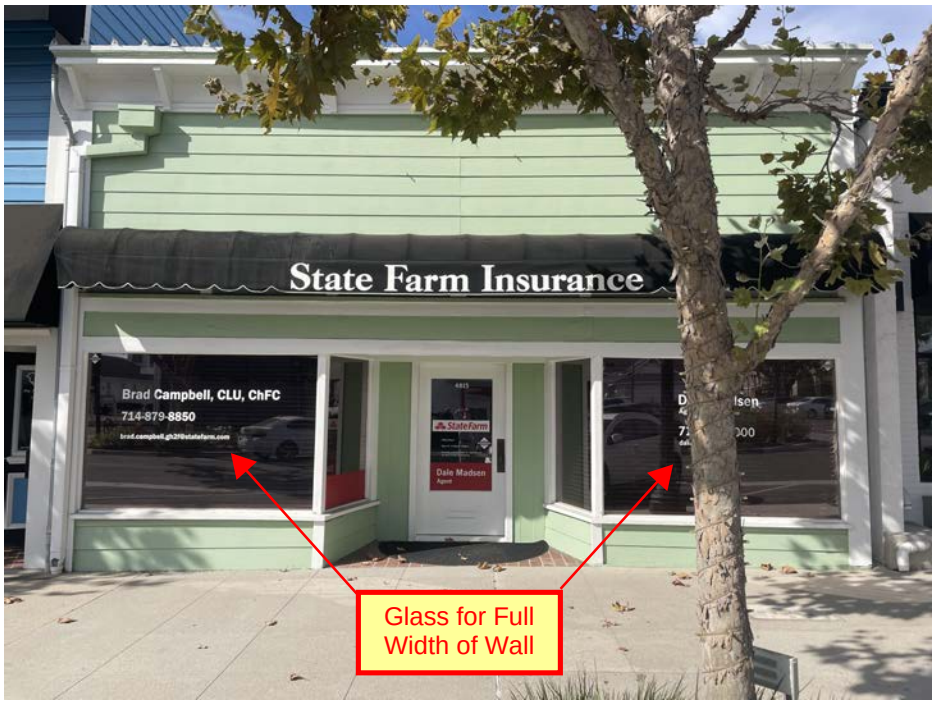


Photo #8: **North Exterior Wall at Adjacent Building**

17500 Redhill Ave, Suite 240 • Irvine • California • 92614 • Tel 949.250.3150 • Fax 949.203.0450



View from Inside Face



View from Outside Face

Photo #9: East Wall with No Lateral System

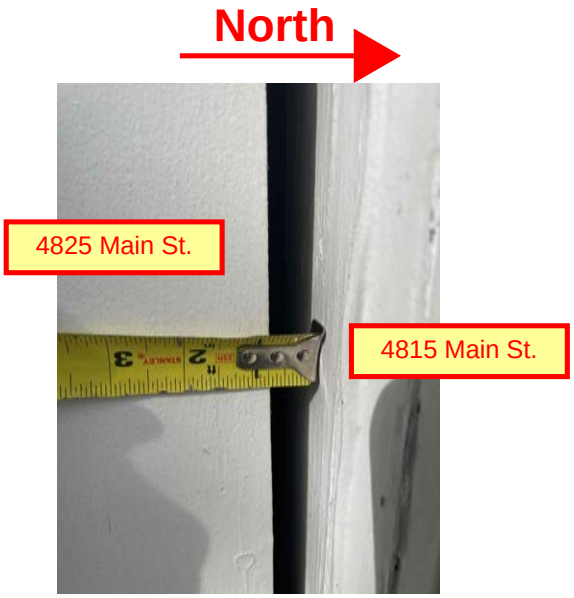
17500 Redhill Ave, Suite 240 • Irvine • California • 92614 • Tel 949.250.3150 • Fax 949.203.0450

Looking South

Looking North

Photo #10: Roof Diaphragm Step

17500 Redhill Ave, Suite 240 • Irvine • California • 92614 • Tel 949.250.3150 • Fax 949.203.0450



Structural Separation
at South Face Exterior Wall
(Measured at Front of Building)

Structural Separation
at North Face Exterior Wall
(Measured at Rear of Building)

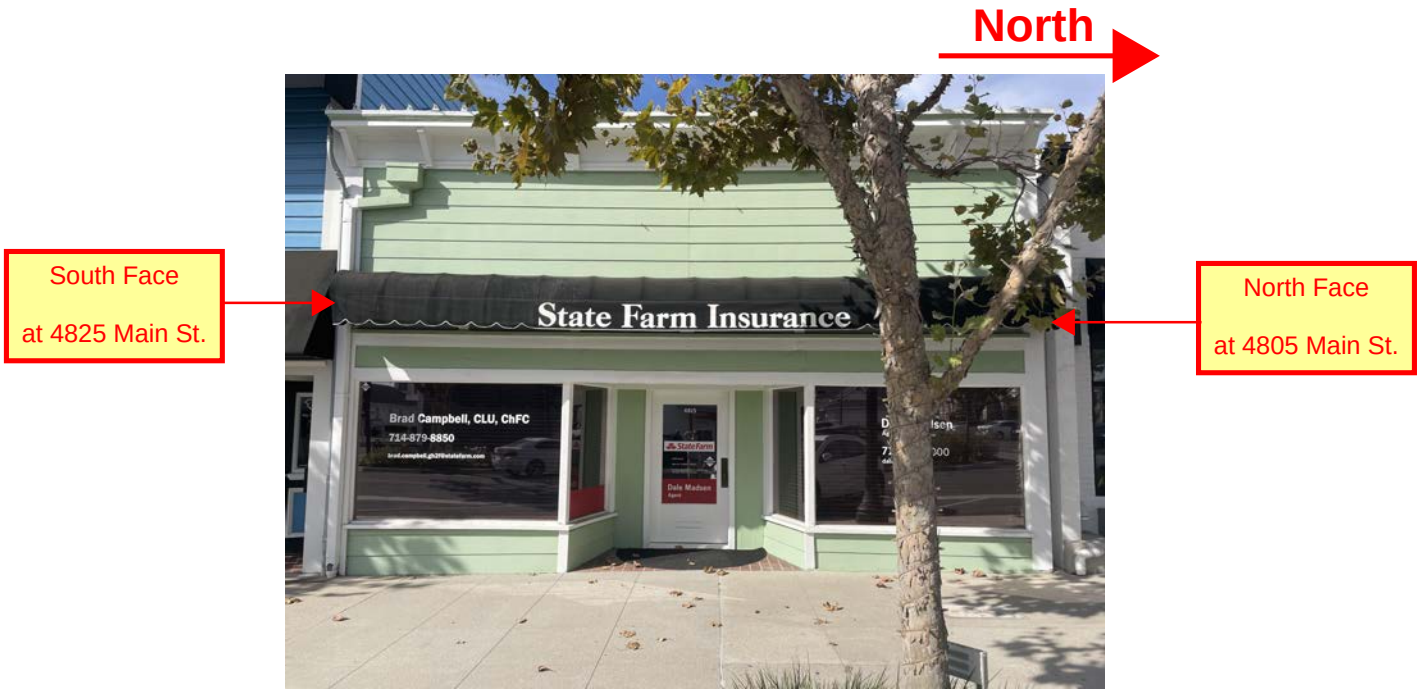


Photo #11: Structural Separation at Adjacent Buildings

17500 Redhill Ave, Suite 240 • Irvine • California • 92614 • Tel 949.250.3150 • Fax 949.203.0450

thirtieth
street
architects
inc.

founding principals
john c. loomis, architect
james c. wilson, architect

principal
elwood l. gulley, architect

April 28, 2025

Mr. Brad Campbell
Campbell Ins. and Fin. Services Inc.
President
4815 Main Street
Yorba Linda, CA 92886

Re: Property at 4815 Main Street, Yorba Linda

Dear Brad,

Attached is our Architectural Historian, Pam Daly's Historical Assessment Letter Report of proposed alterations to your offices at 4815 Main Street, Yorba Linda. Furthermore, we have reviewed the Structural Conditions Assessment prepared by Grimm and Chen Structural Engineering, Inc.

Ms. Daly has identified three options for your consideration:

A. Demolition of the entire building and construction of a new, larger building; or

B. Retention of the entire front façade, demolition of the rest of the building, and construction of a longer building that attaches to the existing storefront; or

C. Retain the original portion of the building, demolish the addition, and construct a new, longer addition.

Evaluation of the Options:

Option A – This option is problematic because it would result in a substantial adverse effect that would require the preparation of an Environmental Impact Report (EIR). This process is very costly and could add up to a year or more in governmental processing. As a result, we do not recommend this option.

Option B – Given the findings of severe water damage per the Structural Conditions Assessment Report, we feel this Option is the best path to take because it avoids the finding of substantial adverse effect and the EIR by retaining and restoring the original historic façade, while allowing the removal and construction of new and larger "state-of-the-art" offices. The existing storefront can be attached to a new

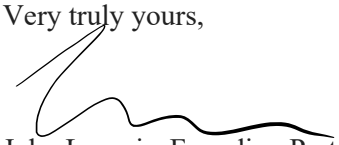
steel moment frame directly behind the storefront – providing lateral strength to resist seismic forces in what is a wall-to-wall glass wall.

Option C – Although Option C avoids the preparation of an EIR, it does require the repair of the heavily water damaged offices. This type of repair can be very expensive and problematic in terms of longevity and future maintenance costs. We have a lot of experience with Grimm and Chen and feel their Report is clearly a warning to avoid this Option.

Again, please find Ms. Daly's Historical Assessment Letter Report attached as well as a description of her Historic Preservation Services – for your review and comment. (Note – that we will not submit her findings to the City until after your review and approval.)

Please feel free to call me with any questions.

Very truly yours,



John Loomis, Founding Partner
thirtieth street architects, inc.

Cellphone # 949-274-1092

DALY & ASSOCIATES
951 E. Beacon Drive, Eugene, OR 97404
(951) 369-1366 ■ daly.rvrsde@sbcglobal.net

April 24, 2025

City of Yorba Linda
Planning Department
4845 Casa Loma Avenue
Yorba Linda, CA 92886

Re: 4815 Main Street, Yorba Linda, Orange County

Dear Sir or Madam;

Pamela Daly, Principal Architectural Historian of Daly & Associates, has prepared this letter report regarding the proposed alterations to the interior and exterior of the building located at 4815 Main Street in the City of Yorba Linda, California. The property is currently used as the office of State Farm Insurance. Ms. Daly is teamed with John Loomis, Principal Architect of Thirtieth Street Architects from Newport Beach, CA, for this review.

The building at 4815 Main Street is listed as a property contributing to the Main Street Historic District in Yorba Linda (Status Code 5D3), as identified in the *City of Yorba Linda Citywide Historic Property Survey: Historic Context & Survey Report* (HPS), adopted in 2010. The survey, documentation, and evaluation of the historic built-environment in Yorba Linda was prepared by Galvin Preservation Associates, Inc. (GPA), under the auspices of a team of architectural historians that meet the *Secretary of the Interior's Professional Standards* for Historians and Architectural Historians. The survey and evaluations were performed in accordance with the evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its *Instructions for Recording Historical Resources.*[1] The study by GPA was performed to identify those built-environment resources in Yorba Linda eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or designated as a local historical resource in the City of Yorba Linda.

In 2010, the subject building was recorded in the HPS as a property potentially eligible on a local level for being a contributor to Yorba Linda's Main Street Historic District. Based upon our site visit, we were able to determine that the subject building would be eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources under Criterion A/1 and C/3 for its association with the historic commercial district and as a rare example of a one-story, "Western false front" type building with Italianate style influence on its front (street) façade. The building has retained a significant amount of its physical integrity that includes its design, materials, workmanship, location, setting, feeling, and association.

The California Environmental Quality Act (CEQA) states that a property determined to be eligible for listing in the National Register is considered a historical resource for the purposes of CEQA. A property that is eligible for listing in the National Register is automatically eligible for being listed in the California

[1] California Office of Historic Preservation "Instructions for Recording Historical Resources": https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf

Register, and is thereby allowed to employ the use of the *California Historic Building Code (Title 24, Part 8)* to preserve its physical attributes.[2] The first edition of the CHBC was codified in October 1979.[3]

> *The CHBC is intended to save California's architectural heritage by recognizing the unique construction issues inherent in maintaining and adaptively reusing historic buildings. The CHBC provides alternative building regulations for permitting repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use, or continued use of a "qualified historical building or structure."*[4]

The proposed project for the building at 4815 Main Street calls for its demolition due to the likelihood of the building being unable to meet the 2022 California Building Codes for new construction.

Our recommendation that the building at 4815 Main Street be inspected by an architect and/or engineer that specializes in the preservation, rehabilitation, relocation, related construction, change of use of historic properties. Yorba Linda's Main Street Historic District has only two buildings that have retained their facades that date from the early 1900s, and the agricultural history of the City. The City has stated in the *Yorba Linda Town Center Specific Plan (Ordinance No. 2011-962)* that the "Yorba Linda Town Center draws its architectural identity from its history. A small concentration of commercial buildings located along Main Street strongly conveys the city's early commercial and social center."

We recommend that the future of the subject building include plans for it's continued for retail or office use, which would allow for the existing historic characteristics of the building to be preserved for future generations. To retain the building, through preservation and rehabilitation would support the City's goal that "Main Street will remain as the heart of Yorba Linda with its charming, pedestrian scaled buildings and streets."[5]

Options:

A. Complete Demolition: If the building at 4815 Main Street were to be demolished – it would be considered a substantial adverse effect to a historical property under CEQA, and would require an Environmental Impact Report (EIR) be prepared for the proposed project. A substantial adverse effect cannot be mitigated to a project impact level of "less than significant." Mitigation measures would still be required to document and record the property, besides the need to create an interpretive/educational deliverable that would be available to the public. The replacement building would need to not just fill the "empty envelope" with one of acceptable size, but would need to present aspects of the original historic character of the street through sensitive design.

B. Retention of the front/street façade in its entirety: This option would retain the original and historic, front façade, and allow the demolition of the remainder of the building. The front façade includes the bulkheads, retail window fenestration, front entrance way, and the Western

[2] California Division of the State Architect. "California Historic Building Code": https://www.dgs.ca.gov/DSA/Resources/Page-Content/Resources-List-Folder/CHBC
[3] California Historic Building Code. "Historical Preface" from *2013 Historical Building Code*, Part 8: https://codes.iccsafe.org/content/CAHBC2013/historical-preface
[4] California Office of Historic Preservation. "State Historical Building Code": https://ohp.parks.ca.gov/?page_id=21410
[5] *Yorba Linda Town Center Specific Plan (Ordinance No. 2011-962),* page 3-29.

false-front design and materials (including cornice and brackets. If the front façade was retained and protected under the Preservation Guidelines of the *Secretary of the Interiors' Treatment for Historic Properties*, the project may be found not to be a substantial adverse effect under CEQA. A full-set of "as-built" drawings of the historic building would record the original building design and materials, and the drawings would be deposited in a local archival repository (i.e. Local History Room of the Main Library.) A new structure of the same height as the original main block would be constructed onto the front façade. The new structure could run the length and width of the legal parcel.

C. Retain the original portion of the building, and remove the later addition on the rear elevation. A new addition could be constructed that would run the length and width of the legal parcel. The project would be performed under the Rehabilitation Guidelines of the *Secretary of the Interiors' Treatment for Historic Properties.* The Guidelines for Rehabilitation allow for the replacement of extensively deteriorated, damaged, or missing features using either traditional or substitute materials. (It also allows for the retrofitting of seismic upgrades in historic properties.) The Rehabilitation Guidelines include opportunities to make possible an efficient contemporary use through alterations and additions, and would not be a substantial adverse effect under CEQA.

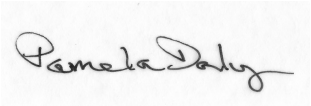
If Option B or C is chosen, the proposed project may be eligible for financial support through the Federal Tax Credit Program (https://www.nps.gov/subjects/taxincentives/index.htm), the California Tax Credit - Commercial Program (https://ohp.parks.ca.gov/?page_id=31647). (Unfortunately, the City has not yet adopted the Mills Act Program.)

Summary:

Our investigation revealed that the proposed project to demolish the existing building will have a substantial adverse effect to a contributing building of the Main Street Historic District. The building at 4815 Main Street appears eligible to be considered eligible to the National Register and/or California Register as a rare example of an early commercial building in the City. The subject building has retained the original significant character-defining aspects of the building's design, materials, workmanship, feeling, and association. We recommend that the proposed project retain sufficient historic design and material as presented in Options A and B, and be rehabilitated and preserved per the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Please do not hesitate to contact me if you have any follow-up questions, or need additional information.

Sincerely,



Pamela Daly, M.S.H.P.
Principal
Attachment: Biography for Pamela Daly

951 Beacon Drive, Eugene, Oregon 97404
(951) 369-1366

ARCHITECTURAL HISTORIAN and HISTORIAN
HISTORIC PRESERVATION SERVICES

Pamela Daly is a 36 CFR 61 qualified Architectural Historian and historic preservation professional, with over 31 years of experience, engaged in providing consulting services from her firm of Daly & Associates. Those services include the evaluation of historic resources per Federal, State and local criteria, and she has extensive training to provide technical assistance in the form of historic structure assessment and conservation reports. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont and a Bachelor of Science Degree in Business Management (with a minor in History).

Ms. Daly has owned Daly & Associates, a historic preservation consulting firm since 1998, and provides historic preservation services to both the private and public sector. She is accepted as a principal investigator for both Architectural History and History by the California State Office of Historic Preservation, and holds the qualifications to work throughout the United States. Ms. Daly has been the principal investigator and author of historic resource reports for over 180 projects prepared under federal and state regulations. Her experience includes the preparation of Historic Resource Assessment Reports, CEQA Technical Reports, HABS/HAER/HALS documentations, preservation plans for the rehabilitation and/or restoration of historic properties, nominations to the National Register of Historic Places, public presentations of preservation issues, conservation plans for historic resources, and preservation planning guidelines.

Daly & Associates has expertise in assessing and evaluating residential/agricultural/industrial architectural styles dating from the eighteenth to the twenty-first century, and in the survey and evaluation of military sites and structures in both the western and eastern United States. Daly & Associates has worked on a variety of projects ranging including the authoring of a National Register nomination of a historic district in Vermont consisting of over 100 buildings and structures dating from 1790 to 1974 – to a small town baseball park built by the Civilian Conservation Corp during the Great Depression. Ms. Daly has performed studies on historic gold mines, airplane hangars, water conveyance and storage systems, helicopter hangers, ammunition bunkers, flight simulators, and Cold War radar arrays.

Daly & Associates has managed multiple cultural resource projects which included extensive investigation and research, development of budgets, operating reports, and consultation with clients such as the United States Air Force, Navy, Army Reserves, U.S. Army Corps of Engineers, Bureau of Land Management, U.S. Forest Service, National Park Service, Federal Transportation Agency, Caltrans, and U.S. Fish & Wildlife.

Certifications

California Historical Resources Information System registered #64.

Metropolitan Water District of Southern California – Pamela Daly dba Daly & Associates holds Small Business Certification #170016.

Oregon Secretary of State Business Registry: 19243004-95.

DUNS Number: 802022231.

Insurance

Commercial General Liability; each occurrence $2,000,000; general aggregate $4,000,000

Automobile; combined single limit $1,000,000

Professional Liability/Errors & Omissions; each claim $1,000,000

DALY & ASSOCIATES
951 E. Beacon Drive, Eugene, OR 97404
(951) 369-1366 ■ daly.rvrsde@sbcglobal.net

July 23, 2025

Eva Choi
City of Yorba Linda
Planning Department
4845 Casa Loma Avenue
Yorba Linda, CA 92886

Re: 4815 Main Street, Yorba Linda, Orange County

Dear Ms Choi;

Please accept this letter as an Addendum to the our communication of April 24, 2025 regarding the property at 4815 Main Street in Yorba Linda, Orange County, CA. Pamela Daly, Principal Architectural Historian of Daly & Associates, has prepared this Addendum letter report regarding the proposed alterations to the interior and exterior of the building located at 4815 Main Street. The property is currently used as the office of State Farm Insurance. Ms. Daly is teamed with John Loomis, Principal Architect of Thirtieth Street Architects from Newport Beach, CA, for this review.

The building at 4815 Main Street is listed as a property contributing to the Main Street Historic District in Yorba Linda (Status Code 5D3), as identified in the *City of Yorba Linda Citywide Historic Property Survey: Historic Context & Survey Report* (HPS), adopted in 2010. In 2010, the subject building was recorded in the HPS as a property potentially eligible on a local level for being a contributor to Yorba Linda's Main Street Historic District. Based upon our site visit, we were able to determine that the subject building would be eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources under Criterion A/1 and C/3 for its association with the historic commercial district and as a rare example of a one-story, "Western false front" type building with Italianate style influence on its front (street) façade. The building has retained a significant amount of its physical integrity that includes its design, materials, workmanship, location, setting, feeling, and association.

In our letter of April 24, 2025, we recommended that the future of the subject building include plans for it's continued for retail or office use, which would allow for the existing historic characteristics of the building to be preserved for future generations. To retain the building, through preservation and rehabilitation, would support the City's goal that "Main Street will remain as the heart of Yorba Linda with its charming, pedestrian scaled buildings and streets."[1]

The owner of the subject property has chosen to retain and preserve the historic front façade of the building and to rehabilitate the entirety of the rest of the building with new construction. The architects for the owner of the building at 4815 Main Street, Dennis J. Flynn Architects, Inc., have provided to Daly & Associates six pages of drawings presenting the proposed project to rehabilitate the subject property that will continue to preserve its front façade and entranceway.[2] Two of the pages of the revised plans

[1] *Yorba Linda Town Center Specific Plan (Ordinance No. 2011-962),* page 3-29.
[2] The six pages of architectural drawings prepared by Dennis J. Flynn Architects, Inc. presented the revised plans for the building, but the 2025 revision date has not been added to current drawings for the project.

for alterations to the property (A1.00 and A3.02) that present the retention of the historic front façade and entrance to the building, are attached to this letter.

The rehabilitation and preservation of the subject property, as presented in the recent drawings by Dennis J. Flynn Architects, is designed to retain the original historic front façade, and allow the demolition of the remainder of the building. The front façade includes the bulkheads, retail window fenestration, front entrance way, and the Western false-front design and materials (including cornice and brackets.)

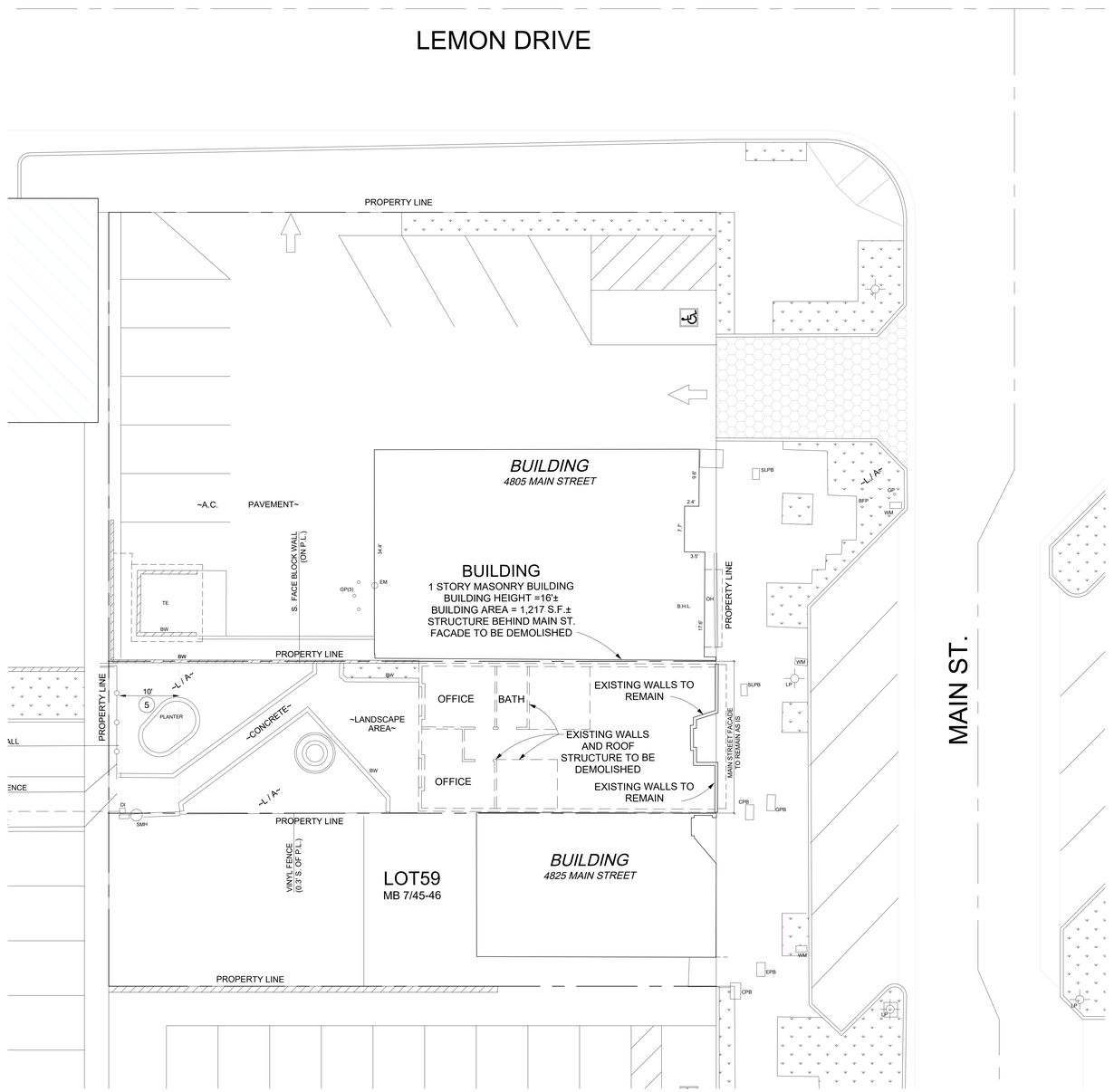
With the historic front façade being retained and protected per the Preservation Guidelines of the *Secretary of the Interiors' Treatment for Historic Properties*, the proposed project will *not* cause a substantial adverse effect to the building under CEQA. The new construction is allowable under the Rehabilitation Guidelines as it will allow the historic property to (1) serve its original function (retail building) within the historic district; (2) retain its character defining features; (3) and will retain the aspects of integrity of design, materials, workmanship, setting, association, feeling, and location.

To mitigate the removal of a portion of the original building, the owner should submit a full-set of "as-built" drawings of the historic building (as it currently appears) to be deposited in a local archival repository (i.e. Local History Room of the Main Library or the Orange County Archives.) The "as-built" drawings will provide future historians valuable information about the alterations to the subject building.

Please do not hesitate to contact me if you have any follow-up questions, or need additional information.

Sincerely,

Pamela Daly, M.S.H.P.
Principal
Attachment: Dennis J. Flynn Architects, Inc., 4815 Main Street, Yorba Linda: pages A1.00 and A3.02



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

0 10' 20'

DENNIS J. FLYNN ARCHITECTS, INC.

9312 Tritt Circle
Villa Park, California 92861
(714) 602-9300 FAX(714) 602-9309

05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

BRAD CAMPBELL
STATE FARM OFFICE BUILDING

4815 MAIN ST, YORBA LINDA, CA 92886

EXISTING /DEMOLITION SITE PLAN

PROJECT NUMBER:

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
Renewal 10/31/2024
STATE OF CALIFORNIA

A1.00

DFA
DENNIS FLYNN ARCHITECTS

DENNIS J. FLYNN
ARCHITECTS, INC.

9312 Tritt Circle
Villa Park, California 92861
(714) 602-9300 FAX(714) 602-9309

05/31/24 OWNER REVIEW

07/19/24 ALL NEW CONSTRUCTION

08/13/24 PLANNING SUBMITTAL

BRAD CAMPBELL
STATE FARM OFFICE BUILDING
4815 MAIN ST, YORBA LINDA, CA 92886

EXTERIOR RENDERINGS

PROJECT NUMBER:

LICENSED ARCHITECT
DENNIS J. FLYNN
No. C-17001
Renewal 10/31/2024
STATE OF CALIFORNIA

A3.02

CITY OF YORBA LINDA

BUILDING

4845 MAIN STREET : TELEPHONE: 714/524-5000

DEPARTMENT OF BUILDING AND SAFETY PERMIT - APPLICATION

JOB ADDRESS: 4815 MAIN ST.

TRACT | LOT | BLD'G. PERMIT NO. 35578

PROPOSED USE: OFFICE

NEW	ADD	ALTER	REPAIR	DEMOLISH	OCCUPANCY
		X	X		

OWNER: PARCELL & HUTCHISON

MAILING ADDRESS: [redacted] 19121 LA PRADERA

CITY: YORBA LINDA TEL. NO. 9962902

CONTRACTOR: OWNER

MAILING ADDRESS:

CITY: TEL. NO.

STATE LIC. NO.: CITY BUS. LIC. NO. O.B.

ARCHITECT OR ENGINEER: OWNER

STATE LIC. NO. C8676 S1723 TEL. NO.

LOT SIZE: 25 X 100

NO. BLDGS. NOW ON LOT: 1

USE OF EXISTING BUILDING: COMMERICAL

AREA SQ. FT.: 1250 | NO. STORIES: 1 | ROOF COVERING: COMPO

FENCING-LIN. FT.: 0

WALL COVERING: INT. DRYWALL | EXT. EXISTING WD

MISC.

BOND NO. OR CASH DEPOSIT

SIGNATURE OF APPLICANT: D. Hall

VALUATION $ 15,000.

Plan Check $ 55.25

SMS $ 1.05

PERMIT FEE $ 85.00

BUILDING ADDRESS: 4815 MAIN ST.

FIRE ZONE: 3 | GROUP: B-2 | TYPE CONST.: V-N | DATE RECEIVED: 2/27/78

ZONE: CG | SPECIAL CONDITIONS:

CONSTRUCTION LENDER C.C.P. § (J): NONE

NAME

BRANCH

ADDRESS

APPLICANT'S SIGNATURE: D. Hall

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUND LOCATION FORMS - MATERIALS	3-10-78	AP
SLAB FLOOR JOISTS		
FRAMING	4-20-78	AP
INSULATION	walls 4-28-78 AP	
LATH OR GYPSUM INTERIOR	5-4-78	AP
LATH EXTERIOR	X	
STUCCO-SCRATH	X	
STUCCO-BROWN	X	
ROOF SHEATHING	X	
RELOCATION WORK COMPLETED	X	
HOUSE NUMBER CORRECT & POSTED	9-13-78	AP
	X	
FINAL APPROVAL OK	9-13-78	AP

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITEE: [signature]

ADDRESS

6 BP 28203 * FEB27-78

28308 6 BP 86.05 * MAR-6-78

CERTIFICATE OF OCCUPANCY No. 79 – 534

CITY OF YORBA LINDA - BUILDING DEPARTMENT

Date APRIL 24, 1992

Bldg. Permit No. 22619

Use of Building CALVARY CHAPEL CHURCH OFFICES

The building located at 4815 MAIN STREET

Max. No. of Occupants 1450 SQ. FT. OFFICE

has been inspected and found to comply with the provisions of all Yorba Linda City Ordinances applicable thereto for a Group B-2 occupancy.

Issued to: HOWARD PARSELL - D. HUTCHINSON
4854 MAIN ST.
YORBA LINDA, CA 92686 By [signature] 4/24/92

Owner of Building Building Official

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YORBA LINDA APPROVING CONDITIONAL USE PERMIT 2024-28 – CAMPBELL, WITH CONDITIONS

WHEREAS, an application for Conditional Use Permit 2024-28 was made by Brad Campbell, 5612 Chalon Road, Yorba Linda, California, 92886, to participate in the City's Parking In-Lieu Fee Program in order to satisfy the required parking standard for a single-story commercial office structure addressed as 4815 Main Street, located on the west side of Main Street and south of Lemon Drive, and,

WHEREAS, in accordance with Section 3.8.7 of the Town Center Specific Plan, participation in the City's Parking In-Lieu Fee Program is subject to approval of a conditional use permit by the Planning Commission; and,

WHEREAS, notice of a public hearing of the Planning Commission of the City of Yorba Linda concerning Conditional Use Permit 2024-28 was given in accordance with applicable law; and,

WHEREAS, on August 27, 2025, a public hearing concerning Conditional Use Permit 2024-28 was held by the Planning Commission; and,

WHEREAS, after consideration of the staff report and all of the information, testimony, and evidence presented at the public hearing, the Yorba Linda Planning Commission does hereby find that with incorporation of the conditions attached hereto as Exhibit "A":

A. The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purpose of the zone in which the site is located, in that Section 3.8.7 of the Town Center Specific Plan permits participation in the City's Parking In-Lieu Fee Program for properties within the Historic Town Center District, subject to the review and approval of a Conditional Use Permit by the Planning Commission.

B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, in that this conditional use permit is to allow participation in the Parking In-Lieu Fee Program, as a mean to satisfy the required off-street parking for the proposed office use; the Program allows for payment of an in-lieu fee instead of providing required parking on-site. This is a common provision within downtown development districts due to the scarcity of available and the fact that many "old town" areas have properties that do not have any land available to access and provide for off-street parking. Further, Parking In-Lieu Fee(s) collected by the City

would be expended by the City exclusively for acquisition, development, operation or maintenance of off-street parking spaces available for use by general public within the Town Center Specific Plan.

C. The certified EIR prepared for the Town Center Specific Plan (which includes a Parking In-Lieu Fee Program as a parking strategy, provides full environmental clearance for the project consistent with the requirements of CEQA.

D. As this project involves no repeal, amendment, or adoption of all or any part of the land use planning policy documents as specified in Section 18.01.020 of the Yorba Linda Municipal Code, this project is exempt from the provisions of Chapter 18.01 of the Yorba Linda Municipal Code, also known as the "Yorba Linda Right-to-Vote Amendment".

NOW THEREFORE BE IT RESOLVED that the Yorba Linda Planning Commission does hereby approve Conditional Use Permit 2024-28 subject to the conditions of approval shown on Exhibit "A" attached to this Resolution and by this reference incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Yorba Linda on August 27, 2025.

_____
DON BERNSTEIN
CHAIRMAN

TO WIT:

I HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the Yorba Linda Planning Commission on August 27, 2025, and carried by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:

_____
NATE FARNSWORTH, AICP
SECRETARY TO THE PLANNING COMMISSION

EXHIBIT "A"
FOR RESOLUTION NO.
APPROVING CONDITIONAL USE PERMIT 2024-28 – CAMPBELL

A. Standard Conditions:

Plng. 1. Approval of Conditional Use Permit 2024-28 is contingent upon approval of Design Review 2024-10. Failure to approve Design Review 2024-10 shall render any approval granted to Conditional Use Permit 2024-28 as null and void.

2. Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.

3. The applicant shall agree and consent in writing within 60 days to the conditions of approval as adopted by the Planning Commission.

4. Development shall occur substantially as shown on the plans approved by the Planning Commission and on file in the Community Development Department.

5. Conditional Use Permit 2024-28 is granted for a period of one year and shall become void as of August 27, 2026, unless prior to the expiration date, building permits have been issued, or a one-year time extension is requested in writing prior to that date.

6. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

B. Special Conditions:

Plng. 7. Participation in the City's Parking In-Lieu Fee Program will allow the applicant to remit payment in-lieu of providing the required off-street parking for the development. Payment shall equate to off-site parking in the City's Public Parking Structure located at the northwest corner of Arroyo Way and Valencia Avenue on a one-to-one basis. The commercial office use as shown on the conceptual floor plan submitted and on record for Conditional Use Permit 2024-28 and Design Review 2024-10, shall provide, through payment at the rate established by City Council Resolution 2015-5352, an amount equal to a total of three (3 parking spaces. Therefore, the

applicant's remittance of payment at the rate established by City Council Resolution 2015-5352 for a total of three (3) parking spaces shall satisfy the required parking standard. Any future relocation or modification to the business operation, including but not limited to, a change of use that requires a higher parking ratio than office use shall be subject to review and approval of a new conditional use permit by the Planning Commission and new parking in-lieu fees.

8. **Prior to issuance of occupancy certificates and final release of occupancy**, the applicant shall enter into an agreement with the City memorializing the terms and conditions of said fees. Any request to modify terms and condition of the Parking In-Lieu Fee Agreement shall be made in writing to the Director of Community Development for review.

9. Full payment of parking in-lieu fees to satisfy the provisions of the Parking In-Lieu Fee Program shall occur **prior to issuance of occupancy certificates and final release of occupancy**.

10. Parking in-lieu fees paid to satisfy the off-street parking requirement shall not be refundable.

11. In the event the property or use is sold to another party, the purchased parking spaces shall be transferred to the new owner(s). Should the property or use be sold to another party, the payment of any and all remaining fees yet to be collected by the City shall be the responsibility of the new party. Parking spaces may not be sold, transferred, or shared with other parties to meet parking requirement of other uses not authorized by the original conditional use permit.

- The End -

CONDITIONS OF APPROVAL FOR:
DESIGN REVIEW 2024-10 – CAMPBELL

A. Standard Conditions:

Bldg. 1. Construction and Development shall comply with the latest adopted California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, The California Electrical Code, California Green Building Standards Code, State Building Standards Title 24, and all other applicable codes.

2. All structures shall be designed in accordance with Section 1609 for the wind design of the 2022 California Building Code. The wind speed for the City of Yorba Linda is 95 mph, exposure "C" using the basic wind design, per Figure 1609.3(1), per the 2022 California Building Code.

   All structures shall adhere to Section 1613 for seismic design requirements from the 2022 California Building Code. The design shall be site specific and include the necessary data to justify the proposed design.

3. A soils report is required for the proposed structure(s). Please have a soils engineer provide an analysis with site boring locations, soils type, any liquefaction or contamination encounters, and the prescribed soils values to be used in the structural design of the proposed structure(s). Soils report shall coincide with all the requirements of Section 1803 of the 2016 California Building Code, Volume II.

4. **The site is within a mapped Methane Gas Zone and thus must comply with the following requirements.**

   Methane Gas Requirements:

   1. New structures or additions to existing structures shall be subject to review for the presence of methane gas in the soil and any associated mitigation measures shall be required as indicated below.
      a. Additions to existing enclosed structures when the original structure was constructed with no methane mitigation provisions do not require any review or methane mitigation protection.
         Exceptions:
         i. Attached additions exceeding 1,000 SF in area to the footprint.
         ii. The footprint of the addition is within 25' of a recorded oil well location.
      b. Any addition or new construction which is completely open with no enclosed areas where methane gas may collect, or

concentrate will not require any review or methane mitigation protection.

c. An Addition, of any square footage, to an existing structure where the existing structure is provided with methane gas provisions shall also be provided with methane gas mitigation provisions.
d. Any new detached construction which creates enclosed spaces located within the City of Yorba Linda limits, as shown on the most current map provided by DOGGR shall be subject to a methane gas review. This requirement shall not apply to swimming pools, fences, retaining walls, open patios or similar structures which do not contain enclosed space capable of collection or concentrating methane gas.

5. The final determination as to whether a project is subject to a site methane gas review shall be the sole responsibility of the Building Division of the City of Yorba Linda. The determination shall be based on the location of the project as shown on the field boundaries map provided by the State of
California Geologic Energy Management Division (CalGEM). The actual site investigation and testing shall be performed at the owner's expense by a California Licensed Professional Engineer qualified in the field of methane review and mitigation. The determination as to whether a licensed Professional Engineer is qualified to perform the site investigation shall be determined by the Orange County Fire Authority (OCFA).

City of Yorba Linda GIS Link: https://webgis.yorbalindaca.gov/portal/home/

Any project found to be within the field boundaries, as shown on the DOGGER map, shall be forwarded to OCFA for the specific requirements of the site. OCFA shall determine the extent of the site review and shall provide the following information back to the City of Yorba Linda Building Division.

a. Should it be determined that no review is required, then OCFA shall provide written confirmation to the City that no review is required. Such confirmation shall be from OCFA and on their letterhead, with their logo and a formal statement that no further review is required.
b. Should it be determined that a methane gas review is required, OCFA shall provide the applicant with the requirements to perform a methane gas review. The applicant shall then perform the site methane gas review as specified by OCFA.
c. Should the methane gas review determine that methane is not

present in sufficient concentrations to require mitigation of the proposed structure, OCFA shall provide written confirmation to the City that no methane gas mitigation is required. Such confirmation shall be on a form from OCFA with their logo affixed with a formal written statement reflecting the type of review provided and that no further review or mitigation is required.

d. Should the methane gas review determine that methane is present in sufficient concentrations to require mitigation of the proposed structure, OCFA shall provide the applicant with all information and requirements to provide the required mitigation. All plans and documents shall be stamped, signed and dated by a California licensed Professional Engineer. Upon final review and approval by OCFA, two copies of the appropriate documents stamped approved by OCFA, including any specific required construction plans, shall be presented to the City for inclusion with the approved building permit package for permit issuance.

The Building Division of the City may not issue any permits for construction on any site which has been identified as requiring a site methane gas review until such time as either a form stating that no methane gas mitigation is required or construction documents for methane gas mitigation, stamped approved by OCFA, have been presented to the Building Division.

6. All proposed light standards shall be designed with a wind speed of 95 mph Nominal Wind Design per figure 1609.3(1) of the 2022 California Building Code 110 mph per table 1609.3.1, exposure "C" while incorporating the requirements of the latest adopted edition of the California Building Code.

7. If applicable, all retaining walls with walking surfaces above 30” from the top of wall to ground surface below shall have guard railing. Guard railing shall be designed to meet the minimum requirements found in Table 1607.1 and Section 1607.9.1.

8. Plans shall address all the required Disabled Access features required by Chapter 11B and 11A for the Caretakers Quarters of the California Building Code. This shall include, but not limited to the path of travel of (arrival points, such sidewalks, parking and site travel between and within the and proposed structure(s), all required exits, baptismal, parking spaces, counters, rest rooms, elevator, sinks, drinking fountains, kitchens, doors and landings, etc.

9. It is highly suggested the owner consult with a Certified Access Specialist (CASp) prior to plan check submittal and construction. Please see State of California, Assembly Bill 3002 for further information.

10. Provide a complete and separate exiting plan for the proposed A and R occupancies. The exit plan shall include a door and hardware schedule, landings at exit doors, path of travel to an area(s) of refuge, occupant loads at each required exit, and areas of refuge, signage, etc.

11. Plans submitted shall comply with California Plumbing Building Code, Chapter 4, Table A and Table 422.1. Please verify and indicate the correct number of plumbing fixtures.

12. Per Table 703.2 of the California Plumbing Code (CPC) a maximum of (5) water closet or five six-unit traps per 3" main line. Provide calculations per Table 703.2 of the CPC at time of plan check submittal.

13. Applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit's final inspection.

14. Class A fire-rated roofing materials shall be provided for all buildings. In addition, roofing material must be installed to meet high wind velocity (110 mph), per table 1609.3.1 of the 2016 California Building Code and exposure "C" standards.

15. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final inspection**. All questions regarding submittals, fire sprinklers, and permitting related to OCFA requirements, please contact Orange County Fire Authority at (714) 573-6100.

16. This project shall be subject to applicable school fees, the payment of which shall be documented to the satisfaction of the Building Official **prior to the issuance of building permits**.

17. All ADU's (Caretaker's Quarter) may require a separate address per Orange County Fire Authority and the US Post Office. **Please note, once an address is assigned, it cannot be changed.**

18. All Fire Sprinkler installations require a "backflow device" to be installed. Please contact the Yorba Linda Water District as to their requirements.

    Yorba Linda Water District
    1717 East Miraloma Ave, Placentia CA 92870
    714-701-3000

19. All construction sites 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the City of

Yorba Linda Building Department at 714-961-7120

20. Any construction site of 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the Building Division.

21. All recorded or documented easements shall be indicated on the on the site plan. This shall include Southern California Edison, Yorba Linda Water Department, Southern California Gas Company easements. Please provide the recorded Grant Deed, or any other documentation related to any recorded easement(s) at the time plan check submittal.

22. Applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit's final inspection.

Plng. 23. Approval of Design Review 2024-10 is contingent upon approval of Conditional Use Permit 2024-28. Failure to approve Conditional Use Permit 2024-28 shall render any approval granted to Design Review 2024-10 as null and void.

24. Design Review 2024-10 shall lapse and become void as of August 27, 2026, unless building permits have been issued and construction is commenced and diligently pursued toward completion, or a time extension is requested in writing prior to that August 27, 2026.

25. Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.

26. Within 60 days of approval of this request the applicant shall agree and consent in writing to the conditions of approval, as adopted by the Planning Commission.

27. **Prior to issuance of building permits,** the applicant shall submit a full-set of "as built" drawings of the historic building (as it currently appears) to be deposited in a local archival repository (i.e. Local History Room of the Main Library or the Orange County Archives).

28. All roof appurtenance and mechanical equipment, including but not limited to HVAC units, shall be screened from public view and sound buffered from adjacent properties to the satisfaction of the Community Development Director and Building Official.

29. All building signage are subject to review and approval pursuant to

Chapter 18.24 of the Yorba Linda Municipal Code and to the satisfaction of the Community Development Director.

30. The final building elevations shall be substantially in conformance with the elevations approved by the Planning Commission, as reflected in the plans on file with the Community Development Department, to the satisfaction of the Community Development Director.

31. Development shall occur substantially as shown on the plans approved by the Planning Commission and on file in the Community Development Department.

32. Final materials and colors shall match those depicted on the conceptual plans as approved by the Planning Commission and shall be submitted for review and approval by the Community Development Director prior to issuance of building permits.

33. **Prior to issuance of building permits,** the applicant shall provide to the Planning Department, an electronic copy of the final plans approved by the Planning Commission. The copy shall be provided on a CD-ROM in ".pdf" format.

34. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

Eng. 35. The applicant shall obtain an encroachment permit for all work within the City right of way.

36. Best Management Practices (BMPs) shall be used during construction in accordance with the Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to prevent pollutants, construction materials, and soil from entering the storm drain.

37. **Prior to grading permit,** any improvements or encroachments within easements shall be approved in writing by easement holders, including

but not limited to retaining walls, stairs, railings, pilasters, etc. in YLWD sewer/water easement. A separate declaration of restrictive covenant may be required.

38. **Prior to grading permit/building permit**, the proposed improvements shall comply with the California Building Code latest edition. Drainage and structural setbacks to slopes shall comply with the minimum requirements.

39. **Prior to grading permit/building permit**, the applicant shall apply for and obtain a transportation permit that identifies the disposition of all imported or exported soil and a haul route. The applicant shall demonstrate that the imported soil is clean and suitable for the intended use and that exported soil complies OCFA and OC Environment Health Department. A geotechnical analysis may be required.

40. **Prior to grading permit/building permit**, retaining walls shall be designed have waterproofing applied to the retaining side of the wall, subdrain, and subdrain outlets. The subdrain outlets detail shall be indicated on the retaining wall plan and grading plan. Storm water runoff shall be conveyed away from the retaining wall or mitigated with drainage system.

41. **Prior to grading permit**, a complete final hydrology and hydraulic study shall be prepared by a qualified engineer to the satisfaction of the City Engineer.

42. **Prior to grading permit**, an Emergency overflow is required at all sump locations. Slopes shall be armored or a drainage conveyance facility shall be designed where emergency overflow is proposed.

43. **Prior to grading permit**, grading of the project may be performed in phases subject to an approved grading phase plan. Each grading phase shall have a standalone rough grading plan, hydrology and hydraulics analysis, and grading security to the satisfaction of the City Engineer.

44. **Prior to grading permit**, drainage shall be designed to convey flows to an acceptable drainage system or outlet to the street or by other lot drainage design to the satisfaction of the City Engineer.

45. **Prior to grading permit**, a soils report shall be prepared by a qualified

engineer to the satisfaction of the City Engineer.

46. **Prior to grading permit**, any grading required outside of the project boundaries will require either slope easements or right-of-entry/permission to grade letters from the adjacent property owners.

47. **Prior to grading permit**, applicant shall submit sewer and water plans to the Yorba Linda Water District for determination of the Terms and Conditions for Water and/or Sewer Service.

48. **Prior to grading permit**, drainage facilities that discharge onto adjacent properties shall be designed in such a manner as to convey storm surface water as it historically crosses said property line in its natural state or a drainage acceptance instrument may be obtained from the downstream property owner if the historic drainage flow is affected in an adverse manner.

49. **Prior to grading permit,** an erosion and sediment control plan shall be submitted at the time of Grading Plan review and be accepted by the City Engineer.

59. **Prior to grading permit,** grading of the subject property shall be in compliance with the Grading Ordinance and to the satisfaction of the City Engineer.

51. **Prior to grading permit**, grading of the subject property shall be in compliance with the Grading Ordinance and to the satisfaction of the City Engineer.

52. **Prior to grading permit**, a grading plan shall be submitted for review and approval. Grading shall be in significant conformance to the proposed grading as approved by the Planning Commission.

53. **Prior to grading permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (Santa Ana Region).

54. **Prior to grading permit**, the applicant shall file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.

55. **Prior to building permit**, trash receptacles shall be enclosed by a 6-foot high decorative masonry block wall with approved gates and latches designed to withstand foreseeable use and abuse. Trash receptacles shall also conform with NPDES standards, which may include provisions for a solid roofed cover, an area drain connected to the sanitary sewer system, and a hot water hose bib. Location and design shall be subject to review and approval by the City Engineer and Community Development Director. Applicant shall show path of access to and from trash enclosure to pick-up location. Any public improvements that are damaged or need modifications to accommodate access shall be replaced to the satisfaction of the City Engineer. Ensure that trash enclosure shall accommodate a 3-container system adhering to state mandates, including SB 1383 Organics which built on and expanded AB 1826 Commercial Organics, and AB 341 Commercial Recycling.

56. **Prior to building permit**, a rough grade certificate, final rough grade report, and lot compaction tests shall be provided by a licensed Civil Engineer and Geotechnical Engineer.

57. **Prior to building permit**, all proposed utilities within the project shall be installed underground in accordance with current utility engineering practices. Existing aerial utilities shall be removed and/or placed underground.

58. **Prior to building permit**, drainage facilities and easements shall be provided in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.

59. **Prior to building permit**, the development shall participate in the Eastern Transportation Corridor Fee Program at the established rate.

60. **Prior to building permit**, this project is applicable to the requirements of the Growth Management Plan (GMP), and shall be subject to payment of Traffic Impact Mitigation (Measure M) and as established by the Development Mitigation Program.

61. **Prior to building permit**, utility plans shall be subject to review and approval by the Community Development Director and City Engineer. The City shall have the right to comment, modify, approve or disapprove the utility plan for each utility.

-The End-

STAFF REPORT
CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: **AUGUST 27, 2025**

TO: **HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

BY: **ALEXIS GARCIA, ASSOCIATE PLANNER**

SUBJECT: **APPEAL OF CONDITIONAL USE PERMIT 2024-42**

APPLICANT:	**Lucian & Diana Tira** 4895 Sunbeam Lane Yorba Linda, CA 92887
CEQA STATUS:	Categorical Exemption (Class: 3, New Construction)
RELATED ITEMS:	AA 2022-11 CUP 2022-24
REQUEST:	An appeal, pursuant to Section 18.38.080.D of the Yorba Linda Zoning Code, to the Zoning Administrator's approval of a request to construct a 911 square foot second-story addition to an existing 6,339 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 4895 Sunbeam Lane, located on the northeast corner of Sunbeam Lane and Hidden Hills Road.

PROJECT DATA

Location:	4895 Sunbeam Lane
APN:	353-593-02 & 353-581-06
General Plan:	Medium-Low Density Residential
Zoning:	RE (Residential Estate)

Property Development Standards

	Required	Proposed
Front setback	30 feet	25 feet 6 inches*
Left side setback	10 feet	24 feet 11 inches
Right side setback	10 feet	10 feet
Rear setback	25 feet	56 feet 1 inch
Building height	35 feet (max.)	21 feet 11 inches
Lot coverage	35% (max)	28.15%

*Reduced setback via Administrative Adjustment 2022-11

BACKGROUND

The Zoning Administrator approved Conditional Use Permit 2024-42 at the regularly scheduled meeting of July 23, 2025, allowing the construction of a 911 square foot second-story addition to an existing 6,339 square foot two-story single-family residence (Figure 1). On July 29, 2025, a timely application for an appeal was received from John Jay Kornoff for the Zoning Administrator's approval of Conditional Use Permit 2024-42.

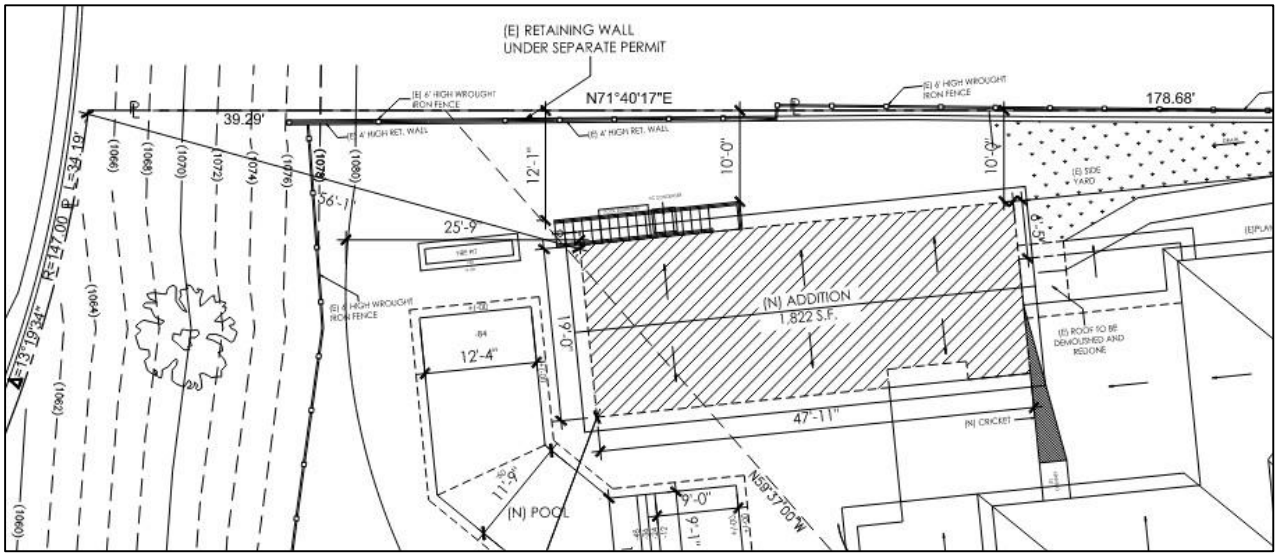


Figure 1

In accordance with Yorba Linda Municipal Code Section 18.38.080.D, all determinations by the Zoning Administrator may be appealed to the Planning Commission by the applicant or other party in accordance with the timing and procedures. Subsequently, Conditional Use Permit 2024-42 shall be reviewed for compliance with required findings under Yorba Linda Municipal Code Section 18.38.050.A. The appellant submitted a written narrative, included as Attachment 5, for the Planning Commission's consideration.

DISCUSSION

On September 28, 2022, the Planning Commission approved Resolution No. 5522 for Conditional Use Permit 2022-24 and Administrative Adjustment 2022-11, permitting a second-story addition of 990 square feet, a new 682 square foot second-story deck, and a 15% reduction of the front yard setback. It is worth noting that this original project was approved unanimously, with no privacy related concerns or comments raised at the time of review.

At this time, the applicant is proposing to construct a new second-story addition to the rear of the property along the northerly property line with approximately 911 square feet of habitable space comprised of a bathroom, storage room, and entertainment area. Given that the area of second-story construction is within 70 feet of an existing single-family residence, approval of a Conditional Use Permit by the Planning Commission or Zoning Administrator is required.

During the initial review of the project, the applicant proactively worked with staff to make changes to their original window designs and locations in an effort to prevent potential privacy impacts to the adjacent neighbor (and current appellant) located at 4885 Sunbeam Lane. These changes included replacing all second-story windows along the northerly façade of the new addition with frosted glass to eliminate a possible viewshed from the interior space of the proposed addition. Following public notice of a Zoning Administrator hearing on the project sent to all properties within a 300-foot radius from the subject property, staff received initial concerns by the adjacent neighbor at 4885 Sunbeam Lane. In addition to providing staff with a history of civil disagreements and frustrations from prior entitlement approvals, the major concerns expressed by the neighbor applicable to this particular project centered on massing concerns and privacy impacts that would arise if the addition was to be approved. In an effort to fully evaluate the neighbor's concerns, staff coordinated an on-site meeting with the applicant to assess grade variation, landscaping conditions, and site perspectives.

The Zoning Administrator held the scheduled meeting to consider the project on July 23, 2025. Attendees included the property owners, the project manager, and the adjacent neighbor. Minutes of the Zoning Administrator meeting have been provided as an attachment to this report (Attachment 4) for the Planning Commission's reference. Aside from compliance to property development standards, compliance with the necessary findings found under Section 18.38.050.A were discussed in detail which have also been included for reference (Attachment 5). During the discussions, the northerly neighbor was offered an opportunity to share any comments he may have, for which massing of the addition, potential privacy impacts of proposed windows, light contamination, and timeline of construction were brought to Staff's attention. Staff highlighted the changes that were made to the window design to address potential privacy concerns in mind and suggested that a construction schedule be provided to address the neighbor's concerns. In total, staff recommended a total of four special conditions of approval aside from the typical standard conditions to address the neighbor's concerns, including:

1. Plans shall eliminate the exterior staircase along the northern elevation and provide an interior staircase.

2. Applicant shall provide 25-gallon box trees along the northerly property line, creating a hedge condition for a distance equal to the length of the second story addition along the northerly façade, to the satisfaction of the Community Development Director.

3. Second story windows along the northerly façade shall be modified to be clerestory frosted windows, to the satisfaction of the Community Development Director.

4. Applicant shall provide vertical score lines on the north elevation as façade treatment, to the satisfaction of the Community Development Director.

With the applicant and property owners being in agreement with the recommended conditions of approval, the Zoning Administrator found compliance with the required findings necessary for the approval of the new two-story addition and thus approved Conditional Use Permit 2024-42, subject to standard and special conditions, and also subject to a 15-day appeal period.

On July 29, 2025, a timely application for an appeal was received by John Jay Kornoff, owner of the northerly adjacent property 4885 Sunbeam Lane, for the Zoning Administrator's decision. The written narrative included with the appeal application cited the same concerns previously discussed, including massing of the addition, potential privacy impacts of proposed windows, light contamination, and timeline of construction. The provided narrative requests a formal review by the Planning Commission and recommends a complete denial of the project, citing that the special conditions of approval were insufficient and out of compliance with legal parameters.

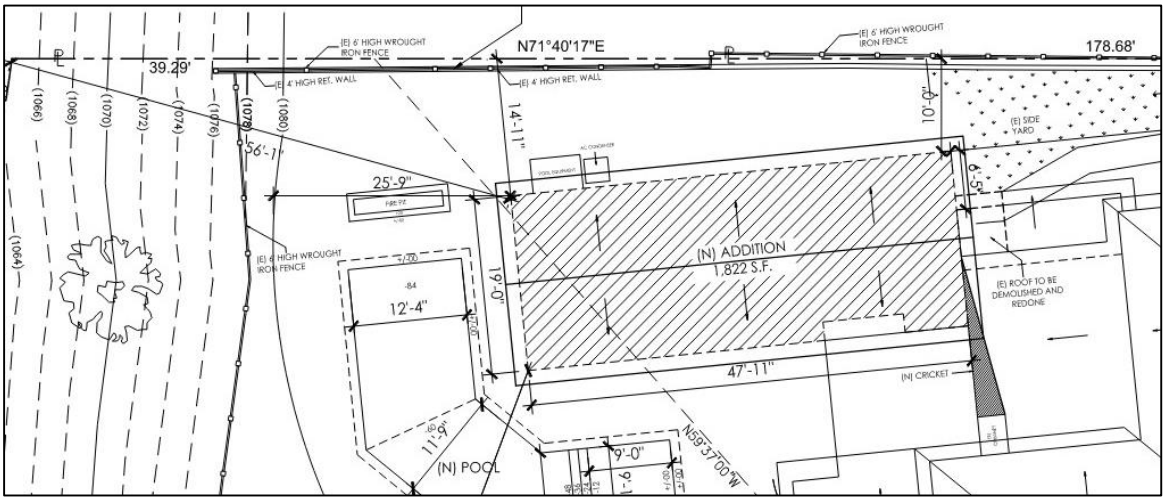


Figure 2

The applicant has provided a revised set of plans (Figure 2) incorporating the special conditions of approval recommended by the Zoning Administrator. Notable changes include the interior staircase which eliminates the exterior landing and lighting shown on the original

design, as well as frosted clerestory windows and vertical score lines along the northerly facing elevation. (Figure 3)

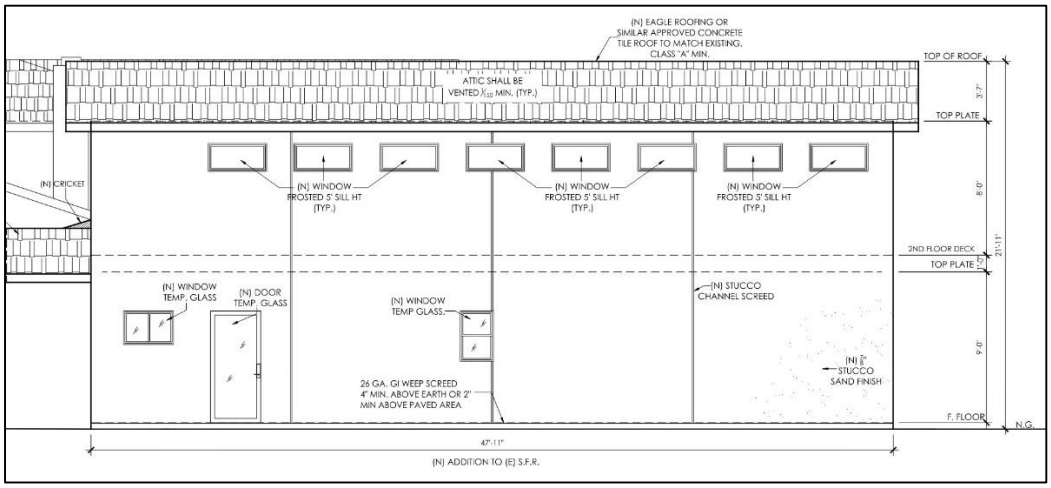


Figure 3

At this time, staff has reviewed the narrative submitted by the appellant compared to the updated plan set to determine consistency with conditional use permit standard of review for **privacy** and **architectural compatibility.**

Privacy

As illustrated on the applicants' latest plan set, there will be a total of 16 second-story windows proposed as part of the addition; eight (8) along the **side (north),** three (3) along the **rear (west),** and five (5) along the **side (south)** elevations. Given that the subject property is considered a corner through lot, however, the property directly to the north is the only adjacent residence and thus the northerly proposed windows are the only windows being considered when assessing potential privacy impacts. (Figure 4)

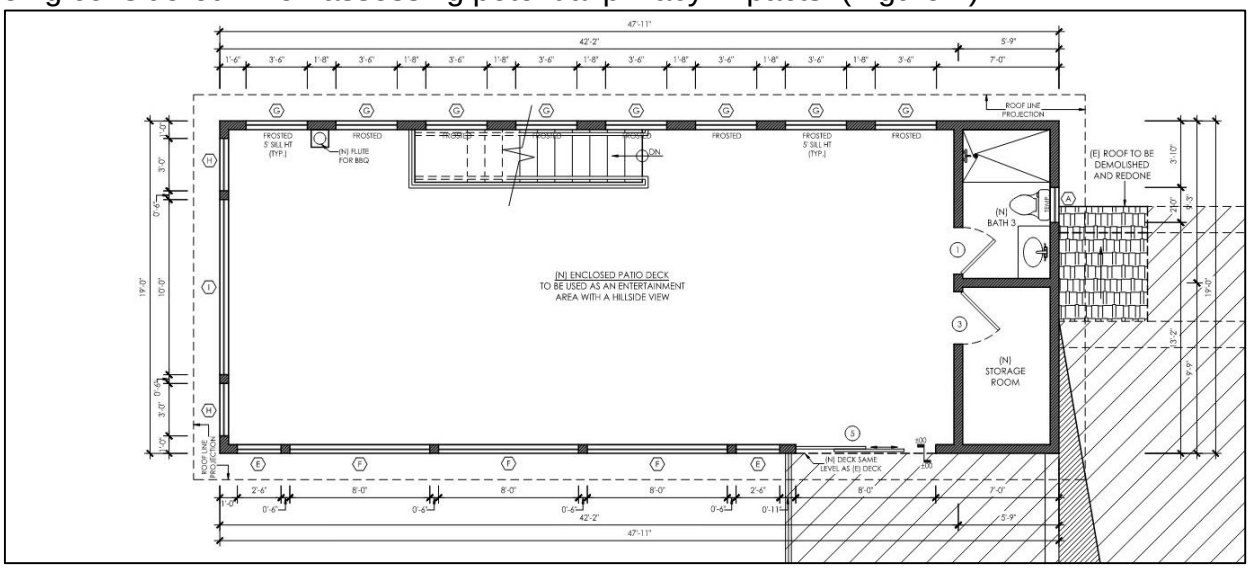


Figure 4

As previously mentioned, the applicant worked closely with staff to redesign the northerly façade in a way that respects potential privacy concerns while also avoiding a blank solid wall without windows altogether. The final iteration of the plans include a clerestory frosted glass window design that completely eliminates potential viewshed from the interior space, being formalized through a condition of approval for the addition that shall provide enforceable authority to the Community Development Director if the windows ever fall out of compliance. Furthermore, vertical score lines were conditioned as part of the approval to break up the visible massing that may be seen from the northernmost adjacent residence. Lastly, new privacy screening achievable through new plant material was conditioned to alleviate any remaining concerns regarding potential mass and privacy impacts. With the understanding that the introduction of new plant material will not provide immediate relief, staff believes this will be a long-term commitment that will further add to the visual barrier that exist with the neighbors mature vegetation along the shared property line. (Figure 5)

Figure 5

Architectural Integration

Staff believes the proposed two-story addition would be well integrated into the existing residence based off of the proposed colors, materials, and overall design. Primary elements of the Modern Farmhouse Style architecture would be integrated and retained as part of the new construction, including a neutral exterior color palette and clean simple lines throughout. Furthermore, the exterior stucco, roofing materials and windows would match the existing residence and will be consistent throughout. It is worth noting that the modified design of the northern facing windows will contribute to the modern design of the home and will not be visible from any angle from street view. Staff has suggested a condition of approval to ensure this consistency. Therefore, staff supports the architecture and design of the proposed addition and recommends favorably towards the applicant's request.

PUBLIC CORRESPONDENCE

All the surrounding properties within a 300-foot radius of the subject property were sent a public hearing notice for the Zoning Administrator meeting held on July 23, 2025. Staff received two letters of correspondence for the Zoning Administrator meeting, one from the property owner of 4885 Sunbeam Lane and a second letter by a separate neighbor who did not disclose their address. Only John Jay Kornoff, owner of 4885 Sunbeam Lane, attended the Zoning Administrator meeting. Further, no correspondence was received for the Planning Commission meeting notice sent on August 12, 2025, for the appeal of Conditional Use Permit 2024-42.

CEQA

The project constitutes a Class 1 (Existing Facilities) Categorical Exemption and is therefore exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations Section 15301.

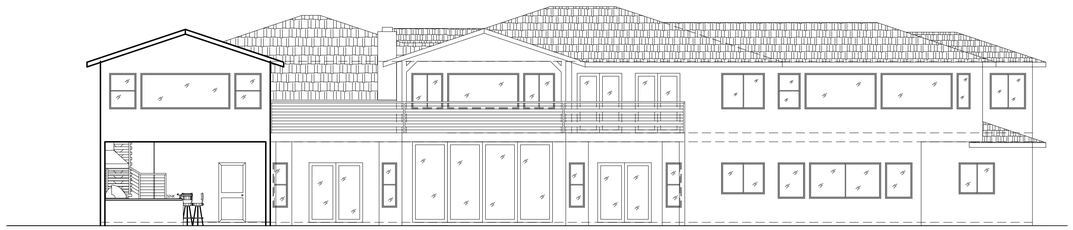
RECOMMENDATION

Staff is sensitive to the appellant's concerns, particularly as they relate to privacy and architectural compatibility. Staff believes the applicant has taken meaningful steps to address the concerns raised, such as eliminating an exterior staircase, reducing full size windows to clerestory windows, and including frosted glass treatments. Staff can continue to work with the appellant to address issues raised outside the scope of this conditional use permit (e.g., construction timing and related impacts).

Staff recommends that the Planning Commission adopt a resolution denying the appeal and upholding the Zoning Administrator's approval of Conditional Use Permit 2024-42 – Tira, subject to the attached conditions of approval.

ATTACHMENTS

1) Plans
2) Locator Map
3) Correspondence Received for Zoning Administrator Meeting
4) Zoning Administrator Meeting Minutes, dated July 23, 2025
5) Conditional Use Permit(ZA) 2024-42 Findings, with Conditions
6) Appeal Application Form with Narrative
7) Resolution for Conditional Use Permit 2024-42, with Conditions



SUNBEAM LANE ADDITION

4895 SUNBEAM LN, YORBA LINDA, CA. 92887

NOTES

ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISION OF THE APPLICABLE BUILDING CODES AS WELL AS ANY OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF ANYONE SUPPLYING LABOR, MATERIALS , OR BOTH TO BRING TO THE ATTENTION OF THE DESIGNER, GENERAL CONTRACTOR AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ENERGY STDS. TITLE 24
2023 CITY OF YORBA LINDA MUNICIPAL CODE WITH AMENDMENTS

NOTE #1: MAXIMUM FLOW RATES FOR ALL PLUMBING FIXTURES PER CGBSC 4.303:

i. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
ii. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
iii. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI.
iv. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE #2: SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE FLOOR. (R307.2)

NOTE #3: CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2)

NOTE #4: EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. WINDOWS ARE NOT ALLOWED IN LIEU EXHAUST FANS FOR HUMIDITY CONTROL. (CRC R303.3.1)

NOTE #5: BATHROOMS THAT CONTAIN A TUB, SHOWER OR TUB/SHOWER MUST HAVE EXHAUST FANS CONTROLLED BY A HUMIDISTAT UNLESS FAN IS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

NOTE #6: WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. (CRC R106.4)

BUILDING DATA

A.P.N.....Lot 1 - 353-593-02 & Lot 2 - 353-581-06

LEGAL: ..... N TR 11709 BLK LOT 41 TR NO 11709 LOT 41 POR OF LOT

No. OF STORY(S):.....2

OCCUPANCY GROUP:.....R3/U

TYPE OF CONSTRUCTION:.....V-B

LOT AREA: ....Lot 1 0.2984 AC / 13,000 S.F. + Lot 2: 0.2295 AC/ 9,997 S.F.
TOTAL LOT SIZE: 0.5279 AC/22,997 S.F.

LOT COVERAGE:..... 28.15%

COVERED AREA (HOUSE, PORCH, BALCONIES, AND NEW ADDITION) 6,474 S.F.
6,474 S.F. / 22,997 S.F. = 28.15%

YEAR BUILT:..... 1990

LIVING AREA:
(E) 1ST FLOOR: .....3,954 S.F.
(E) 2ND FLOOR :.....2,385 S.F.
EXISTING LIVING AREA 6,339 S.F.

(N) 1ST FLOOR ADDITION:..... 442 S.F.
(BATHROOMS, SAUNA, GYM)
(N) 2ND FLOOR ADDITION:..... 911 S.F.
(ENCLOSED DECK)

TOTAL LIVING AREA:..... 7,692 S.F.

NON-LIVING AREA:
(E) GARAGE TO REMAIN: .....690 S.F.
(E) REAR BALCONY : ..... 682 S.F.
(E) FRONT PORCH: ..... 158 S.F.
(N) 1ST FLOOR COVERED AREA: ..... 469 S.F.
(OUTDOOR ENTERTAINMENT AREA)

TOTAL NON-LIVING AREA:..... 1,999 S.F.

FIRE SPRINKLER MODIFICATIONS UNDER SEPARATE PERMIT (IF APPLICABLE)

SCOPE OF WORK

NEW OUTDOOR ENTERTAINMENT AREA:

- NEW OUTDOOR KITCHEN
- NEW GYM
- NEW SAUNA
- 3 NEW BATHROOMS
- NEW STAIR CASE
- NEW 2ND FLOOR ENCLOSED DECK

NEW POOL & SPA UNDER SEPARATE PERMIT

SHEET INDEX

ARCHITECTURAL		STRUCTURAL	
T-1	TITLE BLOCK	S1.0	STRUCTURAL NOTES
A-1.1	EXISTING SITE PLAN	S1.1	TYPICAL DETAILS
A-1.2	PROPOSED SITE PLAN	S1.2	TYPICAL DETAILS
A-2.1	PROPOSED 1ST FLOOR PLAN	S1.3	TYPICAL DETAILS
A-2.2	PROPOSED 2ND FLOOR DECK PLAN	S1.4	TYPICAL DETAILS
A-3.1	R.C.P.	S2.0	FOUNDATION PLAN
A-3.2	R.C.P.	S2.1	ROOF FRAMING PLAN
A-4.1	ELEVATIONS	S3.0	FOUNDATION DETAILS
A-4.2	ELEVATIONS	S4.0	ROOF FRAMING DETAILS
GRN-1	CAL GREEN	WSWH1	TYPICAL DETAILS
GRN-2	CAL GREEN	WSWH1.1	TYPICAL DETAILS
		WSWH2	TYPICAL DETAILS
T-24 SHEETS		WSWH3	TYPICAL DETAILS
1	RESIDENTIAL T24 SHEET	WSWH4	TYPICAL DETAILS
2	RESIDENTIAL T24 SHEET		
3	RESIDENTIAL T24 SHEET		

CONSULTANTS

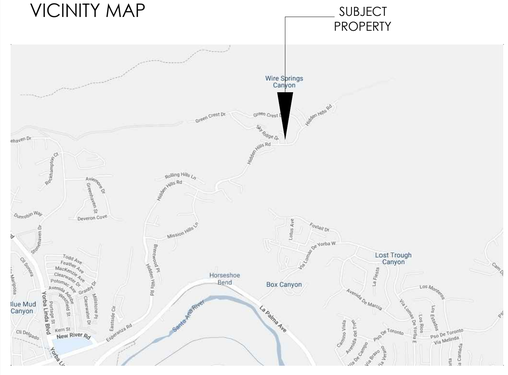
DESIGNER
ADEL BAZZI
ELEGANZA PLANS + CONSTRUCTION
930 S. PLACENTIA AVE. SUITE #B
PLACENTIA, CA 92870
(562) 755-9232

OWNER
LUCIAN & DIANA TIRA
4895 SUNBEAM LN
YORBA LINDA, CA 92887

STRUCTURAL ENGINEER
EDUARDO J. CARRILLO
EC + ASSOCIATES ENGINEERING
1412 ESPANOL AVE.
MONTEBELLO, CA 90640
(562) 708-3586

ENERGY DESIGN ENGINEER
RAYMOND M. ZHONG
PERFECT DESIGN & INVESTMENT
2416 W. VALLEY BLVD
ALHAMBRA, CA 91803
(626) 289-8808

VICINITY MAP



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PLACENTIA, CA. 92870
TEL. (562) 755-9232
www.TheEleganzaGroup.com

REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
OUTDOOR REMODEL

JOB SITE:
4895 SUNBEAM LN,
YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
TITLE BLOCK

DRAWN: A.B./H.B./S.N.
CHECKED: A.B.
DATE: 02/14/2024
SCALE: AS NOTED
JOB NO.: 224-0214
SHEET: T-1

NOTE #1: LOT DIMENSIONS SHOWN ARE PER LEGAL TRACT MAP AND NOT THE ASSESSOR MAP

SCALE 1/8" = 1'-0" SITE PLAN | 1

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REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
OUTDOOR REMODEL

JOB SITE:
4895 SUNBEAM LN,
YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
EXISITING
SITE PLAN

DRAWN
A.B./H.B./S.N.
CHECKED
A.B.
DATE
02/14/2024
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REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
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JOB SITE:
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YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
PROPOSED
SITE PLAN

DRAWN
A.B./H.B./S.N.
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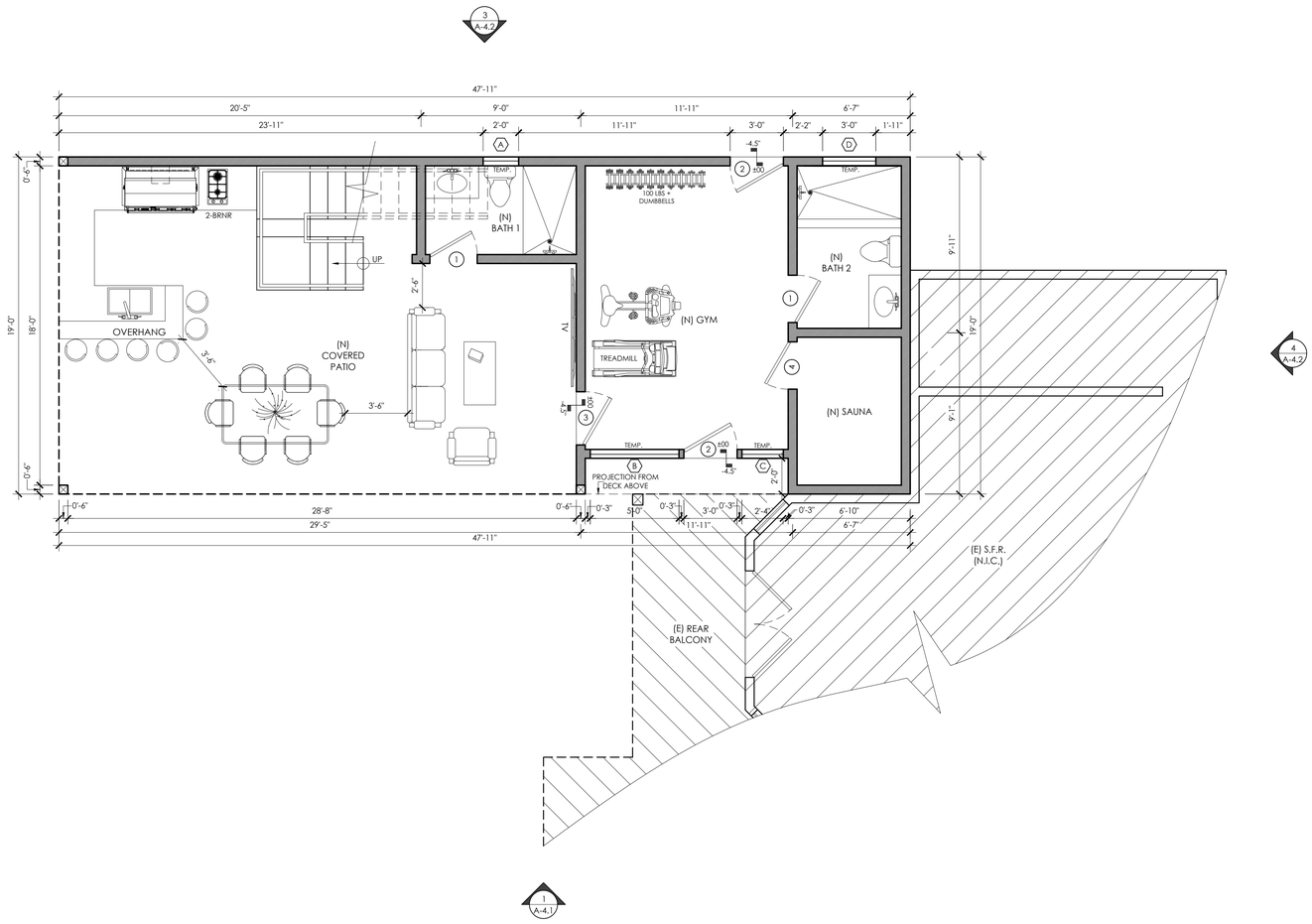
A.B.
DATE
02/14/2024
SCALE
AS NOTED
JOB NO.
224-0214
SHEET

A-1.2



WALL LEGEND

	EXTG. WALL TO REMAIN
	NEW WALL CONSTRUCTION WITH 2x4 D.F. No.2 AT 16" O.C. AND 2x6 STUDS AT 16" O.C. FOR PLUMBING WALLS CBC SECTION 2320.11.9.10.

DOOR & WINDOW SCHEDULE

CONDITION	SYM.	SIZE	TYPE	QTY.	SHGC	U-FACTOR
NEW	1	2'-8" X 6'-8"	HOLLOW CORE DOOR	3	- -	- -
NEW	2	3'-0" X 6'-8"	TEMP GLASS WOODEN ENTRY DOOR	2	- -	- -
NEW	3	3'-0" X 6'-8"	HOLLOW COOR DOOR	2	- -	- -
NEW	4	2'-8" X 6'-8"	TEMP GLASS WOODEN SAUNA DOOR	1	- -	- -
NEW	5	8'-0" X 6'-8"	SLIDING GLASS DOOR	1	- -	- -
NEW	A	2'-0" X 3'-0"	HUNG / DUAL PANE / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	2	0.23	0.3
NEW	B	5'-0" X 3'-6"	SLIDING / DUAL PANE / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	1	0.23	0.3
NEW	C	2'-4" X 3'-0"	HUNG / DUAL PANE GLASS / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	1	- -	- -
NEW	D	3'-0" X 2'-0"	SLIDING / DUAL PANE / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	1	- -	- -
NEW	E	2'-6" X 4'-0"	HUNG / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	2	- -	- -
NEW	F	8'-0" X 4'-0"	FIXED / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	3	- -	- -
NEW	G	3'-6" X 1'-8"	FIXED / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	8	- -	- -
NEW	H	3'-0" X 4'-0"	HUNG / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	2	- -	- -
NEW	I	10'-0" X 4'-0"	FIXED / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	1	- -	- -

SCALE 1/4" = 1'-0" PROPOSED FIRST FLOOR PLAN | 1

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www.TheEleganzaGroup.com

REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
OUTDOOR REMODEL

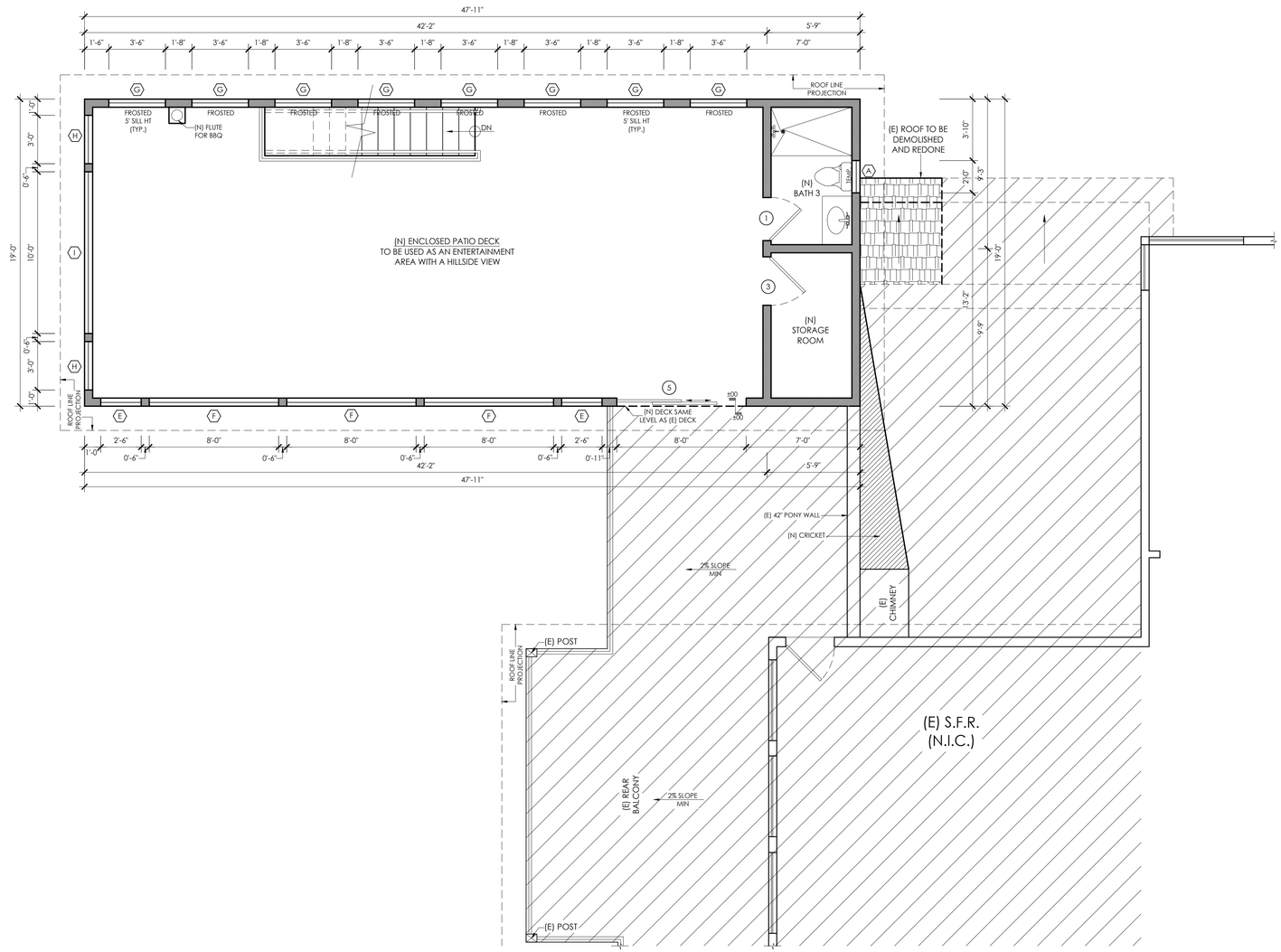
JOB SITE:
4895 SUNBEAM LN,
YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
PROPOSED
FLOOR PLAN

DRAWN
A.B./H.B./S.N.
CHECKED
A.B.
DATE
02/14/2024
SCALE
AS NOTED
JOB NO.
224-0214
SHEET

A-2.1



WALL LEGEND

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	NEW WALL CONSTRUCTION WITH 2x4 D.F. No.2 AT 16" O.C. AND 2x6 STUDS AT 16" O.C. FOR PLUMBING WALLS CBC SECTION 2320.11.9.10.

DOOR & WINDOW SCHEDULE

CONDITION	SYM.	SIZE	TYPE	QTY.	SHGC	U-FACTOR
NEW	1	2'-8" X 6'-8"	HOLLOW CORE DOOR	3	- -	- -
NEW	2	3'-0" X 6'-8"	TEMP GLASS WOODEN ENTRY DOOR	2	- -	- -
NEW	3	3'-0" X 6'-8"	HOLLOW COOR DOOR	2	- -	- -
NEW	4	2'-8" X 6'-8"	TEMP GLASS WOODEN SAUNA DOOR	1	- -	- -
NEW	5	8'-0" X 6'-8"	SLIDING GLASS DOOR	1	- -	- -
NEW	A	2'-0" X 3'-0"	HUNG / DUAL PANE / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	2	0.23	0.3
NEW	B	5'-0" X 3'-6"	SLIDING / DUAL PANE / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	1	0.23	0.3
NEW	C	2'-4" X 3'-0"	HUNG / DUAL PANE GLASS / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	1	- -	- -
NEW	D	3'-0" X 2'-0"	SLIDING / DUAL PANE / TEMP. GLASS VINYL WINDOW WITH WHITE FRAME	1	- -	- -
NEW	E	2'-6" X 4'-0"	HUNG / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	2	- -	- -
NEW	F	8'-0" X 4'-0"	FIXED / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	3	- -	- -
NEW	G	3'-6" X 1'-8"	FIXED / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	8	- -	- -
NEW	H	3'-0" X 4'-0"	HUNG / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	2	- -	- -
NEW	I	10'-0" X 4'-0"	FIXED / DUAL PANE GLASS / VINYL WINDOW WITH WHITE FRAME	1	- -	- -

SCALE 1/4" = 1'-0" PROPOSED SECOND FLOOR PLAN | 1

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REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
OUTDOOR REMODEL

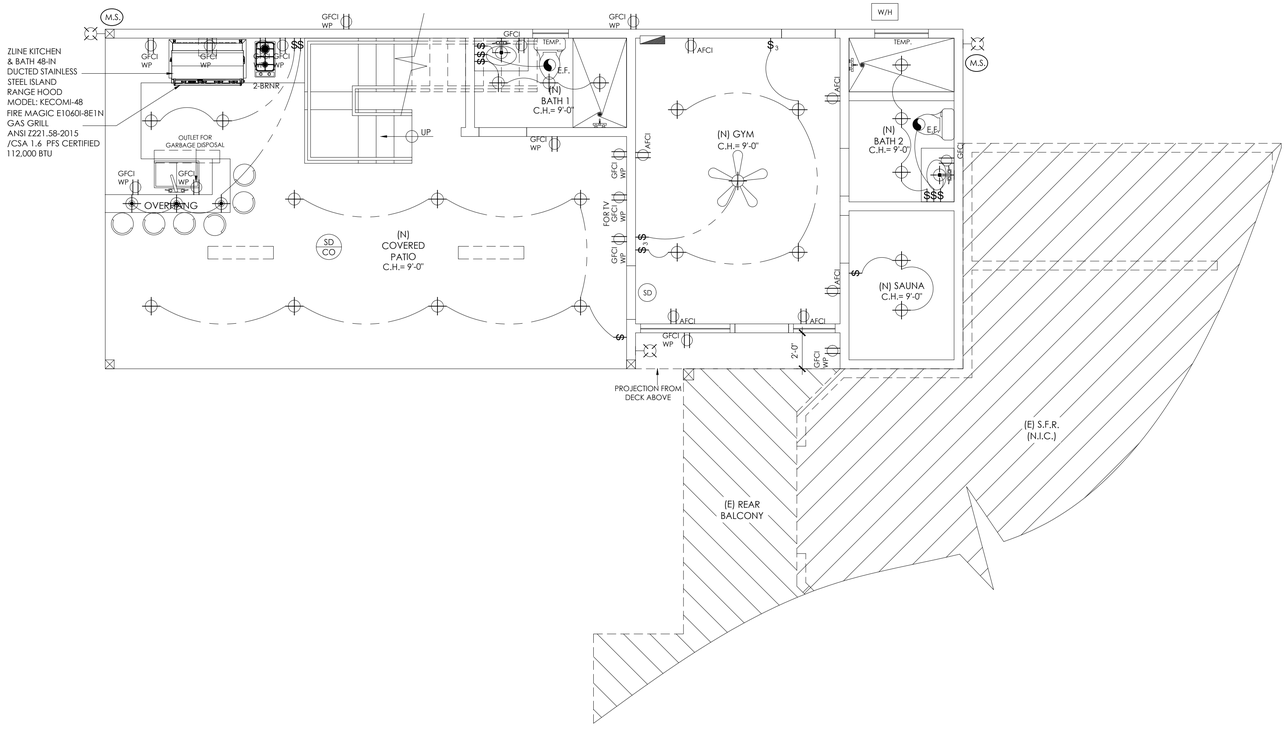
JOB SITE:
4895 SUNBEAM LN,
YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
PROPOSED FLOOR PLAN

DRAWN
A.B./H.B./S.N.
CHECKED
A.B.
DATE
02/14/2024
SCALE
AS NOTED
JOB NO.
224-0214
SHEET

A-2.2



SYMBOL LEGEND

	CEILING FAN / LIGHT COMBO
	LED RECESSED LIGHT FIXTURE
E.F.	EXHAUST FAN
	LED WALL MOUNTED LIGHT FIXTURE
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	ELECTRIC PATIO HEATER
M.S.	MOTION SENSOR
AFCI	110V ELECTRICAL OUTLET
GFCI	110V GFCI ELECTRICAL OUTLET
GFCI WP	110V GFCI ELECTRICAL OUTLET (WATER PROOF)
$	LIGHT SWITCH
$3	3-WAY LIGHT SWITCH
SD CO	SMOKE & CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
W/H	WATER HEATER
	ELECTRICAL PANEL
	LED CEILING PENDANT LIGHT FIXTURE

SCALE 1/4" = 1'-0" 1ST FLOOR REFLECTED CEILING PLAN | 1

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REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
OUTDOOR REMODEL

JOB SITE:
4895 SUNBEAM LN,
YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
R.C.P.

DRAWN
A.B./H.B./S.N.
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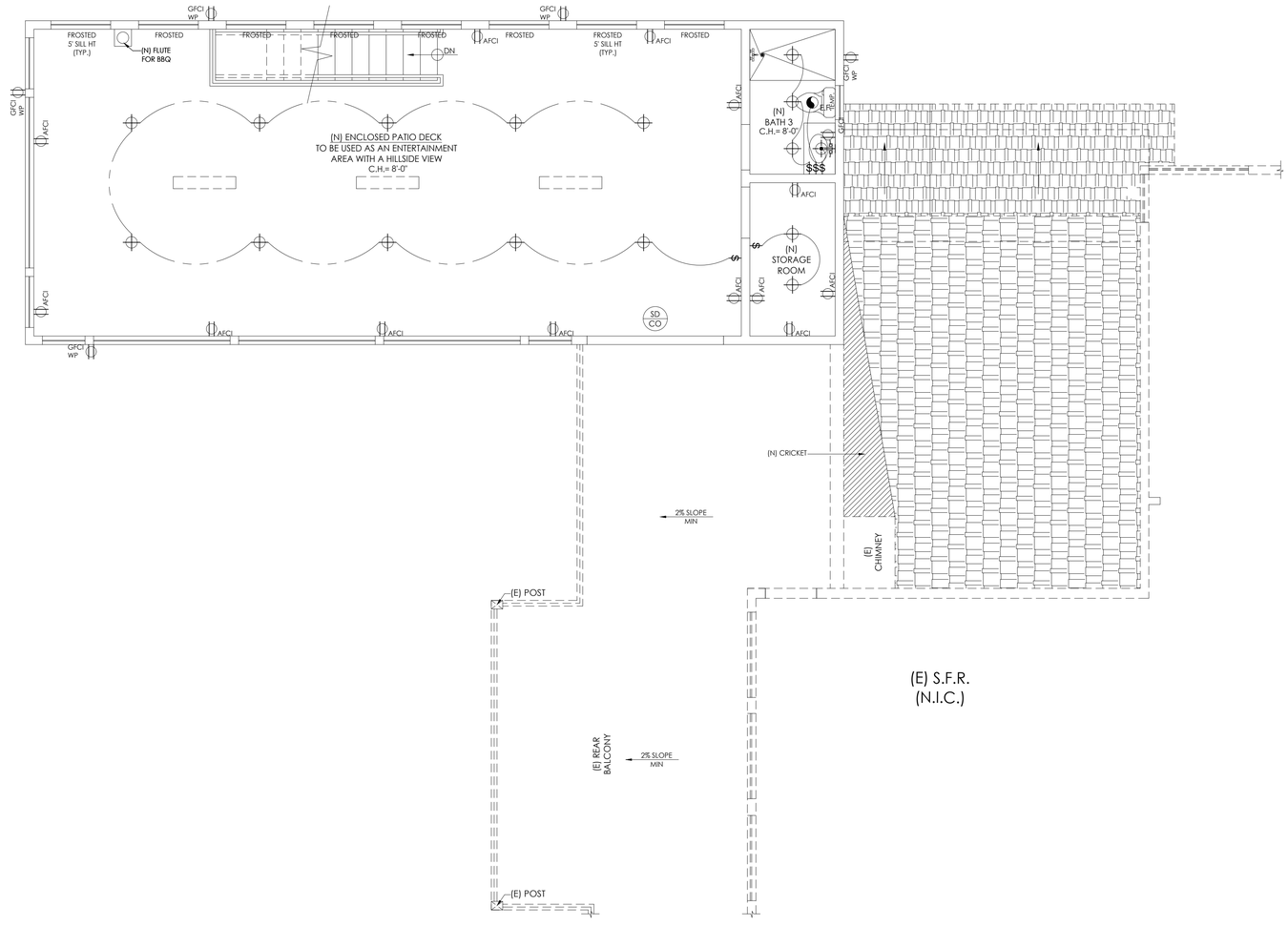

(E) S.F.R.
(N.I.C.)

SYMBOL LEGEND

	CEILING FAN / LIGHT COMBO
	LED RECESSED LIGHT FIXTURE
E.F.	EXHAUST FAN
	LED WALL MOUNTED LIGHT FIXTURE
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	ELECTRIC PATIO HEATER
M.S.	MOTION SENSOR
AFCI	110V ELECTRICAL OUTLET
GFCI	110V GFCI ELECTRICAL OUTLET
GFCI WP	110V GFCI ELECTRICAL OUTLET (WATER PROOF)
$	LIGHT SWITCH
$3	3-WAY LIGHT SWITCH
SD CO	SMOKE & CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
W/H	WATER HEATER
	ELECTRICAL PANEL
	LED CEILING PENDANT LIGHT FIXTURE

SCALE 1/4" = 1'-0" 2ND FLOOR REFLECTED CEILING PLAN | 1

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REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
OUTDOOR REMODEL

JOB SITE:
4895 SUNBEAM LN,
YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
R.C.P.

DRAWN
A.B./H.B./S.N.
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A.B.
DATE
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SCALE
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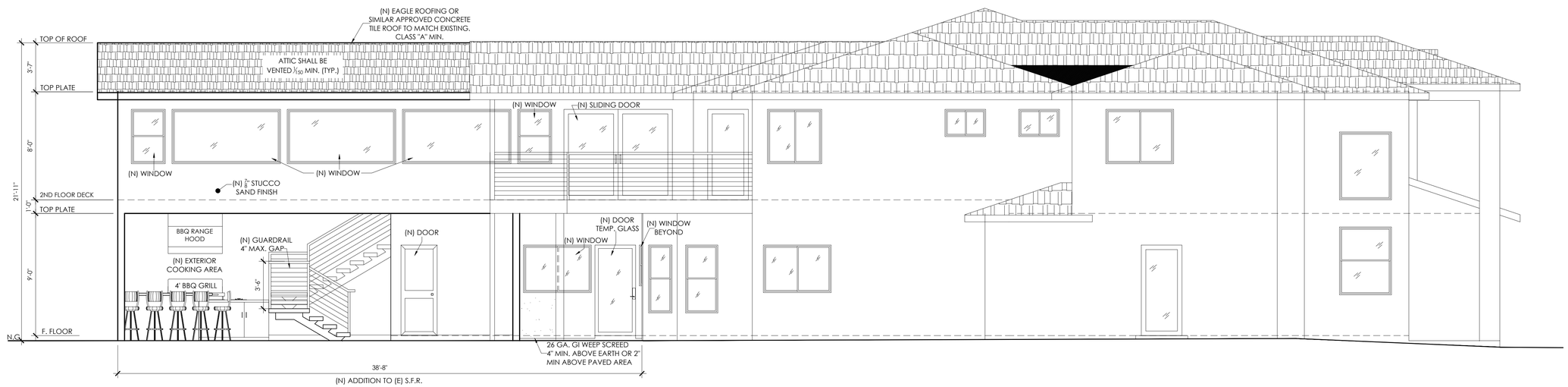
224-0214
SHEET

A-3.2

2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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REVISIONS	BY
1	

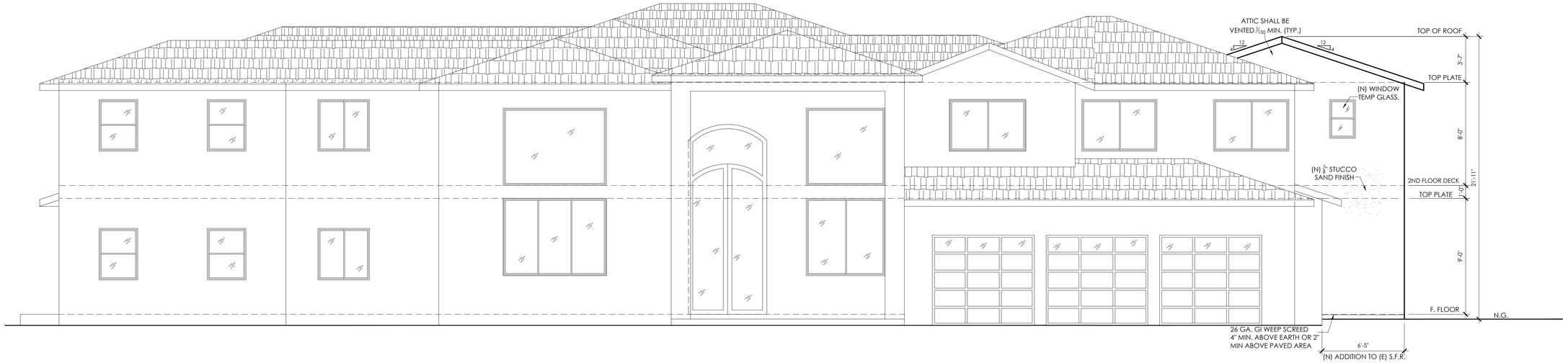
PROJECT NAME:
TIRA RESIDENCE
OUTDOOR REMODEL

JOB SITE:
4895 SUNBEAM LN,
YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

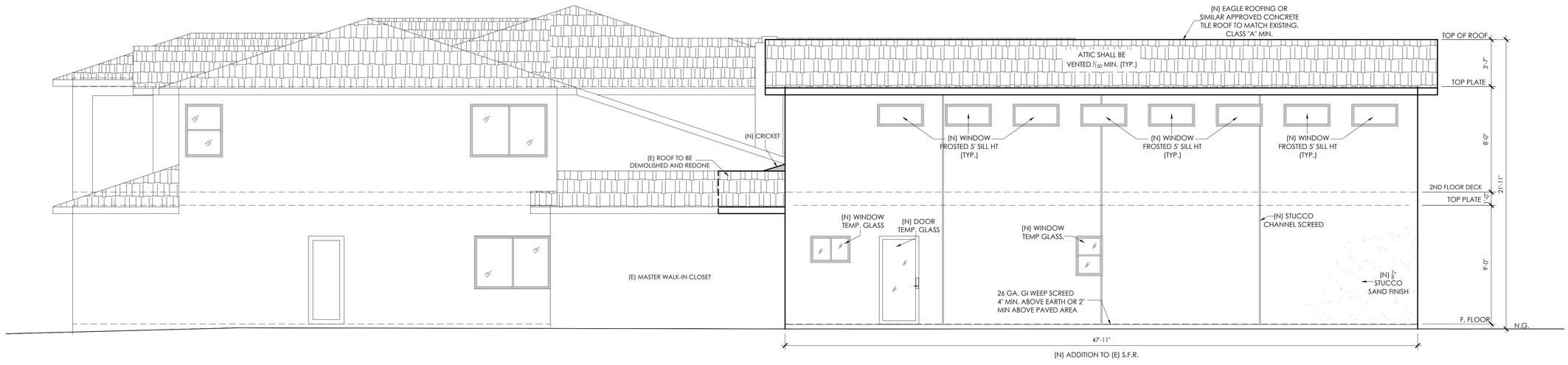
PLAN:
ELEVATIONS

DRAWN	A.B./H.B./S.N.
CHECKED	A.B.
DATE	02/14/2024
SCALE	AS NOTED
JOB NO.	224-0214
SHEET	A-4.1



4 EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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REVISIONS	BY
1	

PROJECT NAME:
TIRA RESIDENCE
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JOB SITE:
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YORBA LINDA, CA 92887

DESIGNER:
ADEL BAZZI

PLAN:
ELEVATIONS

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A.B.
DATE
02/14/2024
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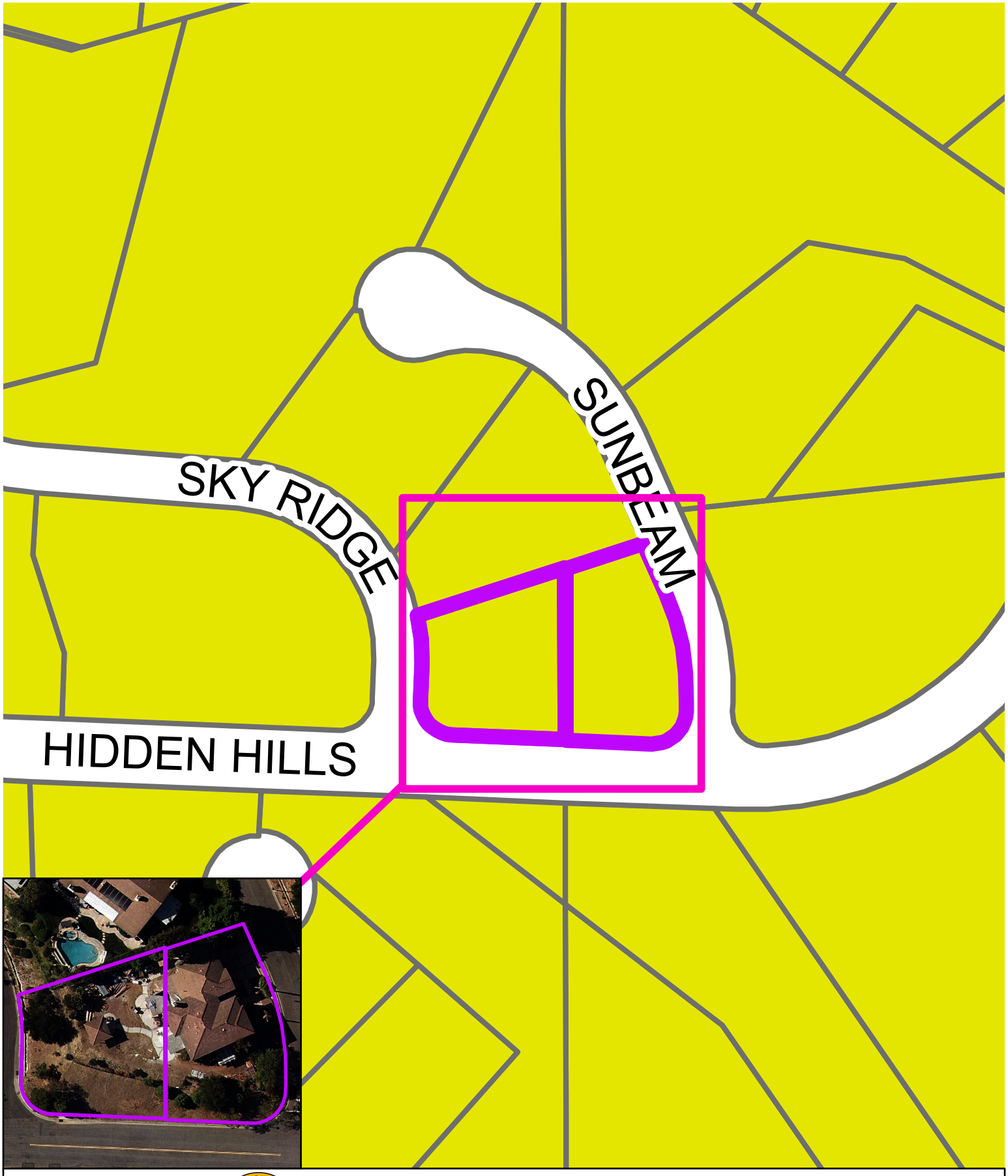
224-0214
SHEET

A-4.2

SCALE 1/4" = 1'-0" ELEVATIONS 1



4895 Sunbeam Lane

APN: 353-593-02, 353-581-06

Vicinity Map

Project Site

City Boundary

N

W E

S

8/11/2025

Source: City of Yorba Linda, 2025

Alexis Garcia

From: jay.kornoff@gmail.com
Sent: Saturday, July 19, 2025 2:13 PM
To: Alexis Garcia
Cc: jay.kornoff@gmail.com
Subject: CUP ZA 2024-42

Alexis.
Thank you for taking the time to visit with me last week at the Planning Department counter regarding the subject CUP application being made by my neighbor.

I live at 4885 Sunbeam Lane, immediately adjacent to the north of the subject property. As such I am literally the only property that will be adversely impacted by this proposed monstrosity of an addition.

I am happy for Lucci and his family that they are able to build the home of their dreams. I have not objected to anything that Lucci has proposed to do on his home. I did not object to him building a larger entrance in the street setback, although all the other neighborhood abide by the setback, however, Lucci somehow thought he should be allowed to build closer to the street than anyone else in the neighborhood.

However, it is NOT right that their dream home should make my home a nightmare for me and my family.

I have already had to live with the construction ongoing for over 3 years now....based on what I see on the proposed site plan, the construction is not near done in the backyard and I will only be enduring more construction for years to come.

I have pleaded with Lucci many times over the past 3 years regarding the hardship that his seemingly endless ongoing project is impacting on my family's quality of life. There have been many ongoing issues with excessive noise, trash, overburdened parking on our street, damage to the street from construction equipment, dust and dirt in the air, etc. etc. etc....everything involved in a major construction project. All the time Lucci promises to 'do better' but he does not....I have come to believe that Lucci simply cares only about himself and what he wants, and has total disregard for me and how my life is impacted by whatever he is doing.

When Lucci first bought the property he explained that he was going to do some 'modest' upgrades....He also promised profusely that nothing he would do would impact my privacy. He promised that 'all' construction was going to be on the south side of the home.
Unfortunately, that does not appear to be true.

Lucci built a second story patio deck out the back yard. The elevation of this deck was high enough so that he could see directly into my back yard. Not only that but the ceiling lights in that patio are tremendously bright. The brightness shines directly into my bedroom. The light is not subtle, it is extremely bright. To try to minimize that privacy intrusion, I have let my hedge at the property line grow up as much as it could to try to provide a privacy screen. Unfortunately, the hedge can do only so much.

This is a strong burden on the applicant to clearly show and demonstrate that any proposed intrusion into the 70 foot privacy zone will not have an adverse impact on the neighbors. Lucci fails with this burden.

The elevation variance between Lucci lot and mine is approximately 4 feet. The proposed addition will be some TWENTY FOUR (24+) feet plus high, and at a distance of a mere 10 feet from my property line. The plans show a first floor elevation of 9', sitting on a 1' ground floor pad, plus a 1' second story floor, then another 9'+ second story, plus another 4' +/- for the roof line....all told exceeding some 24+ feet vertical adjacent to my home.
This is an unconscionable proposal by Lucci and I urge the Zoning Administrator to reject this preposterous monstrosity of an addition.

The drawings elevation shows that there will be literally a wall of windows facing onto my backyard and pool area. This alone clearly indicates Lucci's total disregard of my concerns for privacy. Why does he feel he has to have a wall of windows looking into my yard.

Moreover, because of the elevation and windows, I can only imagine the exterior soffit lights will shine brighter than ever into my yard, home and bedroom. As well as the interior lights will further illuminate the night sky into daylight.

My only protection is from the law, and its fair and reasonable application by the City pursuant to its regular rules and regulations. Lucci does not have a right to this CUP.
But I have a right to the peaceful and quiet enjoyment of my home....that is a property right that the City is obligated to protect from intrusive actions of others.

I wish I could somehow bring a physical rendering of what this proposed CUP would look like at my home....As I calculate above, anyone in the second story CUP will literally be standing about 7' +/- above the grade level of my lot. Put another 5' +/- for a person's viewpoint, that comes out to roughly 12' above the grade of my property elevation. That person, 12' in the air, will be only 10' away from my property line. That angle and elevation of view will TOTALLY obliterate any semblance of privacy I have in my backyard and pool area.
This cannot go forward.

Section 18.38.050 makes it a required mandatory finding by the Zoning Administrator, among other issues, but most salient here:

1. **That the two-story construction does not result in any significant loss of privacy for adjacent residences in a manner that would compromise the neighbors' ability to obtain reasonable and enjoyable use of their own property.**

No reasonable person would want their neighbor, and who knows who else would be guests, gawking down on them from 10' away, at an elevation angle of 12', right into the backyard pool area. If you would not want that for yourself, then you should not allow it to happen to me.

I will attend the July 23, 2025 hearing at 3:00pm to make my objections in person.

Thank you for your consideration.

Alexis Garcia

From: Prem Bovie-Ware <pbovieware@gmail.com>
Sent: Wednesday, July 23, 2025 2:40 PM
To: Alexis Garcia; Tessa Grotz
Subject: Comments about upgrade to 4895 Sunbeam

4895 Sunbeam Extension

We have been the residents of 4895 Sky Ridge since its construction. As original owners we have enjoyed the relative calm and quiet environment of the immediate surrounding area of homes since that time. We have enjoyed the location of our lot as being a bit set apart from the other neighboring homes. After the Freeway Complex Fire the size, expanse and amenities of the homes changed in scope compare to the original residences. It brought a different dynamic, feeling and affluence to the neighborhood. That increase of house size and more amenities coupled with the continual and increasing trend of moving the living area outside has impacted the calm and quiet of the immediate neighborhood somewhat. But that is only because the residents near us don't entertain often especially outdoors and with a reasonably small amount of people, so far. However, with the advent of outside televisions, speakers and firepits it is quite noticeable when any or all of those devices and amenities are being used by the neighbors along with the chatter of gathering of people.

In viewing the plans this morning, our main concerns are noise pollution, light pollution and intrusion, and definitely privacy. The plans I viewed with the gracious and informative assistance of Tessa gave me a better sense of the scope and possible issues that might impact the concerns mentioned above.

The Google maps views that Tessa displayed on the monitor very somewhat helpful but they are very outdated as it is depicting the old house that mirrored the original construction from 1990. It no longer presents the same footprint in expanse or elevation. I have taken and included several photos I took on my return home.

Sky Ridge 1 (SR 1) SR 8 Pictures the 4895 Sunbeam oak tree from our yard. That tree serves an immense value in our continued privacy and presume it might help to some degree to reduce the light pollution and slightly the noise of chatter, pool splashes but probably not music. We really want the oak tree to remain there for those reasons as well as slope integrity.


Sky Ridge 4.JPG


Sky Ridge 5.JPG


Sky Ridge 6.JPG


Sky Ridge 7.JPG


Sky Ridge 8.JPG

CITY of YORBA LINDA

CITY OF YORBA LINDA
ZONING ADMINISTRATOR MEETING MINUTES

Wednesday, July 23, 2025, 3:00 p.m.

Council Chambers
4845 Casa Loma Avenue

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1. ROLL CALL

PLANNING STAFF:	3	Eva Choi, Acting Zoning Administrator Alexis Garcia, Associate Planner Nichole Valdez, Recording Secretary
APPLICANT/OWNER:	2	Lucci & Diane Tira, Homeowners Scott Small, Project Management
PUBLIC RESIDENTS:	1	Jay Kornoff, Neighbor (4885 Sunbeam Lane)

2. PROJECT NAME:

2.1 CONDITIONAL USE PERMIT(ZA) 2024-42 TIRA

A request to construct a 911 square foot second-story addition to an existing 6,339 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 4895 Sunbeam Lane, located on the northeast corner of Sunbeam Lane and Hidden Hills Road, within the RE (Residential Estate) zone. (APN: 353-593-02, 353-581-06).

CEQA STATUS: Categorical Exemption (Class 1: Existing Facilities)
MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No
TRAFFIC COMMISSION REVIEW: No
RECOMMENDATION: To adopt a resolution approving the project

Acting Zoning Administrator Eva Choi gave a brief introduction of the proposed project and informed all present of the process for reviewing Conditional Use Permit entitlement applications at the Zoning Administrator level. Mrs. Choi turned it over to Alexis Garcia, Project Planner.

Mr. Kornoff stated that he would like to object to the meeting due to Ms. Choi being the Acting Zoning Administrator who is also a colleague of Alexis Garcia, Associate Planner. Mr. Kornoff stated that it is a conflict of interest to have someone from the Planning Department be the Acting Zoning Administrator because the Planning staff are recommending approval and he does not feel he will have a fair hearing.

Ms. Choi provided a brief explanation that the Zoning Administrator office is created under state law and by that subsequently the city's Municipal code adopted the Zoning Administrator process and allowing the Community Development Director as the acting person to make the decision regarding Zoning Administrator's application. The Community Development Director who spoke with Mr. Kornoff before the meeting stated that he designated Ms. Choi to be the Acting Zoning Administrator for this project.

Ms. Choi stated Mr. Kornoff's objection of this project is noted for the record. Ms. Choi provided the explanation to Mr. Kornoff's concern. Ms. Choi turned it over the Alexis Garcia, Project Planner.

Mr. Garcia stated that the project before us is CUP(ZA) 2024-42 Tira, the property is located at 4895 Sunbeam Lane in Yorba Linda. The project entails a 911 square foot second-story addition to an existing 6,339 square foot two-story single-family residence. The area of construction is within 70 feet which triggered the Conditional User Permit.

Mr. Garcia stated that there was an opposition letter received on July 19th from the northernly adjacent neighbor. There was also a second letter received on July 23rd.

Mr. Garcia stated that staff did visit the site to assess current conditions. There was an assessment on vegetation height, location and the grade variation. The concerns of the project are centered primarily around the privacy impacts and the massing of the structure as summarized in the letter received on July 29th. And the second letter that was received on July 23rd was regarding the location of an existing tree that is not planned to be removed. The neighbor who sent the letter regarding the tree is not in attendance.

Mr. Garcia explained that there are preliminary findings that were prepared for the project but are not approved yet. Staff is making a recommendation to the Zoning Administrator. Once approved, the Zoning Administrator will finalize the conditions of approval, sign it and send it to the applicant.

Based on Mr. Garcia's review of the project, he finds that the proposed project is buffered by mature vegetation approximately 10 feet in height which limits the direct line of sight. Furthermore, the subject property does sit at a lower natural grade as compared to the neighboring property to the north, approximately 5 feet of a change in grade. Lastly the applicant has provided modification to the second story windows along the northernly façade to prevent any privacy impacts, essentially allowing the windows to serve as an architectural interest for the main dwelling without providing any views towards the property to the north. With the conditions considered, the second story addition design and applicants' efforts to provide sufficient privacy impacts do allow staff the ability to support the second story addition and staff would like to further note the modifications made were from June 10, 2025, and the modification to the windows along the northernly façade to be frosted instead of clear glass. Another finding is the addition of the building that the design of the two-story construction may be architecturally integrated to the existing home. Staff have found that the existing home modern design and architectural elements will remain in the newly created addition along the westerly elevation.

Mr. Garcia stated further findings do touch on a variety of conditions primarily that they are in compliance with the Yorba Linda Municipal Code and that the project did not trigger CEQA review. This project does not repeal, amend or adopt any part of the Land Use policy. It was not part of the Yorba Linda right to vote amendment.

Ms. Choi clarified that that since this is the first time the adjoining neighbor has heard the recommendation from staff she wanted to reiterate the Municipal Code and what staff is required to review in order to make the proper decisions for this application. Ms. Choi referenced the Municipal Code Section 18.38 under subsection B there is a list of four required findings that staff are required to make these findings before they make a decision on the project. Mr. Garcia reviewed the findings in his staff report and no. 4 is not applicable to this project because it is a detached single-family home. Mr. Garcia has provided findings for no. 1, 2, and 3.

Ms. Choi asked Mr. Kornoff if he has any questions. Mr. Kornoff said yes, he has an issue with no.1 and provided an exhibit he dropped off to Mr. Garcia during the week. Mr. Kornoff stated that the CUP is not something they have a right to, it's a discretionary approval subject to mandatory findings listed in the code. The only right is his right to enjoyment of his home. He also explained that he has vegetation on his property and Mr. Tira does not. Mr. Kornoff feels that he does not have the privacy he should have.

Mr. Kornoff stated that Mr. Lucci put in illumination light every 10 feet on the side of the house facing Mr. Kornoff's home. Mr. Kornoff said the light is so bright and goes into his home. Mr. Lucci said he would turn off the lights by 10pm. Mr. Kornoff also stated that the addition will be so long and tall that there is nothing he can do to block it. Mr. Kornoff said the project is unreasonable. The neighborhood is considered the upper Hidden Hills area with approximately one hundred homes which all have 20-to-30-foot setback because they are on a terrace. None of the homes have a 10ft setback.

Mr. Garcia explained that the proposed project is for a second-story area only. If it was a single story, it would not need a CUP. The structure does not request deviation of the code, that's typically done through an administrative adjustment or a variance in severe cases. In this case the setback is determined by the shape of the lot and specifically the lot width. When we look at the lot width it is smaller lot than most, so when looking at the setbacks that are being proposed and the height, both of those items are in compliance as well as our required lot coverage maximum. For those reasons staff is providing their preliminary recommendation which is not final until today's motion.

Mr. Garcia stated in regard to the lighting and noise issues there are standard requirements for any CUP. If they are noncompliant, Code Enforcement will be involved, and this will be done after the fact. The city does not limit the number of events or parties at a specific residence. All of this is considered a private matter. As of today, we are only considering the addition. In terms of the exhibit that was received yesterday, Mr. Garcia would like to note that the windows will be frosted which is not displayed in the visual.

Mr. Kornoff stated that the side of the lot is a slope and is unbuildable. The side that is buildable has already been maxed out according to the calcs. Mr. Garcia said it is not, and the maximum allowable coverage is 35 percent and this project is proposing 28 percent. Mr. Kornoff asked if the FAR is 35 percent and Mr. Garcia stated that the city does not enforce FAR. Mr. Kornoff stated that this project is unreasonable to the neighborhood.

Ms. Choi appreciated Mr. Kornoff expressing his concerns. Ms. Choi would like to discuss reasonable options so both the applicant and neighbor can agree on. The Municipal Code can address exterior lighting to prevent the issue Mr. Kornoff is having as well as the noise. If the neighbor is not in compliance with the Municipal Code Mr. Kornoff can contact Community Preservation. Mr. Kornoff does not want to have to call and create issues with Mr. Tira.

Ms. Choi would like to inform Mr. Kornoff of the usage of the addition. It will be kids room, study, party room, however the applicant would like to label it on the plans, it is unfortunatley not under the purview of city staff. So long that they are not creating a separate unit within that space, they want a three-party room within a single-family residence they can have it. Staff do not have the ability to prevent that from happening. The staff's job is to make sure that the building meets the setback and lot coverage requirements. Because this is an extension from the existing two-story home architecturally it does integrate with the home which is one of the required findings, we don't have concerns with the architectural elements of this project. However, Mr. Kornoff did bring up the frosted windows and expressed that the frosted windows do not provide enough privacy when utilizing his backyard. Staff would like to hear from the applicant in terms of staircase landing, exterior lighting and the windows. Would the applicants like to offer consensus or modifications to the plans now that they have heard Mr. Kornoff's concerns. Ms. Choi suggested the staircase be relocated inside the building which would also eliminate the lighting at the staircase landing.

Mr. Tira agreed that he can remove the staircase and lighting.

Mr. Small said he met with Mr. Kornoff six to eight months ago regarding another project on Mr. Tira's property and they came to an agreement on that project. Now with this project he thought all were in good standing however that is not the case and now the relationship is not as friendly. Mr. Small is willing to place the staircase inside and eliminate the lighting on the side that is on Mr. Kornoff's property. Mr. Small will also provide a texture on the side of the wall, so it is more appealing.

Mr. Kornoff stated that Mr. Small's suggestions are disingenuous.

Mr. Garcia stated the purpose of the meeting is to come to an agreement and provide potential recommendations. The staircase is something that staff are flexible to relocate. The building department does require lighting for egress or entrance into a structure. By relocating the staircase, it will eliminate the platform that will no longer be visible to Mr. Kornoff's yard, and it will also eliminate the required lighting. When speaking with the applicant regarding the windows, staff did suggest that the windows be smaller or eliminate some of the windows and be frosted.

Ms. Choi wanted to discuss the construction timeline and wanted to be sensitive about the impact it would have on Mr. Kornoff. Ms. Choi offered the applicant to provide a tentative schedule of construction. Mr. Kornoff denied.

Mr. Kornoff stated that Mr. Garcia never discussed that he would be looking at a 47-foot wall, 24 feet high that does not have any architectural features, it's just stucco. He does not think it will be appealing to look at.

Ms. Choi made a suggestion that the applicants remove all the windows along the side of the wall and provide clerestory windows that is 6 ½ feet above finished floor. Those windows will be frosted to reduce light emitting out of those windows. The exterior staircase will be relocated to a interior staircase. It would not be reasonable to ask the applicant to reduce the height of this building because the plate height will be consistent with the first and second floor. The portion of the second story addition that will be visible on Mr. Kornoff's side of the property would be at most 10 ft above the hedge. The applicants need to provide their own hedge on their side property line. The hedge needs to start with 25-gallon box tree. As for the wall, because those are smooth stucco that they have on site, without introducing additional exterior material that may not work with the design of the building, it is reasonable to ask for scoreline which is a groove line coming down vertically which will break up the blank wall evenly.

For the record, Ms. Choi clarified the three items that are required from the applicant. One, the applicant shall provide clear story windows that will be 6 ½ feet above the finish floor height of the second floor. The

windows shall be frosted, the applicant shall provide an interior staircase, the exterior staircase shall be removed. There shall be no exterior lighting along the addition portion of the project. The applicant should provide a hedge along the length of the proposed addition. The hedge needs to start with a 25-gallon box tree. The applicant shall provide scorelines to break up the façade of the second story addition. With these conditions and the Municipal Code with lighting noise requirements issues, Ms. Choi approved the project with a 15-day appeal period. The appeal deadline is Thursday, August 7, 2025.

July 23, 2025

Lucian & Diana Tira
4895 Sunbeam Lane
Yorba Linda, CA 92887

RE: CONDITIONAL USE PERMIT (ZA) 2025-42 – TIRA

Dear Mr. Tira:

Review of the Conditional Use Permit for the above-referenced project has been completed. The application has been approved, based on the following project description and findings, subject to the conditions set forth below:

PROJECT DESCRIPTION

A request to construct a 911 square foot second-story addition to an existing 6,339 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 4895 Sunbeam Lane, located on the northeast corner of Sunbeam Lane and Hidden Hills Road, within the RE (Residential Estate) zone.

FINDINGS

1. That the two-story construction does not result in any significant loss of privacy for adjacent residences in a manner that would compromise the neighbors' ability to obtain reasonable and enjoyable use of their own property, in that the proposed addition will be 22 feet in height and is partially buffered by existing mature vegetation—an approximately 10-foot-tall hedge located along the shared property line on the neighbor's side. Additionally, the subject property sits about 5 feet lower in natural grade compared to the adjacent property to the north. This grade difference effectively lowers the visual impact of the new second story from the northerly neighbor's perspective.

   When accounting for both the 5-foot grade difference and the height of the existing hedge, approximately about 4 feet of the second-story wall and 3 feet of the new sloped roof will be visible above the existing hedge screening when viewed from the northern property. This significantly reduces the apparent height and potential intrusiveness of the addition. To further address potential privacy concerns, as a condition of project approval, the second-story windows along the north elevation are required to be frosted and clerestory in design, eliminating direct views while still maintaining architectural interest. The applicant is also

required to create a hedge along the shared north property line by planting 25-gallon box trees.

Considering the combination of natural grade conditions, existing and future vegetation along the shared north property line, limited visible building height, and window modifications as required by the project's condition of approval. Therefore, staff is able to make the finding that the proposed design, as conditioned, does **not** result in any significant loss of privacy for adjacent residences, particularly the property to the north, in a manner that would compromise the reasonable and enjoyable use of that property

2. For a building addition, that the design of the two-story construction be architecturally integrated with that of the existing house as to be made to appear as part of the original construction, in that the proposed addition utilizes similar materials, finishes, and colors as the existing home's design and architectural elements. Recent upgrades to the home's façade reflect a Modern architectural style, and this design language is carried through to the addition. The new construction will feature a smooth stucco finish, window designs that complement the existing ones, a matching roof form and slope, and a cohesive color palette. These elements work together to maintain architectural continuity and create a unified seamless integration with the existing home.

3. That the design of the structure is sensitive to its environs such that it is architecturally compatible with its neighborhood, in that the design of the proposed addition is well integrated into its surroundings and remains architecturally compatible with the neighborhood. By positioning the bulk of the addition toward the rear of the property, the street-facing façade retains a two-story appearance that aligns with the scale and character of other homes in the area. This approach ensures the addition does not appear visually imposing or out of place.

   Furthermore, the addition is screened from street view, as it extends along the side yard and toward the rear. This placement helps preserve the existing streetscape and maintains the visual rhythm of the neighborhood, which is especially important given the property's prominent corner location.

4. The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purpose of the zone in which the site is located in that Section 18.10.100.B of the Yorba Linda Zoning Code allows for the construction of a second-story room addition within seventy feet of another single-family residence with approval of a Conditional Use Permit by the Zoning Administrator.

5. The location of the conditional use and the conditions under which they would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity in that the proposed second-story construction and windows would not unduly

violate the privacy of adjacent property owners due to their design, location, and topographical conditions of the lot. The proposed views will not directly impact the surrounding neighborhood given that the applicant has redesigned the windows facing north, in an effort to prevent any viewshed onto the neighboring property. Furthermore, the design of the addition integrates within the design of the existing house and is architecturally compatible with the newly redesigned homes in the surrounding neighborhood.

6. The proposed conditional use will comply with each of the applicable provisions of the Zoning Code of the City of Yorba Linda.

7. The project constitutes a Class 1 (Existing Facilities) Categorical Exemption, and is therefore, exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations Section 15301.

8. As this project involves no repeal, amendment, or adoption of all or any part of the land use planning policy documents as specified in Section 18.01.020 of the Yorba Linda Municipal Code, this project is exempt from the provisions of Chapter 18.01 of the Yorba Linda Municipal Code, also known as the "Yorba Linda Right-to-Vote Amendment."

STANDARD CONDITIONS:

Eng. 1. Best Management Practices (BMPs) shall be used during construction in accordance with the Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to prevent pollutants, construction materials, and soil from entering the storm drain.

2. The applicant shall obtain an encroachment permit for all work within the City right of way.

3. **Prior to building permit**, the proposed improvements shall comply with the California Building Code latest edition. Drainage and structural setbacks to slopes shall comply with the minimum requirements.

4. **Prior to grading permit/building permit,** the applicant shall apply for and obtain a transportation permit that identifies the disposition of all imported or exported soil and a haul route. The applicant shall demonstrate that the imported soil is clean and suitable for the intended use and that exported soil complies OCFA and OC Environment Health Department. A geotechnical analysis may be required.

5. **Prior to grading permit/building permit,** retaining walls shall be designed have waterproofing applied to the retaining side of the wall, subdrain, and subdrain outlets. The subdrain outlets detail shall be indicated on the retaining wall plan and grading plan. Storm water runoff shall be conveyed away from the retaining wall or mitigated with drainage system.

6. **Prior to grading permit,** an Emergency overflow is required at all sump locations. Slopes shall be armored or a drainage conveyance facility shall be designed where emergency overflow is proposed.

7. **Prior to grading permit,** individual lot drainage shall be designed to convey flows to an acceptable drainage system or outlet to the street or by other lot drainage design to the satisfaction of the City Engineer.

8. **Prior to grading permit,** a soils report shall be prepared by a qualified engineer to the satisfaction of the City Engineer.

9. **Prior to grading permit**, any grading required outside of the project boundaries will require either slope easements or right-of-entry/permission to grade letters from the adjacent property owners.

10. **Prior to grading permit,** applicant shall submit sewer and water plans to the Yorba Linda Water District for determination of the Terms and Conditions for Water and/or Sewer Service.

11. **Prior to grading permit**, drainage facilities that discharge onto adjacent properties shall be designed in such a manner as to convey storm surface water as it historically crosses said property line in its natural state or a drainage acceptance instrument may be obtained from the downstream property owner if the historic drainage flow is affected in an adverse manner.

12. **Prior to grading permit**, an erosion and sediment control plan shall be submitted at the time of Grading Plan review and be accepted by the City Engineer.

13. **Prior to grading permit**, grading of the subject property shall be in compliance with the Grading Ordinance and to the satisfaction of the City Engineer.

14. **Prior to grading permit**, a grading plan shall be submitted for review and approval. Grading shall be in significant conformance to the proposed grading plan as approved by the Planning Commission.

15. **Prior to grading permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (Santa Ana Region).

16. **Prior to grading permit**, the applicant shall file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.

17. **Prior to building permit**, a rough grade certificate, final rough grade report, and individual lot compaction tests shall be provided by a licensed Civil Engineer and Geotechnical Engineer.

18. **Prior to building permit**, all proposed utilities within the project shall be installed underground in accordance with current utility engineering practices. Existing aerial utilities shall be removed and/or placed underground.

19. **Prior to building permit**, drainage facilities and easements shall be provided in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.

20. **Prior to building permit**, the development shall participate in the Eastern Transportation Corridor Fee Program at the established rate.

21. **Prior to building permit**, this project is applicable to the requirements of the Growth Management Plan (GMP), and shall be subject to payment of Traffic Impact Mitigation (Measure M) and as established by the Development Mitigation Program.

22. **Prior to building permit**, utility plans shall be subject to review and approval by the Community Development Director and City Engineer. The City shall have the right to comment, modify, approve or disapprove the utility plan for each utility.

23. **Prior to occupancy**, water supply facilities shall be designed and constructed to the specifications of the Yorba Linda Water District and the City Engineer and dedicated to the Yorba Linda Water District with all incidental fees paid by the applicant.

24. **Prior to occupancy**, a final grade certificate and final grade soils report or letter shall be provided by a licensed Civil Engineer and Geotechnical Engineer.

25. **Prior to grading permit, all existing, abandoned, and/or vacated easements shall be correctly depicted on the plans.** For abandoned and/or vacated easements, the date of abandonment or vacation shall be shown on the plans. For existing easements, the type of easement and owner of easement shall be shown on the plans.

Bldg. 26. Construction and Development shall comply with the latest adopted California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, The California Electrical Code, California Green Building Standards Code, State Building Standards Title 24, and all other applicable codes.

27. A complete "Project Description" and "Scope of Work" must be on the cover sheet of the plans. The plan's scope of work must match the application description. List all proposed work and square footages of all the areas of proposed work.

28. All structures shall be designed in accordance with Section 1609 for the wind design and Section 1613 seismic design of the 2019 California Building Code. The design shall be site specific and include the necessary data to justify proposed design. The wind loading in Yorba Linda is 110 mph, using Basic Wind Speed and Exposure C.

29. All guard railing shall be designed to meet the minimum requirements found in Table 1607.1 and Section 1607.9.1 of the California Building Code. Guard railing shall also meet the requirements of Section R312 of the California Residential Code.

30. Class A fire-rated roofing materials shall be provided for all buildings. In addition, roofing material must be installed to meet high wind velocity (110 mph), per table 1609.3.1, Basic wind design, of the 2019 California Building Code and exposure "C" standards.

31. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final building inspection. Please contact the Orange County Fire Authority at (714) 573-6100 for requirements**. Fire Sprinkler installations requirements are part of this requirement.

32. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final inspection.** Contact Orange County Fire Authority at (714) 573-6100 for requirements. Fire Sprinkler installations requirements are part of this requirement.

33. This project may be subject to applicable school fees, the payment of which shall be documented to the satisfaction of the Building Official **prior to the issuance of building permits.**

34. Applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit's final inspection.

35. The project may be subject to applicable school fees, the payment of which shall be documented to the satisfaction of Building Official **prior to the issuance of building permits.**

36. Any construction sites of 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the Building Division.

City of Yorba Linda Building Division
(714) 961-7120

37. All recorded or documented easements shall be indicated on the site plan. This shall include Southern California Edison, Yorba Linda Water Department, Southern California Gas Company, or any other known easement for the Grant Deed, or any other documentation.

Plng. 38. Within 60 days of approval of this request the applicant shall agree and consent in writing to the conditions of approval, as adopted by the Zoning Administrator.

39. The cover sheet of the building construction drawings shall include a blue line print of the City's conditions of approval and shall be attached to each set of plans submitted for City approval.

40. Development shall occur substantially as shown on the plans approved by the Zoning Administrator and on file with the Community Development Department.

41. Conditional Use Permit (ZA) 2025-42 shall lapse and become void as of July 23, 2026, unless building permits have been issued and diligently pursued toward completion on the structure that is the subject of Conditional Use Permit (ZA) 2025-42 or a time extension is requested in writing prior to that date.

42. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney.

43. All building materials and colors shall match the existing dwelling **to the satisfaction of the Community Development Director.**

44. Plans shall eliminate the exterior staircase along the northern elevation and provide an interior staircase.

45. Applicant shall provide 25-gallon box trees along the northerly property line, creating a hedge condition for a distance equal to the length of the second story addition along the northerly façade, to the satisfaction of the Community Development Director.

46. Second story windows along the northerly façade shall be modified to be clerestory frosted windows, to the satisfaction of the Community Development Director.

47. Applicant shall provide vertical score lines on the north elevation as façade treatment, to the satisfaction of the Community Development Director.

Sincerely,

Eva Choi
Senior Planner,
Acting Zoning Administrator

APPLICATION TO APPEAL DECISION OF THE ZONING ADMINISTRATOR TO THE PLANNING COMMISSION

Note: An appeal must be filed within 15 days of the action for which a review is sought.

Filing Fees	Appeal Fee	Hourly Fee
○ Actual Cost Applications	$1,000.00	$295.00
○ Set Fee Applications	$500.00	$295.00
○ Fee waived if appealed by a City Councilmember		

APPELLENT:

Name: John Jay Kornoff Contact Number: 307-690-1834

Address: 4885 Sunbeam Lane **Appealing the decision date:** July 23

ACTION BEING APPEALED: (Case No., Property Location)

ZA 2024-42 TIRA 4895 Sunbeam Lane

REASON FOR APPEAL: (Why are you appealing the decision? Please provide detailed reasons)

Please see ATTACHED Memorandum and Exhibits

Date: _____ Signature of Appellant: _____

FOR OFFICE USE ONLY

Please forward the application to the City Clerk's Department.

Date Appeal filed: _____ Fee Received: _____

Hearing Date. An appeal shall be scheduled for a public hearing before the Planning Commission at the next available meeting unless both applicant and appellant or reviewing body consent to a later date (YLMC Sec. 18.36.820)

cc: Appellant, File
Community development Dept. (furnish one set of mailing labels for mailing)

MEMORANDUM

TO: **PLANNING COMMISSION**
RE: **ZA 2024-42 TIRA**
ADDRESS: **4895 SUNBEAM LANE, YORBA LINDA, CA**

My name is Jay Kornoff. My wife and I live at 4885 Sunbeam Lane, immediately adjacent to the north of the subject property. As such I am literally the only property that will be adversely impacted by this proposed addition.

I am happy for Lucci and his family that they are able to build the home of their dreams. I have not objected to anything that Lucci has proposed to do on his home. I did not object to him building a larger entrance in the street setback, although all the other homes in the n neighborhood abide by the setback, however, Lucci somehow thought he should be allowed to build closer to the street than anyone else in the neighborhood.

However, it is NOT right that their dream home should make my home a nightmare for me and my family. It is not comfortable or pleasant for me to make these objections against my neighbor. It is not my nature to complain or object what others are doing for their own benefit and wellbeing. All I want to do is peacefully enjoy my home and get along with all the neighbors simply mind my own business and quietly enjoy my retirement years. Unfortunately, this CUP threatens all of that.

I have already had to live with the construction ongoing for over 3 years now....based on what I see on the proposed site plan, the construction is not near done in the backyard and I will only be enduring more construction for years to come.

I have pleaded with Lucci many times over the past 3 years regarding the hardship that his seemingly endless ongoing project is impacting on my family's quality of life. There have been many ongoing issues with excessive noise, trash, overburdened parking on our street, damage to the street from construction equipment, dust and dirt in the air, etc. etc. etc....everything involved in a major construction project.
Unfortunately, I have come to believe that Lucci cares more about what he wants and has no regard on how that might adversely impact me and my family.

When Lucci first bought the property he explained that he was going to do some 'modest' upgrades....He also promised profusely that nothing he would do would impact my privacy. He promised that 'all' construction was going to be on the south side of the home. Unfortunately, that does not appear to be true.

Lucci built a second story patio deck out the back yard. The elevation of this deck was high enough so that he could see directly into my back yard. Not only that but the ceiling lights in that patio are tremendously bright. The brightness shines directly into my bedroom. The light is not subtle, it is extremely bright. To try to minimize that privacy intrusion, I have let my hedge at the property line grow up as much as it could to try to provide a privacy screen. Unfortunately, the hedge can do only so much.

Lucci has a TREMENDOUS amount of lights all around exterior of his house in the soffits. I would estimate he has lights every 10 feet or so. All of Lucci's lights are of the brightness illumination possible. The place is lit up like its Disneyland.
The side yard lights shine directly into my side yard at a brightness where you could literally read a book.

I know it's a violation of his building permit to allow light pollution from his property onto mine.

This subject CUP application to build a second story 'entertainment' room (meaning it's a party room in reality with all of its attendant noise and activity) on top of an additional 911sf addition on the ground floor....a total of an additional 1800sf to the already over impacted lot size of some 6300sf home.
The original home was approximately 3800sf +/- I believe.
Lucci has already added an additional 2500sf to the home, so that now it is a total of 6300sf, in additional to the large second story outdoor patio which could be probably 400sf.

I was told by the planning agent on this file that Yorba Linda does not have what is commonly referred to a 'Floor Area Ratio', meaning regulations limiting the size of a structure relative to the lot size.
Lucci's lot is among, if not the, smallest lot in our neighborhood, which I refer to as the upper Hidden Hills area.

While there are admittedly some quite large homes in this area, they are all on substantial sized lots of an acre, and in most cases multiple acres. These other large homes do not overpower their immediate adjacent neighbors in the way that this proposed addition will impact me.

4895 Sunbeam is among the smallest lots in the neighborhood, yet Lucci wants to build among the largest of homes on the smallest of lots. He already has 6300 sf, and now wants to add another 1800sf, for a total of 8100sf! That is over TWICE the size of my home and just about any other home nearby.
The shear bulk and scale of this home already makes any second story additional to be the epitome of unreasonable.

The set back from my property line is a mere 10'! The second story CUP party room will literally run the ENTIRE length of my backyard. Meaning there will always be a solid wall, 24'+ that will be bearing down on me at all times whenever I try to have some peace and privacy in my own backyard and pool area.

This is unconscionable. I implore the Planning Commission to REJECT this CUP application. The Planning Commission cannot make the required findings enumerated in Section 18.38.050 in order to approve this CUP.

Its noteworthy that the code refers to any structure closer than 70 feet to an existing structure as requiring a CUP. This reference to 70 foot setback clearly indicates the code's sensitivity to intrusion onto neighbor's property and the negative impacts such intrusion can have on privacy and quality of life.
The applicable zoning for our neighborhood is estate rural, which dictates that it's a more rural setting meaning more distance between homes for privacy and rural atmosphere. There are probably well over 100 homes in the upper Hidden Hills neighborhood. I am pretty sure there are NO homes that are in existence that have an actual 10' setback from their neighbors, much less a 24' two story monstrosity within 10' of their neighbor; all homes have 20-30' setbacks at a minimum, and most with much more distance. That fact alone should dictate that the standards within the neighborhood are being compromised by this CUP. The neighborhood standards are context for what is 'reasonable' under the law, and because NO HOME in the neighborhood has a 24+ foot wall only 10 feet away from property line should establish pretty clearly that this CUP is an abuse.

This is a strong burden on the applicant to clearly show and demonstrate that any proposed intrusion into the 70 foot privacy zone will not have an adverse impact on the neighbors. Lucci fails with this burden.

The elevation variance between Lucci lot and mine is approximately 4-5 feet. The proposed addition will be some TWENTY FOUR (24+) feet plus high, and at a distance of a mere 10 feet from my property line.
The plans show a first floor elevation of 9', sitting on a 1' ground floor pad, plus a 1' second story floor, then another 9'+ second story, plus another 4' +/- for the roof line....all told exceeding some 24+ feet vertical adjacent to my home.
This is an unconscionable proposal by Lucci and I urge the Planning Commission to reject it.

The initial drawings elevation shows that there will be literally a wall of windows facing onto my backyard and pool area. This alone clearly indicates Lucci's total disregard of my concerns for privacy.

Moreover, because of the elevation and windows, I can only imagine the exterior soffit lights will shine brighter than ever into my yard, home and bedroom. As well as the interior lights will further illuminate the night sky into daylight.

My only protection is from the law, and its fair and reasonable application by the City pursuant to its regular rules and regulations. Lucci does not have a right to this CUP. The CUP is discretionary with specific and defined requirements set out in Section 18.38.050.

But I have a right to the peaceful and quiet enjoyment of my home....that is a property right that the City is obligated to protect from intrusive actions of others.

The Zoning Administrator was considerate of these arguments made at the ZA hearing, and imposed certain conditions on the approval of the CUP intended to mitigate some or the obvious negative impacts to my property and the quiet and peaceful enjoyment of my home.
These conditions included limiting the windows to a higher elevation and that they be frosted. Also the removal of the outside staircase was required, which otherwise would have allowed persons to directly view into my backyard from a distance of only 4 feet. Plus exterior lighting was prohibited on the wall facing north.

While these conditions are appreciated, they still do not address the overarching negative impact a massive wall, 47 feet long and some 24 feet tall, being a mere 10 feet from my property line will have on my quiet and peaceful enjoyment of my home.

With all due respect to the Zoning Administrator and Planning agent, they were more concerned with the 'applicant's right to build on their property.' That concentration and perspective is misguided inasmuch as it flies directly contrary to the dictates of the CUP regulations.

Section 18.38.050 makes it a required **mandatory finding** by the Planning Commission, among other issues, but most salient here:

1. **That the two-story construction does not result in any significant loss of privacy for adjacent residences in a manner that would compromise the neighbors' ability to obtain reasonable and enjoyable use of their own property.**

No reasonable person would want their neighbor, and who knows who else would be guests, gawking down on them from 10' away, at an elevation angle of 12', right into the backyard pool area. If you would not want that for yourself, then you should not allow it to happen to me.

Respectfully submitted,

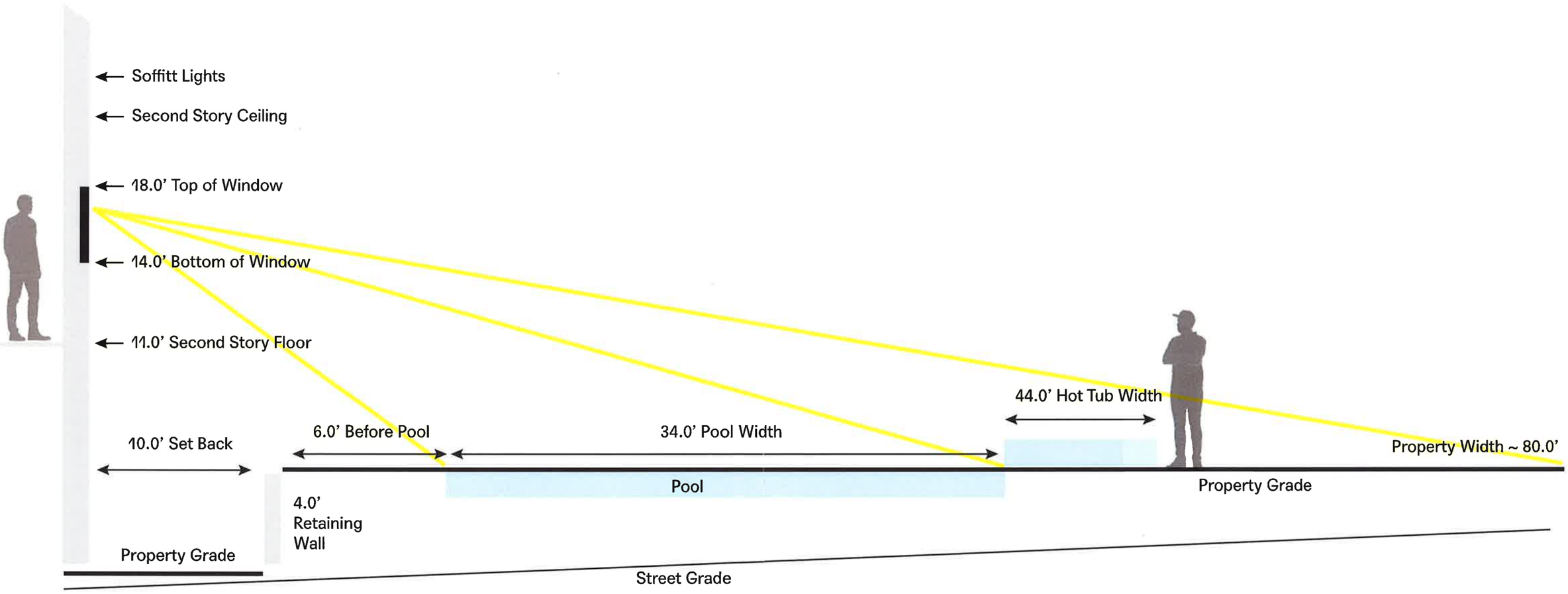
_____

John Jay Kornoff
Date: July 29, 2025

Drawing Not to Scale

4895 TO 4885 ELEVATION

Dimensions Approximate | Jay Kornoff 7/22/25



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF YORBA LINDA DENYING THE APPEAL AND UPHOLDING THE ZONING ADMINSTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT 2024-42 – TIRA, WITH CONDITIONS

WHEREAS, an application for Conditional Use Permit 2024-42 was made by Lucian and Diana Tira, 4895 Sunbeam Lane, Yorba Linda, CA 92887, to construct a 911 square foot second-story addition to an existing 6,339 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 4895 Sunbeam Lane, Yorba Linda, CA 92887, located in the RE (Residential Estate) zone; and,

WHEREAS, Section 18.10.100.B of the Yorba Linda Zoning Code requires that a Conditional Use Permit be granted by the Planning Commission or Zoning Administrator for any proposed second-story construction within seventy feet (70') of an adjacent dwelling; and,

WHEREAS, after careful consideration of all the evidence and public testimony, the Zoning Administrator determined the proposed project to be consistent with the mandatory findings included in Section 18.10.100.B of the Yorba Linda Zoning Code and approved Conditional Use Permit 2024-42 at the regularly scheduled meeting of July 23, 2025, subject to conditions of approval; and,

WHEREAS, the Zoning Adminstrator's approval of Conditional Use Permit 2024-42 is subject to a 15-day appeal period to the Planning Commission; and

WHEREAS, a timely application for an appeal was received by John Jay Kornoff for the Zoning Administrator's approval of Conditional Use Permit 2024-42, pursuant to Section 18.38.080.D of the Yorba Linda Zoning Code; and,

WHEREAS, this matter requires a public hearing in conformance with applicable law; and,

WHEREAS, notice of a public hearing of the Planning Commission of the City of Yorba Linda concerning an appeal of Conditional Use Permit 2024-42 was given in accordance with applicable law; and,

WHEREAS, on August 27, 2025, a public hearing on Conditional Use Permit 2024-42 was held by the Planning Commission; and,

WHEREAS, the Planning Commission of the City of Yorba Linda does hereby find that the proposed second-story addition complies with mandatory findings included in Section 18.10.100.B of the Yorba Linda Zoning Code as follows:

1. That the two-story construction does not result in any significant loss of privacy for adjacent residences in a manner that would compromise the neighbors' ability to obtain reasonable and enjoyable use of their own property, in that the proposed addition will be 22 feet in height and is partially buffered by existing mature vegetation—an approximately 10-foot-tall hedge located along the shared property line on the neighbor's side. Additionally, the subject property sits about 5 feet lower in natural grade compared to the adjacent property to the north. This grade difference effectively lowers the visual impact of the new second story from the northerly neighbor's perspective.

   When accounting for both the 5-foot grade difference and the height of the existing hedge, approximately about 4 feet of the second-story wall and 3 feet of the new sloped roof will be visible above the existing hedge screening when viewed from the northern property. This significantly reduces the apparent height and potential intrusiveness of the addition. To further address potential privacy concerns, as a condition of project approval, the second-story windows along the north elevation are required to be frosted and clerestory in design, eliminating direct views while still maintaining architectural interest. The applicant is also required to create a hedge along the shared north property line by planting 25-gallon box trees, to the satisfaction of the Community Development Director. Lastly, the staircase shown on the original set of plans is to be eliminated along with the landing and any exterior lighting and the applicant shall instead provide an interior staircase further reducing the potential of privacy impacts along the northerly boundary.

   Considering the combination of natural grade conditions, existing and future vegetation along the shared north property line, limited visible building height, and window modifications as required by the project's condition of approval. Therefore, staff is able to make the finding that the proposed design, as conditioned, does **not** result in any significant loss of privacy for adjacent residences, particularly the property to the north, in a manner that would compromise the reasonable and enjoyable use of that property;

2. For a building addition, that the design of the two-story construction be architecturally integrated with that of the existing house as to be made to appear as part of the original construction, in that the proposed addition utilizes similar materials, finishes, and colors as the existing home's design and architectural elements. Recent upgrades to the home's façade reflect a Modern architectural style, and this design language is carried through to the addition. The new construction will feature a smooth stucco finish, window designs that complement the existing ones, a matching roof form and slope, and a cohesive color palette. These elements work together to maintain architectural continuity and create a unified seamless integration with the existing home;

3. That the design of the structure is sensitive to its environs such that it is architecturally compatible with its neighborhood, in that the design of the proposed addition is well

integrated into its surroundings and remains architecturally compatible with the neighborhood. By positioning the bulk of the addition toward the rear of the property, the street-facing façade retains a two-story appearance that aligns with the scale and character of other homes in the area. This approach ensures the addition does not appear visually imposing or out of place.

Furthermore, the addition is screened from street view, as it extends along the side yard and toward the rear. This placement helps preserve the existing streetscape and maintains the visual rhythm of the neighborhood, which is especially important given the property's prominent corner location;

WHEREAS, after consideration of the staff report and all of the information, testimony, and evidence presented at the public hearing, the Yorba Linda Planning Commission does hereby find that with incorporation of the conditions attached hereto as Exhibit “A”:

A. The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purpose of the zone in which the site is located in that Section 18.10.100.B of the Yorba Linda Zoning Code allows for the construction of a second-story room addition within seventy feet of another single-family residence with approval of a Conditional Use Permit by the Zoning Administrator.

B. The location of the conditional use and the conditions under which they would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity in that the proposed second-story construction and windows would not unduly violate the privacy of adjacent property owners due to their design, location, and topographical conditions of the lot. The proposed views will not directly impact the surrounding neighborhood given that the applicant has redesigned the windows facing north to maintain a frosted glass and clerestory design, in an effort to prevent any viewshed onto the neighboring property. In addition to the window modifications, exterior staircase was removed and relocated to be an interior staircase. Furthermore, the design of the addition integrates within the design of the existing house and is architecturally compatible with the newly redesigned homes in the surrounding neighborhood.

C. The proposed conditional use will comply with each of the applicable provisions of the Zoning Code of the City of Yorba Linda.

D. The project constitutes a Class 1 (Existing Facilities) Categorical Exemption, and is therefore, exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations Section 15301.

E. As this project involves no repeal, amendment, or adoption of all or any part of the land use planning policy documents as specified in Section 18.01.020 of the Yorba Linda Municipal Code, this project is exempt from the provisions of Chapter 18.01 of the Yorba Linda Municipal Code, also known as the "Yorba Linda Right-to-Vote Amendment."

NOW THEREFORE BE IT RESOLVED that the Yorba Linda Planning Commission does hereby deny the appeal and uphold the Zoning Administrator's approval of Conditional Use Permit 2024-42, subject to the conditions of approval shown on Exhibit "A" attached to this Resolution and by this reference incorporated herein.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Yorba Linda on August 27, 2025.

DON BERNSTEIN
CHAIRMAN

TO WIT:

I HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the Yorba Linda Planning Commission on August 27, 2025, and carried by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:

NATE FARNSWORTH, AICP
SECRETARY TO THE PLANNING COMMISSION

EXHIBIT "A"
FOR RESOLUTION NO.
APPROVING CONDITIONAL USE PERMIT 2024-42 – TIRA

Standard Conditions:

Eng.

1. Best Management Practices (BMPs) shall be used during construction in accordance with the Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to prevent pollutants, construction materials, and soil from entering the storm drain.

2. The applicant shall obtain an encroachment permit for all work within the City right of way.

3. **Prior to building permit**, the proposed improvements shall comply with the California Building Code latest edition. Drainage and structural setbacks to slopes shall comply with the minimum requirements.

4. **Prior to grading permit/building permit,** the applicant shall apply for and obtain a transportation permit that identifies the disposition of all imported or exported soil and a haul route. The applicant shall demonstrate that the imported soil is clean and suitable for the intended use and that exported soil complies OCFA and OC Environment Health Department. A geotechnical analysis may be required.

5. **Prior to grading permit/building permit,** retaining walls shall be designed have waterproofing applied to the retaining side of the wall, subdrain, and subdrain outlets. The subdrain outlets detail shall be indicated on the retaining wall plan and grading plan. Storm water runoff shall be conveyed away from the retaining wall or mitigated with drainage system.

6. **Prior to grading permit,** an Emergency overflow is required at all sump locations. Slopes shall be armored or a drainage conveyance facility shall be designed where emergency overflow is proposed.

7. **Prior to grading permit,** individual lot drainage shall be designed to convey flows to an acceptable drainage system or outlet to the street or by other lot drainage design to the satisfaction of the City Engineer.

8. **Prior to grading permit,** a soils report shall be prepared by a qualified engineer to the satisfaction of the City Engineer.

9. **Prior to grading permit**, any grading required outside of the project boundaries will require either slope easements or right-of-entry/permission to grade letters from the adjacent property owners.

10. **Prior to grading permit,** applicant shall submit sewer and water plans to the Yorba Linda Water District for determination of the Terms and Conditions for Water and/or Sewer Service.

11. **Prior to grading permit**, drainage facilities that discharge onto adjacent properties shall be designed in such a manner as to convey storm surface water as it historically crosses said property line in its natural state or a drainage acceptance instrument may be obtained from the downstream property owner if the historic drainage flow is affected in an adverse manner.

12. **Prior to grading permit**, an erosion and sediment control plan shall be submitted at the time of Grading Plan review and be accepted by the City Engineer.

13. **Prior to grading permit**, grading of the subject property shall be in compliance with the Grading Ordinance and to the satisfaction of the City Engineer.

14. **Prior to grading permit**, a grading plan shall be submitted for review and approval. Grading shall be in significant conformance to the proposed grading plan as approved by the Planning Commission.

15. **Prior to grading permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (Santa Ana Region).

16. **Prior to grading permit**, the applicant shall file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.

17. **Prior to building permit**, a rough grade certificate, final rough grade report, and individual lot compaction tests shall be provided by a licensed Civil Engineer and Geotechnical Engineer.

18. **Prior to building permit**, all proposed utilities within the project shall be installed underground in accordance with current utility engineering practices. Existing aerial utilities shall be removed and/or placed underground.

19. **Prior to building permit**, drainage facilities and easements shall be provided in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.

20. **Prior to building permit**, the development shall participate in the Eastern Transportation Corridor Fee Program at the established rate.

21. **Prior to building permit**, this project is applicable to the requirements of the Growth Management Plan (GMP), and shall be subject to payment of Traffic Impact Mitigation (Measure M) and as established by the Development Mitigation Program.

22. **Prior to building permit**, utility plans shall be subject to review and approval by the Community Development Director and City Engineer. The City shall have the right to comment, modify, approve or disapprove the utility plan for each utility.

23. **Prior to occupancy**, water supply facilities shall be designed and constructed to the specifications of the Yorba Linda Water District and the City Engineer and dedicated to the Yorba Linda Water District with all incidental fees paid by the applicant.

24. **Prior to occupancy**, a final grade certificate and final grade soils report or letter shall be provided by a licensed Civil Engineer and Geotechnical Engineer.

25. **Prior to grading permit, all existing, abandoned, and/or vacated easements shall be correctly depicted on the plans.** For abandoned and/or vacated easements, the date of abandonment or vacation shall be shown on the plans. For existing easements, the type of easement and owner of easement shall be shown on the plans.

Bldg. 26. Construction and Development shall comply with the latest adopted California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, The California Electrical Code, California Green Building Standards Code, State Building Standards Title 24, and all other applicable codes.

27. A complete “Project Description” and “Scope of Work” must be on the cover sheet of the plans. The plan’s scope of work must match the application description. List all proposed work and square footages of all the areas of proposed work.

28. All structures shall be designed in accordance with Section 1609 for the wind design and Section 1613 seismic design of the 2019 California Building Code. The design shall be site specific and include the necessary data to justify proposed design. The wind loading in Yorba Linda is 110 mph, using Basic Wind Speed and Exposure C.

29. All guard railing shall be designed to meet the minimum requirements found in Table 1607.1 and Section 1607.9.1 of the California Building Code. Guard railing shall also meet the requirements of Section R312 of the California Residential Code.

30. Class A fire-rated roofing materials shall be provided for all buildings. In addition, roofing material must be installed to meet high wind velocity (110 mph), per table 1609.3.1, Basic wind design, of the 2019 California Building Code and exposure "C" standards.

31. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final building inspection. Please contact the Orange County Fire Authority at (714) 573-6100 for requirements**. Fire Sprinkler installations requirements are part of this requirement.

32. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final inspection.** Contact Orange County Fire Authority at (714) 573-6100 for requirements. Fire Sprinkler installations requirements are part of this requirement.

33. This project may be subject to applicable school fees, the payment of which shall be documented to the satisfaction of the Building Official **prior to the issuance of building permits.**

34. Applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit's final inspection.

35. The project may be subject to applicable school fees, the payment of which shall be documented to the satisfaction of Building Official **prior to the issuance of building permits.**

36. Any construction sites of 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the Building Division.

    City of Yorba Linda Building Division
    (714) 961-7120

37. All recorded or documented easements shall be indicated on the site plan. This shall include Southern California Edison, Yorba Linda Water Department, Southern California Gas Company, or any other known easement for the Grant Deed, or any other documentation.

Plng. 38. Within 60 days of approval of this request the applicant shall agree and consent in writing to the conditions of approval, as adopted by the Zoning Administrator.

39. The cover sheet of the building construction drawings shall include a blue line print of the City's conditions of approval and shall be attached to each set of plans submitted for City approval.

40. Development shall occur substantially as shown on the plans approved by the Zoning Administrator and on file with the Community Development Department.

41. Conditional Use Permit 2025-42 shall lapse and become void as of August 27, 2026, unless building permits have been issued and diligently pursued toward completion on the structure that is the subject of Conditional Use Permit 2025-42 or a time extension is requested in writing prior to that date.

42. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney.

43. All building materials and colors shall match the existing dwelling **to the satisfaction of the Community Development Director.**

44. Plans shall eliminate the exterior staircase along the northern elevation and provide an interior staircase.

45. Applicant shall provide 25-gallon box trees along the northerly property line, creating a hedge condition for a distance equal to the length of the second story addition along the northerly façade, to the satisfaction of the Community Development Director.

46. Second story windows along the northerly façade shall be modified to be clerestory frosted windows, to the satisfaction of the Community Development Director.

47. Applicant shall provide vertical score lines on the north elevation as façade treatment, to the satisfaction of the Community Development Director.

- The End -

STAFF REPORT
CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: **AUGUST 27, 2025**

TO: **HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

BY: **ALEXIS GARCIA, ASSOCIATE PLANNER**

SUBJECT: **DESIGN REVIEW 2025-09 THONEY**

APPLICANT: **Shane Thoney**
5525 Blue Ridge Drive
Yorba Linda, California 92887

CEQA STATUS: Categorical Exemption (Class 3 - New Construction or Conversion of Small Structures)

RELATED ITEMS: None

LOCATION: 5525 Blue Ridge Drive

REQUEST: A request to construct a ground-mounted 56 panel solar photovoltaic system within the vacated LMAD easement area along the rear of the property, outside of required rear and side setback areas, on the property addressed as 5525 Blue Ridge Drive, located along the westerly portion of Blue Ridge Drive, within the RE (Residential Estate) zone.

PROJECT DATA

APN: 329-111-19
General Plan: Residential Medium Low
Zoning: RE (Residential Estate)

Property Development Standards

	Required	Proposed
Side Yard Setback (North)… . .	15 feet	56 feet 7 inches
Side Yard Setback (South). . . .	15 feet	54 feet
Rear Yard Setback	25 feet	25 feet

* Setbacks exist and will not change with project development.

BACKGROUND

The applicant is requesting review and approval of a Design Review application to construct a 56-panel, ground-mounted solar photovoltaic (PV) system along the **western (rear)** slope of the subject property, within a vacated Landscape Maintenance Assessment District (LMAD) easement. The subject landscaped slope was fully vacated as part of Local Landscaping Zone L-1B in 1994, returning the area to the property owner for their private use and maintenance. The PV system is proposed to be rectangularly shaped, 63 feet and 9 inches (63'-9") long by 12 feet and 8 inches (12-8") wide for a total of 808 square feet. Ground clearance is proposed to be between one and four feet, depending upon topographical conditions. As shown on the plans provided, the applicant is requesting to keep the structure outside of any required rear or side yard setback area, as well as the Fire Maintenance Easement located along the northern portion of the lot. Given the location of the PV system being within the vacated LMAD easement area, design review approval by the Planning Commission is required.

DISCUSSION

The subject property is approximately 1.25 acres in size with the rear one-third being characterized by a steep downward slope (approximately 42 percent) that is conducive for a ground-mounted PV system. Solar energy systems are generally governed by Section 18.10.110(F) of the YLZC, which requires ground-mounted systems to conform to setback requirements of the main structure and take efforts to minimize their appearance from public areas.

The property has a required rear yard setback of 25 feet as measured from the rear property line; staff has determined that the PV system is not located within that area as it is proposed to be 25 feet from the nearest corner of the arrays towards the **rear** property line. Furthermore, Section 18.10.090 of the YLZC defines the side yard setback interpretation for Residential Estate (RE) zones as 10% of the lot width which would be approximately 15 feet wide for this specific property. As proposed, the PV system will maintain setbacks of 56 feet and 7 inches from the **north (side)** property line and 54 feet from the **south (side)** property line. Lastly, the PV system is proposed to be approximately 300 feet from the **front** property line and is therefore well outside of the front setback. (Figure 1)

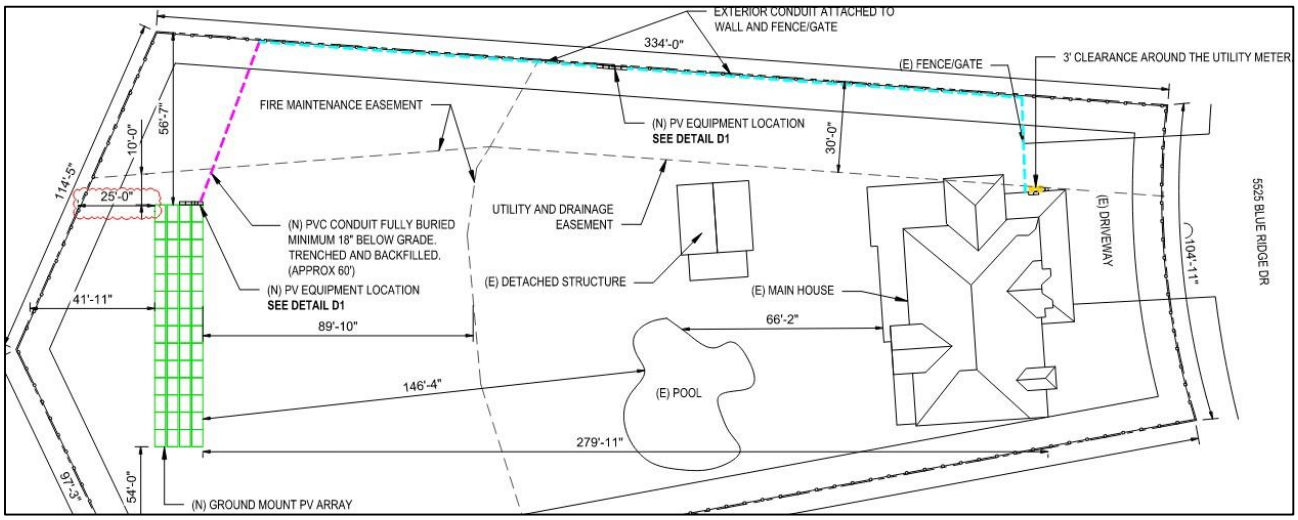


Figure 1

Public views of the proposed PV system are anticipated to be limited primarily due to the neighborhood context consisting of large (1-1.5 acre) lots with single-family homes and steep hillsides with no trails or other public amenities. Additionally, the existing fencing along the property boundary and presence of mature landscaping on downhill properties provides adequate screening when viewed from the west. With these considerations, staff believes the proposed PV system satisfies the locational and screening criteria prescribed by the YLMC, believes there would be no health and safety risks associated with this request, and is supportive of the project. As of this writing, no objections or concerns from surrounding property owners have been received.

RECOMMENDATION

It is recommended that the Planning Commission approve, by minute motion, Design Review 2025-09 – Thoney, with conditions.

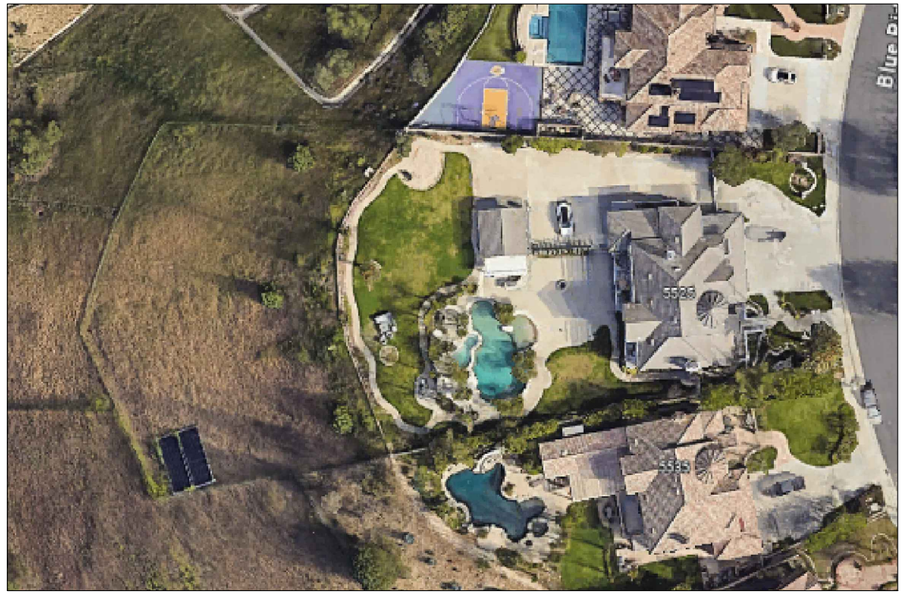
ATTACHMENTS

1) Plans
2) Locator Map
3) Design Review 2025-09 – Thoney Conditions of Approval

(N) PV SYSTEM FOR THONEY RESIDENCE | 5525 BLUE RIDGE DR, YORBA LINDA, CA 92887

SYSTEM SIZE: 25.760 kW DC (STC-DC) | 24.327 kW (CEC-AC) | 22.800 kW AC (INVERTER)

AERIAL IMAGE



SCOPE OF WORK:

INSTALLATION OF NEW PV SYSTEM: ***25.760 kW DC (STC-DC) | 24.327 kW (CEC-AC) | 22.800 kW AC (INVERTER)***
INSTALLATION OF NEW BATTERY BACKUP: ***(3) POWERWALL 3 W/ (2) POWERWALL 3 EXPANSION UNITS (13.5 KWH EACH)*** △

SYSTEM COMPONENTS

MODULE:	(56) REC SOLAR REC460AA PURE-RX
OPTIMIZER/RSD:	SOLAREDGE S500
INVERTER/BATTERY:	(2) SOLAREDGE SE11400H-US
MOUNT:	IRONRIDGE GROUND MOUNT
RAILING:	IRONRIDGE XR 1000
MSP UPGRADE:	NO

BATTERY BACKUP DETAILS

(3) POWERWALL 3 (AC COUPLED)
(2) POWERWALL 3 EXPANSION UNIT (DC COUPLED) △

ESS UNIT CAPACITY (KWH/UNIT):	13.5 KWH / UNIT
TOTAL ENERGY CAPACITY IN KWH:	67.50 KWH
LOCATION OF ALL ESS UNITS:	OUTDOOR WALLS
BATTERY BACKUP TYPE:	PARTIAL HOUSE

ADDITIONAL NOTES

NO SEPTIC ON SITE

PROJECT INFORMATION

AUTHORITIES HAVING JURISDICTION

AHJ:	YORBA LINDA CITY
UTILITY:	SCE

DESIGN SPECIFICATIONS

OCCUPANCY:	R-3/U
CONSTRUCTION:	V-B
ZONING:	RESIDENTIAL
SNOW LOAD:	0
WIND EXPOSURE:	C
WIND SPEED:	95 MPH
ROOF SURFACE:	N/A
PV COVERAGE:	1255.08
OF STORIES:	TWO
FIRE SPRINKLERS:	NO

ALL WORK SHALL COMPLY WITH APPLICABLE, LOCAL, MUNICIPAL CODES, AND TO MANUFACTURERS' LISTINGS AND INSTALLATION INSTRUCTIONS.

APPLICABLE CODES & STANDARDS

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
ANY YORBA LINDA CITY MUNICIPAL CODES & AMENDMENTS

GENERAL NOTES

A. THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE CALIFORNIA ELECTRIC CODE (CEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

B. ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED ELECTRICAL TESTING LABORATORY AND SHALL BE INSTALLED PER ITS LISTING REQUIREMENTS AND MANUFACTURER'S INSTRUCTIONS.

C. THE PV SYSTEM WILL BE INTERCONNECTED AND OPERATED IN PARALLEL WITH THE UTILITY ELECTRICAL GRID PER THE REQUIREMENTS OF THE UTILITY AND APPLICABLE CODES.

D. CONTRACTORS SHALL BE PRESENT DURING ALL INSPECTIONS.

E. A LADDER SHALL BE PROVIDED AND SECURED TO THE STRUCTURE AT THE APPROVED ROOF ACCESS POINT WITH A CAL OSHA APPROVED DEVICE DURING ALL INSPECTIONS.

F. THE ROOF ACCESS POINT REQUIRING A LADDER SHALL NOT BE LOCATED OVER A WINDOW, DOOR OR LOCATED WHERE IT CONFLICTS WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS [CRC 324.7.1].

G. THE PV SYSTEM IS DESIGNED IN COMPLIANCE WITH CEC 690.12 (RAPID SHUTDOWN); IDENTIFICATION OF POWER SOURCE RAPID SHUTDOWN AND LABELING SHALL BE IN ACCORDANCE WITH CEC 690.56(C).

H. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED [CEC 110.26].

I. POWER PRODUCTION SYSTEMS, AND ALL ASSOCIATED WIRING AND INTERCONNECTIONS OPERATING IN PARALLEL WITH A PRIMARY POWER SOURCE SHALL BE PERFORMED ONLY BY QUALIFIED PERSONS
[CEC 690.4(C), 705.8].

SMOKE AND CARBON MONOXIDE

A. SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED ONTO THE EXISTING DWELLING AS PER THE 2022 CRC. THESE SMOKE ALARMS ARE REQUIRED TO BE IN ALL BEDROOMS, OUTSIDE EACH BEDROOM, AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED OUTSIDE EACH BEDROOM AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. (CRC 314,315)

B. SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED PER CRC SECTIONS 314 AND 315 TO BE VERIFIED AND INSPECTED BY THE INSPECTOR IN THE FIELD.

NOTES TO INSTALLER

A. NOTIFY SERVING UTILITY PRIOR TO ACTIVATION OF PV SYSTEM; APPROVAL FROM BOTH THE LOCAL JURISDICTION AND THE UTILITY IS REQUIRED PRIOR TO INTERCONNECTION.

B. DIG ALERT (811) IS TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.

C. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (95.7 YLMC)

D. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS, A SUCCESSFUL INSPECTION IS NOT OBTAINED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. PERMITS WHICH AHVE BECAME INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO ONE (1) YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE. (95.7 YLMC)

E. THE CONTRACTOR SHALL PROVIDE A WRITTEN LETTER TO THE BUILDING INSPECTOR STATING THAT ALL STRUCTURAL CONNECTIONS AND SOLAR PANEL ARRAYS HAVE BEEN INSTALLED PER THE APPROVED PLANS.

SHEET LIST TABLE

PV.01A	COVER SHEET
PV.01B	BATTERY NOTES
PV.02	SITE PLAN
PV.03	STRUCTURAL DETAILS
PV.04	THREE LINE DIAGRAM
PV.05	ELECTRICAL CALCULATIONS
PV.06	LABELS
PV.07	PLACARD MAP
OM	OPTIMIZER MAP
SPEC	SPECIFICATION SHEETS

REVISIONS

SEE RESPONSE LETTER FOR DETAILS

△	05.07.25	UPDATED EQUIPMENT DETAIL
△	06.27.25	AHJ CORRECTIONS
△	08.12.25	AHJ CORRECTIONS

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NEW PV SYSTEM
25.760 kW DC (STC-DC) | 24.327 kW (CEC-AC)

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APN: 32911119

DESIGNED BY **SOLAR DEPLOYED, LLC.**
931 10TH ST #114, MODESTO, CA 95354
209-671-2001 | HELLO@SOLARDEPLOYED.COM

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SHEET NAME:	SHEET NO.:
COVER SHEET	**PV.01A**

BATTERY INSTALLATION REQUIREMENTS

[R328.2] EQUIPMENT LISTINGS. ENERGY STORAGE SYSTEMS (ESS) SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 9540.

[R328.3] INSTALLATION. ESS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THEIR LISTING.

[R328.3.1] SPACING. INDIVIDUAL UNITS SHALL BE SEPARATED FROM EACH OTHER BY NOT LESS THAN 3 FEET (914 MM) EXCEPT WHERE SMALLER SEPARATION DISTANCES ARE DOCUMENTED TO BE ADEQUATE BASED ON LARGE-SCALE FIRE TESTING COMPLYING WITH SECTION 1207.1.5 OF THE CALIFORNIA FIRE CODE.

[R328.4] LOCATIONS. ESS SHALL BE INSTALLED ONLY IN THE FOLLOWING LOCATIONS:

1. DETACHED GARAGES AND DETACHED ACCESSORY STRUCTURES.
2. ATTACHED GARAGES SEPARATED FROM THE DWELLING UNIT LIVING SPACE IN ACCORDANCE WITH SECTION R302.6.
3. OUTDOORS OR ON THE EXTERIOR SIDE OF EXTERIOR WALLS LOCATED NOT LESS THAN 3 FEET (914 MM) FROM DOORS AND WINDOWS DIRECTLY ENTERING THE DWELLING UNIT.
4. ENCLOSED UTILITY CLOSETS, BASEMENTS, STORAGE OR UTILITY SPACES WITHIN DWELLING UNITS WITH FINISHED OR NONCOMBUSTIBLE WALLS AND CEILINGS. WALLS AND CEILINGS OF UNFINISHED WOOD-FRAMED CONSTRUCTION SHALL BE PROVIDED WITH NOT LESS THAN 5/8-INCH (15.9 MM) TYPE X GYPSUM WALLBOARD.

ESS SHALL NOT BE INSTALLED IN SLEEPING ROOMS, OR CLOSETS OR SPACES OPENING DIRECTLY INTO SLEEPING ROOMS OR IN HABITABLE SPACES OF DWELLING UNITS.

R328.6 ELECTRICAL INSTALLATION. ESS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC AND LOCAL ELECTRICAL CODE REQUIREMENTS. INVERTERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1741 OR PROVIDED AS PART OF THE UL 9540 LISTING. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION.

R328.7 FIRE DETECTION. ROOMS AND AREAS WITHIN DWELLING UNITS, BASEMENTS AND ATTACHED GARAGES IN WHICH ESS ARE INSTALLED SHALL BE PROTECTED BY SMOKE ALARMS IN ACCORDANCE WITH SECTION R314. A HEAT DETECTOR, LISTED AND INTERCONNECTED TO THE SMOKE ALARMS, SHALL BE INSTALLED IN LOCATIONS WITHIN DWELLING UNITS AND ATTACHED GARAGES WHERE SMOKE ALARMS CANNOT BE INSTALLED BASED ON THEIR LISTING.

[SFM] ESS INSTALLED IN GROUP R-3 AND TOWNHOMES SHALL COMPLY WITH THE FOLLOWING:

1. ROOMS AND AREAS WITHIN DWELLINGS UNITS, SLEEPING UNITS, BASEMENTS AND ATTACHED GARAGES IN WHICH ESS ARE INSTALLED SHALL BE PROTECTED BY SMOKE ALARMS IN ACCORDANCE WITH SECTION R314.
2. A LISTED HEAT ALARM INTERCONNECTED TO THE SMOKE ALARMS SHALL BE INSTALLED IN LOCATIONS WITHIN DWELLING UNITS, SLEEPING UNITS AND ATTACHED GARAGES WHERE SMOKE ALARMS CANNOT BE INSTALLED BASED ON THEIR LISTING.

R328.8 PROTECTION FROM IMPACT. ESS INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE IN ACCORDANCE WITH SECTION R328.8.1 OR R328.8.2 SHALL BE PROVIDED WITH IMPACT PROTECTION IN ACCORDANCE WITH SECTION R328.8.3.

R328.8.1 GARAGES. WHERE AN ESS IS INSTALLED IN THE NORMAL DRIVING PATH OF VEHICLE TRAVEL WITHIN A GARAGE, IMPACT PROTECTION COMPLYING WITH SECTION 1207.11.7.3 SHALL BE PROVIDED. THE NORMAL DRIVING PATH IS A SPACE BETWEEN THE GARAGE VEHICLE OPENING AND THE INTERIOR FACE OF THE BACK WALL TO A HEIGHT OF 48 INCHES (1219 MM) ABOVE THE FINISHED FLOOR. THE WIDTH OF THE NORMAL DRIVING PATH SHALL BE EQUAL TO THE WIDTH OF THE GARAGE DOOR OPENING. IMPACT PROTECTION SHALL ALSO BE PROVIDED FOR ESS INSTALLED AT EITHER OF THE FOLLOWING LOCATIONS **(SEE FIGURE R328.8.1)**:

1. ON THE INTERIOR FACE OF THE BACK WALL AND LOCATED WITHIN 36 INCHES (914 MM) TO THE LEFT OR TO THE RIGHT OF THE NORMAL DRIVING PATH.
2. ON THE INTERIOR FACE OF A SIDE WALL AND LOCATED WITHIN 24 INCHES (609 MM) FROM THE BACK WALL AND 36 INCHES (914 MM) OF THE NORMAL DRIVING PATH.

EXCEPTION: WHERE THE CLEAR HEIGHT OF THE VEHICLE GARAGE OPENING IS 7 FEET 6 INCHES (2286 MM) OR LESS, ESS INSTALLED NOT LESS THAN 36 INCHES (914 MM) ABOVE FINISHED FLOOR ARE NOT SUBJECT TO VEHICLE IMPACT PROTECTION REQUIREMENTS.

R328.8.2 OTHER LOCATIONS SUBJECT TO VEHICLE IMPACT. WHERE AN ESS IS INSTALLED IN A LOCATION OTHER THAN AS DEFINED IN SECTION R328.8.1, AND IS SUBJECT TO VEHICLE DAMAGE, IMPACT PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R328.8.3.

R328.8.3 IMPACT PROTECTION OPTIONS. WHERE ESS IS REQUIRED TO BE PROTECTED FROM IMPACT IN ACCORDANCE WITH SECTION R328.8.1 OR R328.8.2, SUCH PROTECTION SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. BOLLARDS CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
   - 1.1. MINIMUM 48 INCHES (1219 MM) IN LENGTH BY 3 INCHES (76 MM) IN DIAMETER SCHEDULE 80 STEEL PIPE EMBEDDED IN A CONCRETE PIER NOT LESS THAN 12 INCHES (304 MM) DEEP AND 6 INCHES (152 MM) IN DIAMETER, WITH AT LEAST 36 INCHES (914 MM) OF PIPE EXPOSED, FILLED WITH CONCRETE AND SPACED AT A MAXIMUM INTERVAL OF 5 FEET (1524 MM). EACH BOLLARD SHALL BE LOCATED NOT LESS THAN 6 INCHES (152 MM) FROM AN ESS.
   - 1.2. MINIMUM 36 INCHES (914 MM) IN HEIGHT BY 3 INCHES (76 MM) IN DIAMETER SCHEDULE 80 STEEL PIPE FULLY WELDED TO A MINIMUM 8-INCH (203 MM) BY 1/4-INCH (6.4 MM) THICK STEEL PLATE AND BOLTED TO A CONCRETE FLOOR BY MEANS OF 41/2 INCH (13 MM) CONCRETE ANCHORS WITH 3-INCH (76 MM) MINIMUM EMBEDMENT. SPACING SHALL BE NOT GREATER THAN 60 INCHES (1524 MM), AND EACH BOLLARD SHALL BE LOCATED NOT LESS THAN 6 INCHES (152 MM) FROM THE ESS.
   - 1.3. PRE-MANUFACTURED STEEL PIPE BOLLARDS SHALL BE FILLED WITH CONCRETE AND ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, WITH SPACING NOT GREATER THAN 60 INCHES (1524 MM), AND EACH BOLLARD SHALL BE LOCATED NOT LESS THAN 6 INCHES (152 MM) FROM THE ESS.
2. WHEEL BARRIERS CONSTRUCTED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
   - 2.1. FOUR INCHES (102 MM) IN HEIGHT BY 5 INCHES (127 MM) IN WIDTH BY 70 INCHES (1778 MM) IN LENGTH WHEEL BARRIER MADE OF CONCRETE OR POLYMER, ANCHORED TO THE CONCRETE FLOOR NOT LESS THAN EVERY 36 INCHES (914 MM) AND LOCATED NOT LESS THAN 54 INCHES (1372 MM) FROM THE ESS. MINIMUM 31/2-INCH (89 MM) DIAMETER CONCRETE ANCHORS WITH A 3-INCH (76 MM) EMBEDMENT PER BARRIER SHALL BE USED. SPACING BETWEEN BARRIERS SHALL BE NO GREATER THAN 36 INCHES (914 MM).
   - 2.2. PRE-MANUFACTURED WHEEL BARRIERS SHALL BE ANCHORED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. APPROVED METHOD DESIGNED TO RESIST A 2000-LB. (8899 NEWTONS) IMPACT IN THE DIRECTION OF TRAVEL AT 24 INCHES (608 MM) ABOVE GRADE.

ADDITIONAL NOTES

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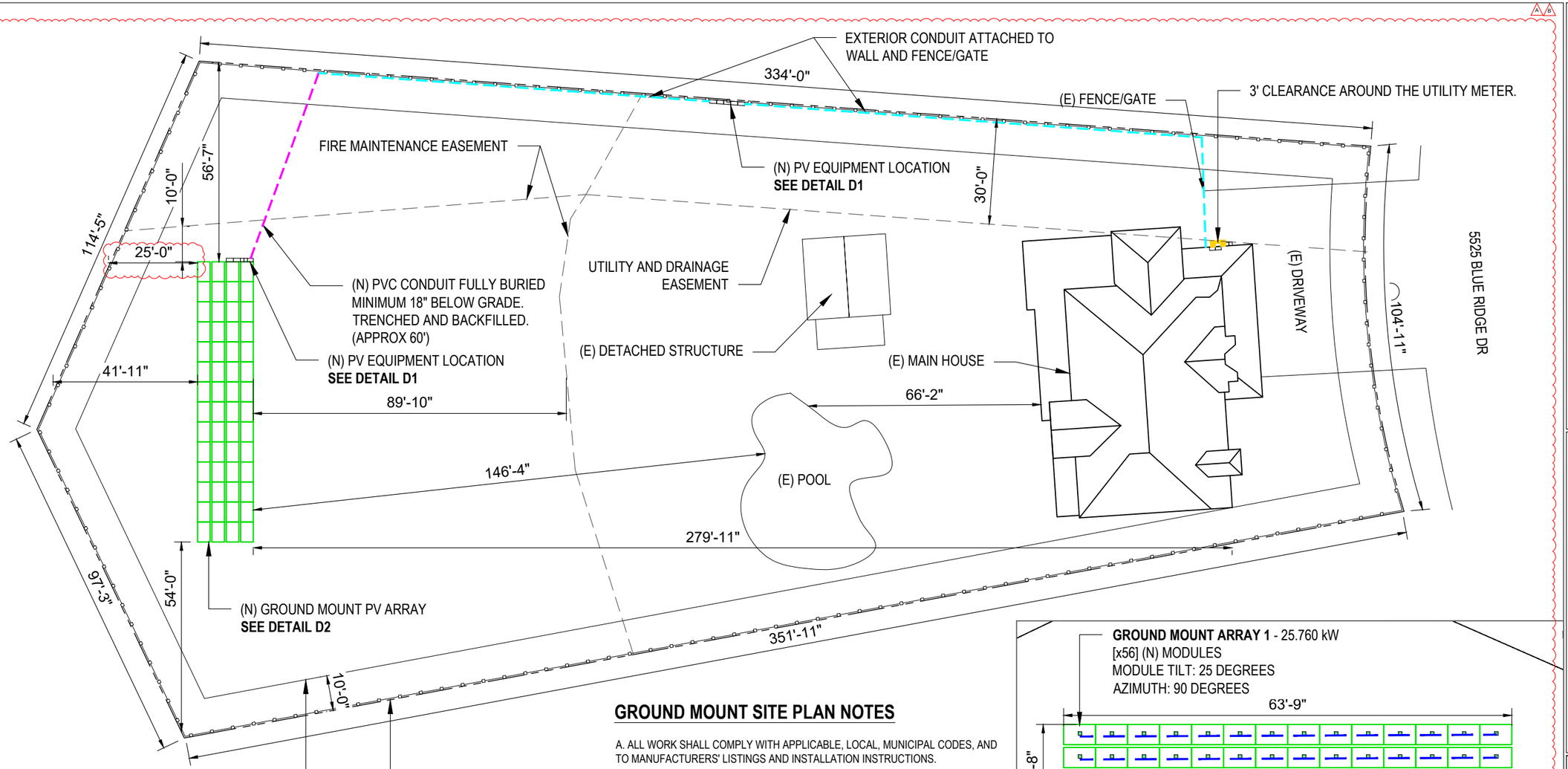
SHEET NAME:	SHEET NO.:
BATTERY NOTES	**PV.01B**



REGISTERED PROFESSIONAL ENGINEER
RYAN J. McPHERSON
No. 82088
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

This item has been digitally signed and sealed on Aug 13, 2025

SITE PLAN
SCALE: 1/32" = 1'-0"

GROUND MOUNT SITE PLAN NOTES

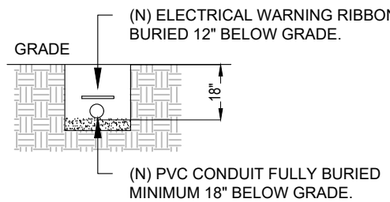
A. ALL WORK SHALL COMPLY WITH APPLICABLE, LOCAL, MUNICIPAL CODES, AND TO MANUFACTURERS' LISTINGS AND INSTALLATION INSTRUCTIONS.

C. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED [CEC 110.26].

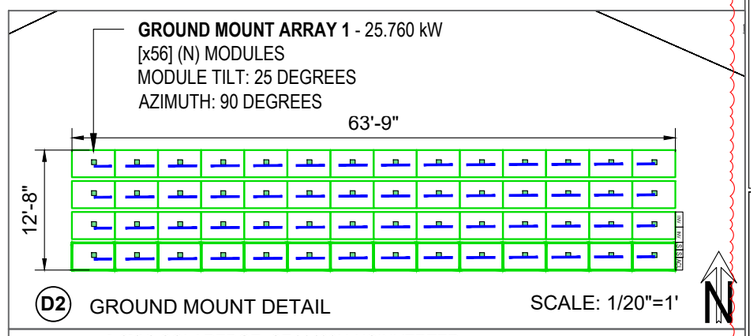
D. ALL EQUIPMENT SHALL BE LISTED AND ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED.

E. MESH PROTECTION REQUIRED ON UNDERSIDE OF ARRAY, SECURED WITH CLIPS PER 690.31(A). TWP 1/4" MESH (SMOOTH AND NON-ABRASIVE)

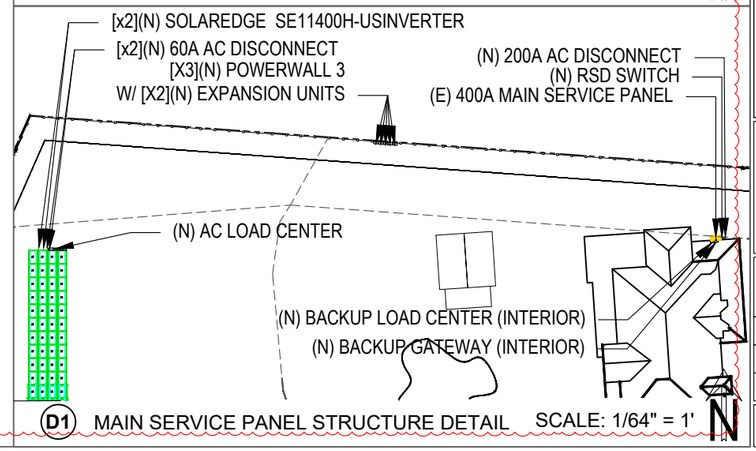
F. **TRENCHING DETAIL (NTS):**



G. **EQUIPMENT LISTINGS AND CERTIFICATIONS ARE AS FOLLOWS:**
I. MODULES ARE LISTED UNDER UL61370-1 & UL61370-2
II. INVERTER IS LISTED UNDER UL1741
III. RACKING IS LISTED UNDER UL2703
IV. RACKING SYSTEMS IN COMBINATION WITH TYPE 1 OR 2 MODULES, ARE CLASS A FIRE RATED.



D2 GROUND MOUNT DETAIL — SCALE: 1/20"=1'



D1 MAIN SERVICE PANEL STRUCTURE DETAIL — SCALE: 1/64" = 1'

LEGEND KEY

- MODULE BRANCHING
- TRENCHING
- EXTERIOR CONDUIT
- PROPERTY SETBACK
- PROPERTY LINE
- [MM] COMBO METER/MAIN
- [INV] INVERTER
- [S] AC DISCONNECT
- [SUB] SUB PANEL
- [BLC] BACKUP LOADCENTER
- [IQC] IQ COMBINER
- [BB] BATTERY BANK
- [AG] AGATE
- [BB] BATTERY BANK
- OPTIMIZER/RSD/MICROINVERTER

PV MODULE DETAIL

REC SOLAR
REC460AA PURE-RX
460 WATTS
68.03" H X 47.44" L X 1.2" D
WEIGHT: 51.59 LBS

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PAPER:	11X17 (ANSI B)	DATE:	8/12/2025

SHEET NAME: **GROUND MOUNT SITE PLAN**
SHEET NO.: **PV.02**

GROUND MOUNT STRUCTURAL NOTES

MODULE INFORMATION

1. PV MODULE: REC SOLAR REC460AA PURE-RX
2. DIMENSIONS: 68.03 IN. L x 47.44 IN. W x 1.2 IN. D
3. WEIGHT: 51.59 LBS.
4. MODULE TILT: 25°

GROUND MOUNT DETAILS

5. FOUNDATION/ANCHOR TYPE: CYLINDER COLUMNS IN CONCRETE
6. TOTAL # OF SCREW: 18
7. MAX. EAST/WEST PIER SPACING: 8 FT. - 0 IN.
8. NORTH/SOUTH PIER SPACING: 6 FT. - 0 IN.
9. MINIMUM FOOTING DEPTH: 42 IN.
10. COLUMN WIDTH: 12 IN.
11. FRONT GROUND CLEARANCE: 1 FT. to 4 FT.
12. REAR GROUND CLEARANCE: 1 FT. to 4 FT.

RACKING & RAILING

14. RACKING SYSTEM: IRONRIDGE GROUND MOUNT
15. RAILING: IRONRIDGE XR1000
16. RAILING WEIGHT: 1.022 PLF.
17. MAX. CANTILEVER: ≤40% OF MAX E-W PIER SPACING

LOAD CALCULATIONS

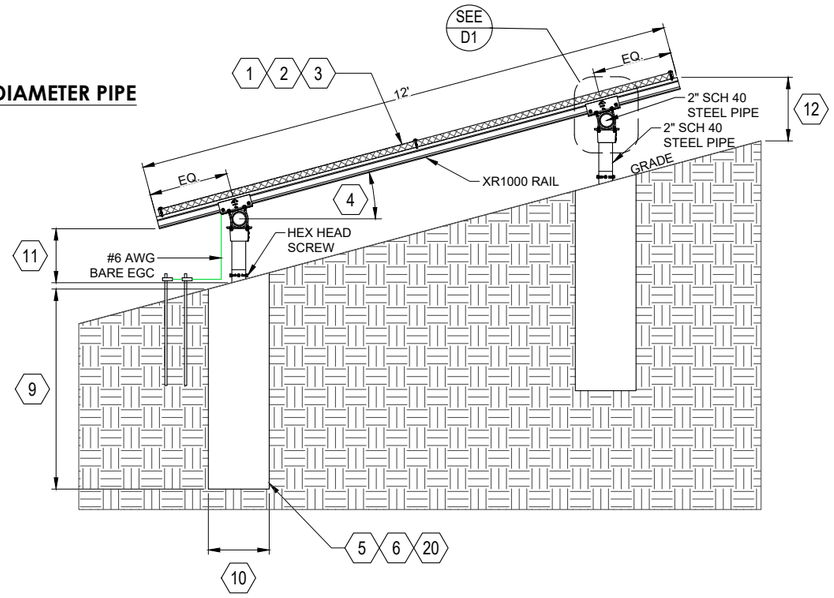
18. APPROX. INSTALLATION AREA: 1255.08 SQ. FT
19. TOTAL SYSTEM WEIGHT: 3152.24 LBS.
20. DISTRIBUTED LOAD: 2.51 PSF.
21. WEIGHT PER FOUNDATION: 262.69 LBS

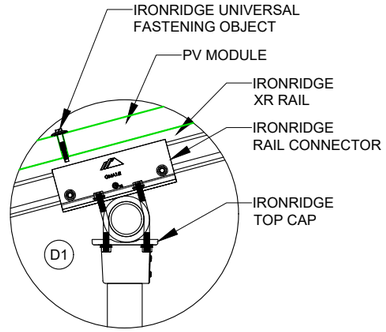
NOTES

A. RACKING LOADING CALCULATIONS WERE PERFORMED FOR ASCE 7-10 WIND SPEEDS @ 95 MPH.

B. 0 PSF SNOW LOAD AND FOR C EXPOSURE CATEGORIES AND ASCE 7-10 SEISMIC DESIGN CATEGORY C.

NOTE:
2 INCH DIAMETER PIPE





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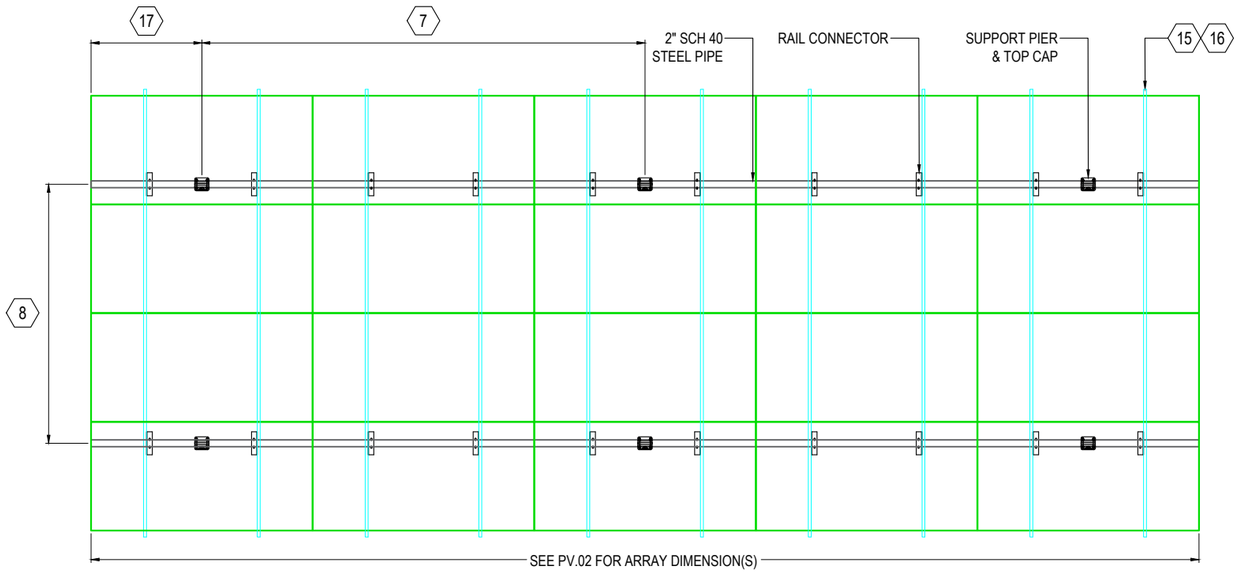
STATE OF CALIFORNIA

This item has been digitally signed and sealed on Aug 13, 2025



STRUCTURAL NOTES

A. ALL HARDWARE, INCLUDING MOUNTING AND RACKING, TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

B. ALL PV RELATED RACKING ATTACHMENTS WILL BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER; FINAL ATTACHMENT LOCATIONS MAY BE ADJUSTED IN THE FIELD AS NECESSARY.

C. ROOFTOP PENETRATIONS PERTAINING TO SOLAR RACKING WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALNT PER CODE BY A LICENSED CONTRACTOR.

D. MAXIMUM VERTICAL STANDOFF BETWEEN RAILS & MAXIMUM RAIL CANTILEVER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

ENGINEER OF RECORD

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INFINITY SOLAR
TLP ELECTRIC INTEGRATIONS, INC.
749 N MAIN ST.
ORANGE, CA 92868
PHONE: (714) 880-8089
LIC NO.: C10 - 824287
TIM POLUJANCEWICZ

NEW PV SYSTEM
25.760 kW DC (STC-DC) | 24.327 kW (CEC-AC)

SHANE THONEY
5525 BLUE RIDGE DR,
YORBA LINDA, CA 92887

APN: 32911119

DESIGNED BY **SOLAR DEPLOYED, LLC.**
931 10TH ST #114, MODESTO, CA 95354
209-671-2001 | HELLO@SOLARDEPLOYED.COM

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PAPER:	**11X17 (ANSI B)**	DATE:	**8/12/2025**

SHEET NAME: **STRUCTURAL PLAN**
SHEET NO.: **PV.03**

5525 BLUE RIDGE DR, YORBA LINDA, CA 92887

PV SYSTEM ELECTRICAL SPECIFICATIONS AND CALCULATIONS

SYSTEM SUMMARY

SYSTEM SIZE (STC-DC):	**25.760 kW**
SYSTEM SIZE (CEC-AC):	**24.327 kW**
INVERTER RATED POWER (AC):	**22.80 kW**

OVERCURRENT CALCULATION

COMBINED INVERTER OUTPUT:	**95.00A**
MAX PV CURRENT (125%):	**118.75A**

MODULE SPECS

(56) REC SOLAR
REC460AA PURE-RX

RATED POWER (PMAX) (W)	460W
RATED POWER (PTC) (W)	438.8W
SHORT CIRCUIT CURRENT (ISC) (A)	8.88A
MAXIMUM POWER CURRENT (IMP) (A)	8.38A
OPEN CIRCUIT VOLTAGE (VOC) (V)	65.3V
MAXIMUM POWER VOLATGE (VMP) (V)	54.9V
TEMP. COEFF. OF VOC (%/C)	-0.24 %/C

OPTIMIZER/RSD SPECS

(56) SOLAREDGE S500

RATED INPUT (W)	500W
RATED INPUT ISC (A)	15A
MAX DC (V)	60V
RATED OUTPUT (A)	15A
WEIGHTED EFFICIENCY	98.6%

SOLAREDGE S500 *PROVIDE MODULE-LEVEL RAPID SHUTDOWN & ARE 690.12 COMPLIANT.*

INVERTER SPECS

(2) SOLAREDGE SE11400H-US
[240V] [SI1-SB]

RATED POWER (W)	11400W
MAX INPUT (A)	30.5A
MAX INPUT (V)	480V
MAX OUTPUT (A)	47.5A
MAX OUTPUT 125% (A)	59.38A
MAX OCPD (A)	60A
EFFICIENCY (CEC)	0.99%

BATTERY DETAILS

(5) POWERWALL 3

PER UNIT CAPACITY	13.5 kWH
TOTAL CAPACITY	67.50 kWH

ESS OUTPUT CALCULATION
38.40A X 1.25 = 48.00A PER UNIT
48.00A X 3 BATTERIES = 144.00A

MAX PV + ESS OUTPUT (125%):
144.00A + 118.75A (PV): 262.75A

MAX BACKFEED (120% RULE):
200A < *262.75A (PCS REQUIRED)*

PCS PLACARD SETTING: 65A

WEATHER STATION

FULLERTON MUNICIPAL
EXTREME LOW TEMP.:2°C
2% HIGH TEMP. 31°C

TEMP. DERATE FACTOR: 0.94

WIRE TABLE AND CONDUIT NOTES

A. ROOFTOP TEMPERATURE CORRECTION FACTOR REFLECTS REQUIRED MIN. 7/8" CONDUIT HEIGHT FROM ROOF.

B. ALL CONDUCTORS SHALL BE COPPER AND RATED A MINIMUM OF 90°C; ALL TERMINALS SHALL BE RATED A MINIMUM OF 75°C.

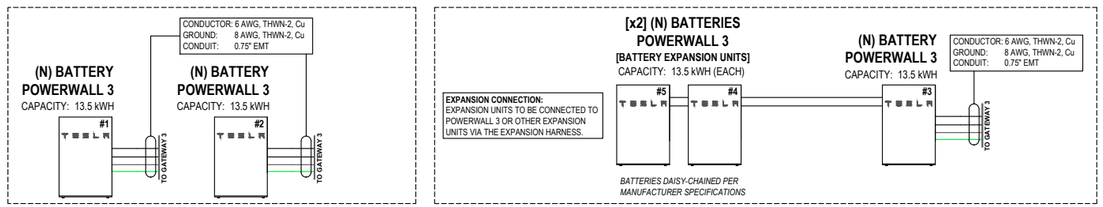
C. ALL NEW WIRES ARE THWN-2 COPPER UNLESS OTHERWISE NOTED.

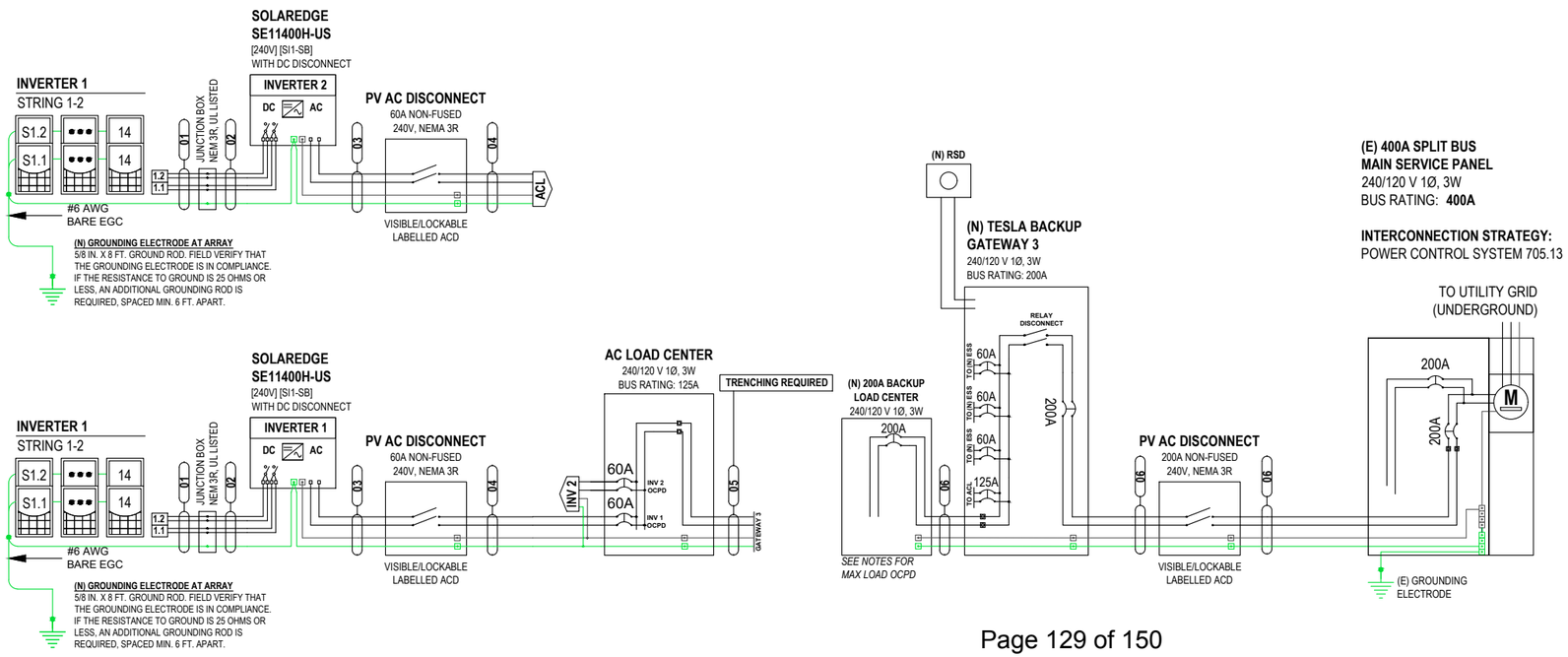
D. NEUTRAL WIRE SIZE TO MATCH CONDUCTOR RATING WHERE NEUTRAL IS APPLICABLE.

SEE DESIGN CALCULATIONS PAGE FOR ADDITIONAL NOTES AND DETAILS

CONDUIT AND WIRE SCHEDULE

ID	CONDUCTOR	GROUND	CONDUIT	CURRENT CARRYING CONDUCTORS IN CONDUIT	CONT. CURRENT	125% MAX. CURRENT	MIN. OCPD	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	BASE AMP. @ 90°C	DERATED 90°C AMP.	TERMINAL TEMP. RATING	TERMINAL AMP RATING
01	10 AWG PV WIRE, Cu	6 AWG BARE, Cu	FREE AIR	N/A	15A	18.75A	N/A	0.94 (31°C)	1	55A	51.70A	75°C	55A
02	10 AWG THWN-2, Cu	8 AWG, THWN-2, Cu	0.75" EMT	4 (2 PER STRING)	15A	18.75A	N/A	0.94 (31°C)	0.8	40A	30.08A	75°C	35A
03	6 AWG THWN-2, Cu	8 AWG, THWN-2, Cu	0.75" EMT	3	47.50A	59.38A	N/A	0.94 (31°C)	1	75A	70.50A	75°C	65A
04	6 AWG THWN-2, Cu	8 AWG, THWN-2, Cu	0.75" EMT	3	47.50A	59.38A	60A	0.94 (31°C)	1	75A	70.50A	75°C	65A
05	1 AWG THWN-2, Cu	6 AWG, THWN-2, Cu	1" PVC SCH 80	3	95.00A	118.75A	125A	0.94 (31°C)	1	145A	136.30A	75°C	130A
06	2/0 AWG THWN-2, Cu	4 AWG, THWN-2, Cu	2" EMT	3	160A PCS	200A	200A	0.94 (31°C)	1	195A	183.30A	75°C	175A





BATTERY BACKUP NOTES

A. PRODUCERS STORAGE DEVICE(S) WILL NOT CAUSE THE HOST LOAD TO EXCEED ITS NORMAL PEAK DEMAND. NORMAL PEAK DEMAND IS DEFINED AS THE HIGHEST AMOUNT OF POWER REQUIRED FROM THE DISTRIBUTION SYSTEM BY PRODUCERS COMPLETE FACILITIES WITHOUT THE INFLUENCE OR USE OF THE ENERGY STORAGE DEVICE(S).

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SHEET NAME:	SHEET NO.:
LINE DIAGRAM	**PV.04**

5525 BLUE RIDGE DR, YORBA LINDA, CA 92887

PV SYSTEM ELECTRICAL SPECIFICATIONS AND CALCULATIONS

SYSTEM SUMMARY

SYSTEM SIZE (STC-DC):	**25.760 kW**
SYSTEM SIZE (CEC-AC):	**24.327 kW**
INVERTER RATED POWER (AC):	**22.80 kW**

OVERCURRENT CALCULATION

COMBINED INVERTER OUTPUT:	**95.00A**
MAX PV CURRENT (125%):	**118.75A**

MODULE SPECS

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(56) SOLAREDGE S500

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RATED INPUT ISC (A)	15A
MAX DC (V)	60V
RATED OUTPUT (A)	15A
WEIGHTED EFFICIENCY	98.6%

SOLAREDGE S500 *PROVIDE MODULE-LEVEL RAPID SHUTDOWN & ARE 690.12 COMPLIANT.*

INVERTER SPECS

(2) SOLAREDGE SE11400H-US
[240V] [SI1-SB]

RATED POWER (W)	11400W
MAX INPUT (A)	30.5A
MAX INPUT (V)	480V
MAX OUTPUT (A)	47.5A
MAX OUTPUT 125% (A)	59.38A
MAX OCPD (A)	60A
EFFICIENCY (CEC)	0.99%

CONDUIT AND WIRE SCHEDULE

WEATHER STATION: **FULLERTON MUNICIPAL [ASHRAE EXTREME LOW TEMP.:2°C | ASHRAE 2% HIGH TEMP. 31°C]**
ROOFTOP TEMPERATURE CORRECTION FACTOR REFLECTS REQUIRED MIN. 7/8" CONDUIT HEIGHT FROM ROOF
ALL CONDUCTORS SHALL BE COPPER AND RATED A MINIMUM OF 90°C; ALL TERMINALS SHALL BE RATED A MINIMUM OF 75°C.

ID	CONDUCTOR	GROUND	CONDUIT	CURRENT CARRYING CONDUCTORS IN CONDUIT	CONT. CURRENT	125% MAX. CURRENT	MIN. OCPD	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	BASE AMP. @ 90°C	DERATED 90°C AMP.	TERMINAL TEMP. RATING	TERMINAL AMP RATING
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02	10 AWG THWN-2, Cu	8 AWG, THWN-2, Cu	0.75" EMT	4 (2 PER STRING)	15A	18.75A	N/A	0.94 (31°C)	0.8	40A	30.08A	75°C	35A
03	6 AWG THWN-2, Cu	8 AWG, THWN-2, Cu	0.75" EMT	3	47.50A	59.38A	N/A	0.94 (31°C)	1	75A	70.50A	75°C	65A
04	6 AWG THWN-2, Cu	8 AWG, THWN-2, Cu	0.75" EMT	3	47.50A	59.38A	60A	0.94 (31°C)	1	75A	70.50A	75°C	65A
05	1 AWG THWN-2, Cu	6 AWG, THWN-2, Cu	1" PVC SCH 80	3	95.00A	118.75A	125A	0.94 (31°C)	1	145A	136.30A	75°C	130A
06	2/0 AWG THWN-2, Cu	4 AWG, THWN-2, Cu	2" EMT	3	160A PCS	200A	200A	0.94 (31°C)	1	195A	183.30A	75°C	175A

ELECTRICAL & CONDUIT NOTES

A. MAIN PANEL UPGRADES. A TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE SHALL BE INSTALLED FOR THE NEW MSP EITHER AS AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR LOCATED IMMEDIATELY ADJACENT THERETO. [CEC 230.67]

B. ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENT AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.

C. CONDUIT RACEWAYS SHALL BE PROVIDED WITH EXPANSION FITTINGS TO COMPENSATE FOR THERMAL EXPANSION AND CONTRACTION. [CEC 110 (B) AND 110.14 (D)]

D. PROVIDE PULL BOXES AND/OR EXPANSION OR DEFLECTION FITTINGS FOR THE ROOFTOP CONDUITS TO ACCOMMODATE THERMAL EXPANSION AND CONTRACTION. [CEC 300.7(B)]

E. ALL CONDUCTORS AND CONDUITS ON THE ROOF SHALL BE INSTALLED A MINIMUM DISTANCE ABOVE THE ROOF TO THE BOTTOM OF THE RACEWAY OR CABLE OF 7/8" IN. (INCLUDING CABLES UNDERNEATH MODULES AND RACKING).

F. ALL CONDUCTORS IN EXPOSED OUTDOOR LOCATIONS SHALL BE LISTED AND IDENTIFIED FOR USE IN DIRECT SUNLIGHT AND FOR THE APPLICATION. [CEC 690.31(C) THROUGH (F), 310.10(D)]

G. EXPOSED CONDUCTORS WITHIN THE PV ARRAY SHALL BE PV WIRE/CABLE, OR TYPE USE-2, OR TYPE RHW-2 (UL 4703 & 854 LISTED) [CEC 690.31(C)(1)]

H. ALL EXTERIOR CONDUIT, FITTINGS, AND BOXES SHALL BE RAIN TIGHT AND APPROVED FOR USE IN WET LOCATIONS. (CEC 314.15)

I. DC WIRING INSIDE A BUILDING MUST BE IN METAL RACEWAYS, METAL-CLAD CABLE, OR METAL ENCLOSURES. [CEC 690.31(D)]

J. EQUIPMENT GROUNDING CONDUCTOR (EGC) SMALLER THAN #6-AWG SHALL BE PROTECTED FROM PHYSICAL DAMAGE BY AN IDENTIFIED RACEWAY OR CABLE ARMOR, UNLESS INSTALLED WITHIN HOLLOW SPACES OF THE FRAMING MEMBERS OF BUILDINGS OR STRUCTURES AND WHERE NOT SUBJECT TO PHYSICAL DAMAGE. [CEC 250.120(C)]

K. CABLES/WIRES THAT ARE SUBJECT TO PHYSICAL DAMAGE, SUCH AS THOSE NOT LOCATED UNDER THE MODULES, MUST BE PROTECTED. [CEC 300.4]

L. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.

ADDITIONAL GROUNDING NOTES

EQUIPMENT GROUNDING CONDUCTOR FROM THE ROOF JUNCTION BOX TO THE RACKING IS REQUIRED TO BE A MINIMUM OF #6 SOLID COPPER CONDUCTOR. ALL GROUNDING CONDUCTORS MUST BE PROTECTED FROM DAMAGE OR BE INSTALLED IN CONDUIT. [CEC 690.46, 250.120(C), AND 250.64(B).

ADDITIONAL BATTERY STORAGE NOTES

PRODUCERS STORAGE DEVICE(S) WILL NOT CAUSE THE HOST LOAD TO EXCEED ITS NORMAL PEAK DEMAND. NORMAL PEAK DEMAND IS DEFINED AS THE HIGHEST AMOUNT OF POWER REQUIRED FROM THE DISTRIBUTION SYSTEM BY PRODUCERS COMPLETE FACILITIES WITHOUT THE INFLUENCE OR USE OF THE ENERGY STORAGE DEVICE(S).

ADDITIONAL NOTES

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SHEET NAME: **DESIGN CALCULATIONS**
SHEET NO.: **PV.05**

01

⚠ WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

CODE REFERENCE: CEC 690.5(C)
LOCATION: PLACE ON **ALL** DISCONNECTING MEANS WHERE ENERGIZED IN AN OPEN POSITION

02

⚠ WARNING

POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE

CODE REFERENCE: CEC 705.12(B)(3)(2)
LOCATION: AT P.O.C. TO SERVICE DISTRIBUTION EQUIPMENT (I.E. MAIN PANEL **AND** SUB PANEL IF APPLICABLE)

03

⚠ WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES: TOTAL RATING OF ALL OVERCURRRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR

CODE REFERENCE: CEC 705.12(B)(3)(3)
LOCATION: AT P.O.C. TO SERVICE DISTRIBUTION EQUIPMENT (I.E. MAIN PANEL **AND** SUB PANEL IF APPLICABLE)

04

⚠ WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

CODE REFERENCE: CEC 690.64(B)(4)
LOCATION: ALL EQUIPMENT CONTAINING OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUSBAR OR CONDUCTORS SUPPLIED FROM MULTIPLE SOURCES

05

PHOTOVOLTAIC POWER SOURCE

CODE REFERENCE: CEC 690.31(D)(2)
LOCATION: AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED A MAX. 10 FT SECTIONS OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS.

FORMAT
1. WHITE LETTERING ON A RED BACKGROUND
2. MINIMUM 3/8 INCHES LETTER HEIGHT
3. ALL LETTERS SHALL BE CAPITALIZED
4. ARIAL OR SIMILAR FONT (NON-BOLD)

MATERIAL
REFLECTIVE, WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (USE UL-969 AS STANDARD FOR WEATHER RATING). DURABLE ADHESIVE MATERIALS.

06

DC DISCONNECT
DC PHOTOVOLTAIC POWER SOURCE

MAXIMUM SYSTEM VOLTAGE:	480 VDC
MAXIMUM CIRCUIT CURRENT:	30.5 AMPS
MAX RATED OUTPUT CURRENT OF THE CHARGE CONTROLLER OR DC-DC CONVERTER (IF INSTALLED)	15 AMPS

CODE REFERENCE: CEC 690.53
LOCATION: AT EACH DC DISCONNECT MEANS **(INVERTER 1)**

07

AC DISCONNECT
AC PHOTOVOLTAIC POWER SOURCE

MAX AC OPERATING CURRENT:	47.5A MAX
AC OPERATING VOLTAGE:	240 VAC

CODE REFERENCE: CEC 690.54
LOCATION: AT P.O.C. TO SERVICE DISTRIBUTION EQUIPMENT (I.E. MAIN PANEL **AND** SUB PANEL IF APPLICABLE)

08

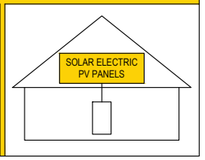
PHOTOVOLTAIC
AC DISCONNECT

CODE REFERENCE: CEC 690.13(B)
LOCATION: AT P.O.C. TO SERVICE DISTRIBUTION EQUIPMENT / AC DISCONNECTS / BREAKERS

09

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



CODE REFERENCE: CEC 690.56
LOCATION: SIGN TO BE LOCATED ON OR NO MORE THAN 3 FT AWAY FROM SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED AND SHALL INDICATE THE LOCATION OF ALL IDENTIFIED RAPID SHUTDOWN SWITCHES IF NOT AT THE SAME LOCATION.

10

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

CODE REFERENCE: CEC 690.56 (C)(2)
LOCATION: TO BE LOCATED ON OR NO MORE THAN 3 FT AWAY FROM RSD INITIATION DEVICE

BATTERY BACKUP PLACARDS

ENERGY STORAGE SYSTEM DISCONNECT

CODE REFERENCE: CEC 706.15(C)
LOCATION: ON ACCESSIBLE ESS DISCONNECT

BACKUP LOAD CENTER

CODE REFERENCE: CEC 408.4
LOCATION: PLACE ON BACKUP LOAD CENTER

CAUTION
DO NOT ADD NEW LOADS

CODE REFERENCE: CEC 220
LOCATION: PLACE ON BACKUP LOAD CENTER

CAUTION
THIS PANEL HAS SPLICED FEED-THROUGH CONDUCTORS
LOCATION OF DISCONNECT AT ENERGY STORAGE BACK UP LOAD PANEL.

CODE REFERENCE: CEC 312.8(3)
LOCATION: PLACE ON MAIN PANEL IF POINT OF INTERCONNECTION IS SUPPLY SIDE

WARNING: THIS SENSOR IS PART OF POWER CONTROL SYSTEM. DO NOT REMOVE. REPLACE ONLY WITH SAME TYPE AND RATING.

LOCATION: NEAR THE INSTALLATION OF ANY NEURIO CTS

NOMINAL ESS AC VOLTAGE:	240 VAC
MAXIMUM ESS DC VOLTAGE:	N/A
AVAILABLE FAULT CURRENT DERIVED FROM THE ESS:	20 kA
DATE CALCULATION PERFORMED:	8/12/2025

CODE REFERENCE: CEC 706.15(C)
LOCATION: ON ACCESSIBLE ESS DISCONNECT

⚠ WARNING
FUEL CELL POWER SYSTEM CONTAINS ENERGY STORAGE DEVICES

CODE REFERENCE: CEC 692.56
LOCATION: ON ACCESSIBLE ESS DISCONNECT

CAUTION
TRI POWER SOURCE.
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM
THIRD SOURCE IS ENERGY STORAGE SYSTEM

CODE REFERENCE: CEC 705.12(B)(3)
LOCATION: PLACE ON MAIN PANEL IF PV SYSTEM IS ALSO CONNECTED TO PANEL

PCS CONTROLLED CURRENT SETTINGS: 65 A

THE MAXIMUM OUTPUT CURRENT FROM THIS SYSTEM TOWARDS THE MAIN PANEL IS CONTROLLED ELECTRONICALLY. REFER TO THE MANUFACTURER'S INSTRUCTION FOR MORE INFORMATION.

LOCATION: AT P.O.C. TO SERVICE DISTRIBUTION EQUIPMENT (I.E. MAIN PANEL **AND** SUB PANEL IF APPLICABLE)

ADDITIONAL NOTES

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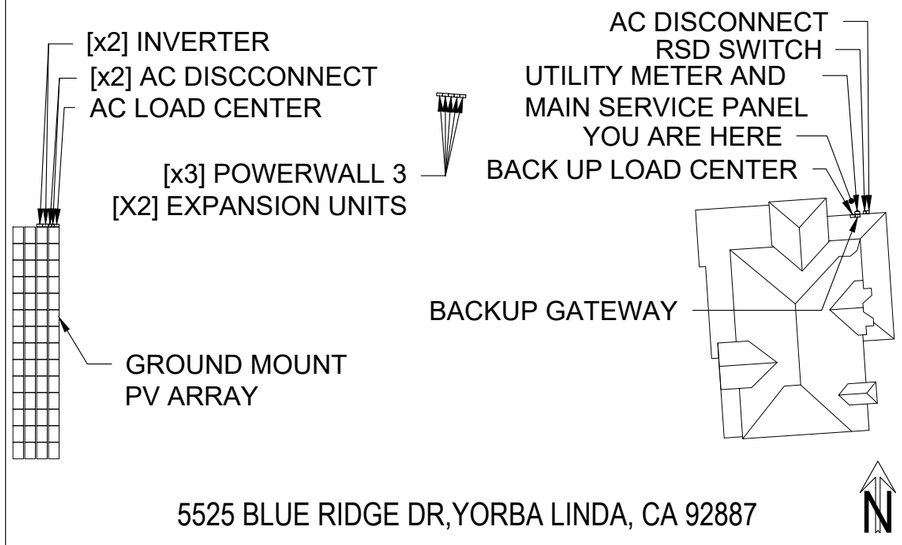
SHEET NAME: **LABELS**
SHEET NO.: **PV.06**

DISCONNECT DIRECTORY PLAQUE

INSTALL AT MAIN SERVICE PANEL

CAUTION:

POWER TO THIS BUILDING ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



5525 BLUE RIDGE DR,YORBA LINDA, CA 92887

NOTE: NEW AND EXISTING PV ARRAY ARE 690.12 RSD COMPLIANT

FORMAT

1. WHITE LETTERING ON A RED BACKGROUND
2. MINIMUM 3/8 INCHES LETTER HEIGHT
3. ALL LETTERS SHALL BE CAPITALIZED
4. ARIAL OR SIMILAR FONT (NON-BOLD)

MATERIAL

REFLECTIVE, WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (USE UL-969 AS STANDARD FOR WEATHER RATING).
DURABLE ADHESIVE MATERIALS

ADDITIONAL NOTES

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SHEET NAME:	SHEET NO.:
PLACARD MAP	**PV.07**

1	2	3	4	5	6	7	8	9	10	11	12	13

14	15	16	17	18	19	20	21	22	23	24	25	26

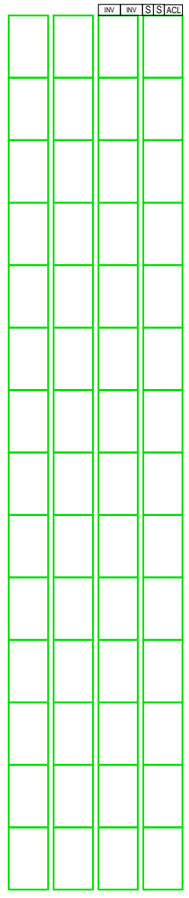
27	28	29	30	31	32	33	34	35	36	37	38	39

40	41	42	43	44	45	46

47	48	49	50	54	52	53

54	55	56	57	58	59	60

61	62	63	64	65	66	67



ADDITIONAL NOTES

ENGINEER OF RECORD

infinity
pure. simple. economical. sustainable.

INFINITY SOLAR
TLP ELECTRIC INTEGRATIONS, INC.
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ORANGE, CA 92868
PHONE: (714) 880-8089
LIC NO.: C10 - 824287
TIM POLUJANCEWICZ

NEW PV SYSTEM
25.760 kW DC (STC-DC) | 24.327 kW (CEC-AC)

SHANE THONEY
5525 BLUE RIDGE DR,
YORBA LINDA, CA 92887

APN: 32911119

DESIGNED BY **SOLAR DEPLOYED, LLC.**
931 10TH ST #114, MODESTO, CA 95354
209-671-2001 | HELLO@SOLARDEPLOYED.COM

DESIGN LEAD:	T.M.	SIGNATURE:	
DRAWN BY:	AJV	CHECKED BY:	AB
PAPER:	**11X17 (ANSI B)**	DATE:	**8/12/2025**

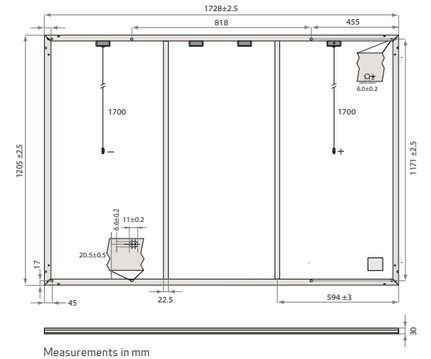
SHEET NAME:	SHEET NO.:
OPTIMIZER MAP	**OM**

REC ALPHA PURE-RX SERIES

PRODUCT SPECIFICATIONS

SOLAR'S MOST TRUSTED

GENERAL DATA	
Cell type:	88 half-cut REC bifacial, heterojunction cells with lead-free, gapless technology
Glass:	3.2 mm solar glass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer
Frame:	Anodized aluminum (black)
Junction box:	4-part, 4 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (4 mm²) in accordance with IEC 62852, IP68 only when connected
Cable:	4 mm² solar cable, 1.7 + 1.7 m in accordance with EN 50618
Dimensions:	1728 x 1205 x 30 mm (2.08 m²)
Weight:	23.4 kg
Origin:	Made in Singapore



Measurements in mm

ELECTRICAL DATA	Product Code*: RECxxxAA Pure-RX		
STC			
Power Output - P_{MAX} (Wp)	450	460	470
Watt Class Sorting - (W)	0/+10	0/+10	0/+10
Nominal Power Voltage - V_{MPP} (V)	54.3	54.9	55.4
Nominal Power Current - I_{MPP} (A)	8.29	8.38	8.49
Open Circuit Voltage - V_{OC} (V)	65.1	65.3	65.6
Short Circuit Current - I_{SC} (A)	8.81	8.88	8.95
Power Density (W/m²)	216	221	226
Panel Efficiency (%)	21.6	22.1	22.6
NMOT			
Power Output - P_{MAX} (Wp)	343	350	358
Nominal Power Voltage - V_{MPP} (V)	51.2	51.7	52.2
Nominal Power Current - I_{MPP} (A)	6.70	6.77	6.86
Open Circuit Voltage - V_{OC} (V)	61.3	61.6	61.8
Short Circuit Current - I_{SC} (A)	7.11	7.17	7.23

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above.

MAXIMUM RATINGS	
Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (713 kg/m²)*
Maximum test load (rear):	-4000 Pa (407 kg/m²)*
Max series fuse rating:	25 A
Max reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

WARRANTY	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

The REC ProTrust Warranty is only available on panels purchased through an REC Certified Solar Professional installer. Warranty conditions apply. See www.recgroup.com for more details.

CERTIFICATIONS	
IEC 61215:2021, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
ISO 11925-2	Ignitability (EN 13501-1 Class E)
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
IEC 61730-2:2016	Fire Class C (as per UL 790)

ISO 14001, ISO 9001, IEC 45001, IEC 62941

Lead-Free take-e-way take-e-way WEEE-compliant recycling scheme

Declare. Living Building Challenge Compliant

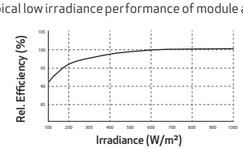
TEMPERATURE RATINGS*	
Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.24 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

DELIVERY INFORMATION	
Panels per pallet:	33
Panels per 40 ft GP/high cube container:	594 (18 pallets)
Panels per 13.6 m truck:	660 (20 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Available from:

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com

REC
www.recgroup.com

Ref: PM-DS-12-06-Rev- 3.1 10.23

SolarEdge Home Wave Inverter

For North America

SE3000H-US / SE3800H-US / SE5000H-US / SE5700H-US /
SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

12-25 YEAR WARRANTY

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014-2023 per articles 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

SolarEdge Home Wave Inverter

For North America

SE3000H-US / SE3800H-US / SE5000H-US / SE5700H-US / SE6000H-US/ SE7600H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4						
	SE3000H-US	SE3800H-US	SE5000H-US	SE5700H-US	SE6000H-US	SE7600H-US	Units
OUTPUT							
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	VA
AC Output Voltage Min. – Nom. – Max. (211 – 240 – 264)	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min. – Nom. – Max. (183 – 208 – 229)	-	✓	-	✓	✓	-	Vac
AC Frequency (Nominal)	59.3 – 60 – 60.5(1)						Hz
Maximum Continuous Output Current @240V	12.5	16	21	24	25	32	A
Maximum Continuous Output Current @208V	-	16	-	24	24	-	A
Power Factor	1, Adjustable – 0.85 to 0.85						
GFDI Threshold	1						A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
INPUT							
Maximum DC Power @240V	4650	5900	7750	8900	9300	11800	W
Maximum DC Power @208V	-	5100	-	7750	7750	-	W
Transformer-less, Ungrounded	Yes						
Maximum Input Voltage	480						Vdc
Nominal DC Input Voltage	380						Vdc
Maximum Input Current @240V(2)	8.5	10.5	13.5	16	16.5	20	Adc
Maximum Input Current @208V(2)	-	9	-	13.5	13.5	-	Adc
Max. Input Short Circuit Current	45						Adc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600k Sensitivity						
Maximum Inverter Efficiency	99	99.2					%
CEC Weighted Efficiency	99						%
Nighttime Power Consumption	< 2.5						W
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, wireless SolarEdge Home Network (optional)(3), Wi-Fi (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional(4)						
Consumption Metering	Optional(4)						
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	Conforms to UL 1741, UL 1741SA, UL 1741SB, UL 1699B Certified by CSA 22.2#107.1, C22.2#330, C22.3#9, ANSI/CAN/UL 9540						
Grid Connection Standards	IEEE1547 and IEEE-1547.1, Rule 21, Rule 14H						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14 – 6 AWG						
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1 – 2 strings / 14 – 6 AWG						
Dimensions with Safety Switch (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174						in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	27.5 / 12.5	26.2 / 11.9			lb / kg
Noise	< 25					< 50	dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60(5)						°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

(1) For other regional settings please contact SolarEdge support.
(2) A higher current source may be used; the inverter will limit its input current to the values stated.
(3) For more information, refer to the SolarEdge Home Network datasheet
(4) Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BEI4. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box.
(5) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature Derating technical note for North America.

/ SolarEdge Home Wave Inverter

For North America

SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4	SE11400H-XXXXXBXX5	Units
	SE10000H-US	SE11400H-US	
OUTPUT			
Rated AC Power Output	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min. – Nom . – Max. (211 – 240 – 264)	✓	✓	Vac
AC Output Voltage Min. – Nom. – Max. (183 – 208 – 229)	-	✓	Vac
AC Frequency (Nominal)	59.3 – 60 – 60.5[6]		Hz
Maximum Continuous Output Current @240V	42	47.5	A
Maximum Continuous Output Current @208V	-	48.5	A
Power Factor	1, Adjustable – 0.85 to 0.85		
GFDI Threshold	1		A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes		
INPUT			
Maximum DC Power @240V	15500	17650	W
Maximum DC Power @208V	-	15500	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage	480		Vdc
Nominal DC Input Voltage	380		Vdc
Maximum Input Current @240V[7]	27	30.5	Adc
Maximum Input Current @208V[7]	-	27	Adc
Max. Input Short Circuit Current	45		Adc
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	600k Sensitivity		
Maximum Inverter Efficiency	99.2		%
CEC Weighted Efficiency	99	99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5		W
ADDITIONAL FEATURES			
Supported Communication Interfaces	RS485, Ethernet, wireless SolarEdge Home Network (optional)[8], Wi-Fi (optional), Cellular (optional)		
Revenue Grade Metering, ANSI C12.20	Optional[9]		
Consumption Metering	Optional[9]		
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection		
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect		
STANDARD COMPLIANCE			
Safety	Conforms to UL 1741, UL 1741SA, UL 1741SB, UL 1699B Certified by CSA 22.2#107.1, C22,2#330, C22.3#9, ANSI/CAN/UL 9540		
Grid Connection Standards	IEEE1547 and IEEE-1547.1, Rule 21, Rule 14H		
Emissions	FCC Part 15 Class B		
INSTALLATION SPECIFICATIONS			
AC Output Conduit Size / AWG Range	1'' Maximum / 14 – 4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1'' Maximum / 1 – 3 strings / 14 – 6 AWG		
Dimensions with Safety Switch (H x W x D)	21.06 x 14.6 x 7.3 / 535 x 370 x 185	21.06 x 14.6 x 8.2 / 535 x 370 x 208[10]	in / mm
Weight with Safety Switch	38.8 / 17.6	44.9 / 20.4[10]	lb / kg
Noise	<50		dBA
Cooling	Natural Convection		
Operating Temperature Range	-40 to +140 / -40 to +60[11]		°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)		

(6) For other regional settings please contact SolarEdge support.
(7) A higher current source may be used; the inverter will limit its input current to the values stated.
(8) For more information, refer to the SolarEdge Home Network datasheet
(9) Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BEI4. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box.
(10) SE11400H-USxxxBxx**5** is the updated PN, though SE11400H-USxxxBxx**4** will still be available. All specifications are similar for both models, **EXCLUDING** the weight and dimensions [HxWxD]; The weight and dimensions of SE11400H-USxxxBxx**4** are 38.8 / 17.6 [lb / kg] and 21.06 x 14.6 x 7.3 / 535 x 370 x 185 [in/mm], accordingly.
(11) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature Derating technical note for North America.

SolarEdge is a global leader in smart energy technology. By leveraging world-class engineering capabilities and with a relentless focus on innovation, SolarEdge creates smart energy solutions that power our lives and drive future progress.

SolarEdge developed an intelligent inverter solution that changed the way power is harvested and managed in photovoltaic (PV) systems. The SolarEdge DC optimized inverter maximizes power generation while lowering the cost of energy produced by the PV system.

Continuing to advance smart energy, SolarEdge addresses a broad range of energy market segments through its PV, storage, EV charging, UPS, and grid services solutions.

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Cautionary Note Regarding Market Data and Industry Forecasts: This brochure may contain market data and industry forecasts from certain third-party sources. This information is based on industry surveys and the preparer's expertise in the industry and there can be no assurance that any such market data is accurate or that any such industry forecasts will be achieved. Although we have not independently verified the accuracy of such market data and industry forecasts, we believe that the market data is reliable and that the industry forecasts are reasonable.

solaredge

Power Optimizer

For North America

S440, S500

POWER OPTIMIZER

PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

* Expected availability in 2022

solaredge.com

Power Optimizer

For North America

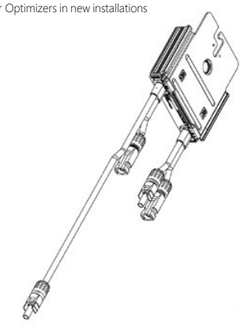
S440, S500

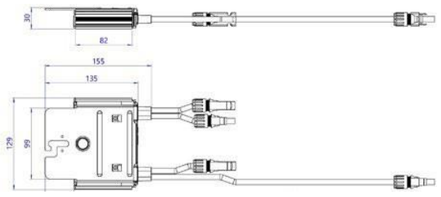
	S440	S500	Unit
INPUT			
Rated Input DC Power(1)	440	500	W
Absolute Maximum Input Voltage (Voc)	60		Vdc
MPPT Operating Range	8 - 60		Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15	Adc
Maximum Efficiency	99.5		%
Weighted Efficiency	98.6		%
Overvoltage Category	II		
OUTPUT DURING OPERATION			
Maximum Output Current	15		Adc
Maximum Output Voltage	60		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)			
Safety Output Voltage per Power Optimizer	1+/-0.1		Vdc
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System	NEC 2014, 2017 & 2020		
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
INSTALLATION SPECIFICATIONS			
Maximum Allowed System Voltage	1000		Vdc
Dimensions (W x L x H)	129 x 153 x 30 / 5.07 x 6.02 x 1.18		mm / in
Weight (including cables)	655 / 1.5		gr / lb
Input Connector	MC4(2)		
Input Wire Length	0.1 / 0.32		m / ft
Output Connector	MC4		
Output Wire Length	(+) 2.3, (-) 0.10 / (+) 7.54, (-) 0.32		m / ft
Operating Temperature Range(3)	-40 to +85		°C
Protection Rating	IP68 / Type6B		
Relative Humidity	0 - 100		%

(1) Rated power of the module at STC will not exceed the power optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed
(2) For other connector types please contact SolarEdge
(3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter		Single Phase HD-Wave	Three Phase for 208V grid	Three Phase for 277/480V grid	
Minimum String Length (Power Optimizers)	S440, S500	8	14	18	
Maximum String Length (Power Optimizers)		25		50(4)	
Maximum Nominal Power per String		5700 (6000 with SE7600-US-SE11400-U)	6000	12750	W
Maximum Allowed Connected Power per String (5) (Permitted only when the difference in connected power between strings is 1,000W or less)		Refer to Footnote 5	One String 7200W Two strings or more 7800W	15,000W	
Parallel Strings of Different Lengths or Orientations		Y			

(4) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
(5) If the inverters rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power. Refer to: https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf
(6) It is not allowed to mix S-series and P-series Power Optimizers in new installations





Intertek

RoHS

Powerwall 3

Power Everything

Powerwall 3 is a fully integrated solar and battery system, designed to accelerate the transition to sustainable energy. Customers can receive whole home backup, cost savings, and energy independence by producing and consuming their own energy while participating in grid services. Once installed, customers can manage their system using the Tesla App to customize system behavior to meet their energy goals.

Powerwall 3 achieves this by supporting up to 20 kW DC of solar and providing up to 11.5 kW AC of continuous power per unit. It has the ability to start heavy loads rated up to 185 LRA, meaning a single unit can support the power needs of most homes. Powerwall 3 Expansions make it easier and more affordable to scale up customers' systems to meet their current or future needs. Powerwall 3 is designed for fast and efficient installations, modular system expansion, and simple connection to any electrical service.

Powerwall 3 Technical Specifications

System Technical Specifications

Model Number	1707000-xx-y			
Nominal Grid Voltage (Input & Output)	120/240 VAC			
Grid Type	Split phase			
Frequency	60 Hz			
Nominal Battery Energy	13.5 kWh AC[1]			
Nominal Output Power (AC)	5.8 kW	7.6 kW	10 kW	11.5 kW
Maximum Apparent Power	5,800 VA	7,600 VA	10,000 VA	11,500 VA
Maximum Continuous Current	24 A	31.7 A	41.7 A	48 A
Overcurrent Protection Device[2]	30 A	40 A	60 A	60 A
Configurable Maximum Continuous Discharge Power Off-Grid (PV Only, -20°C to 25°C)	15.4 kW[3]			
Maximum Continuous Charge Current / Power (Powerwall 3 only)	20.8 A AC / 5 kW			
Maximum Continuous Charge Current / Power (Powerwall 3 with up to (3) Expansion units)	33.3 A AC / 8 kW			
Output Power Factor Rating	0 - 1 (Grid Code configurable)			
Maximum Output Fault Current (1 s)	160 A			
Maximum Short-Circuit Current Rating	10 kA			
Load Start Capability	185 LRA			
Solar to Battery to Home/Grid Efficiency	89%[1,4]			
Solar to Home/Grid Efficiency	97.5%[5]			
Power Scalability	Up to 4 Powerwall 3 units supported			
Energy Scalability	Up to 3 Expansion units (for a maximum total of 7 units)			
Supported Islanding Devices	Gateway 3, Backup Switch, Backup Gateway 2			
Connectivity	Wi-Fi (2.4 and 5 GHz), Ethernet, Cellular (LTE/4G[6])			
Hardware Interface	Dry contact relay, Rapid Shutdown (RSD) certified switch and 2-pin connector, RS-485 for meters			
AC Metering	Revenue Grade (+/- 0.5%, ANSI C12.20)			
Protections	Integrated arc fault circuit interrupter (AFCI), Isolation Monitor Interrupter (IMI), PV Rapid Shutdown (RSD) using Tesla Mid-Circuit Interrupters			
Customer Interface	Tesla Mobile App			
Warranty	10 years			

[1] Values provided for 25°C (77°F), at beginning of life. 3.3 kW charge/discharge power.

[2] See Powerwall 3 Installation Manual for fuse requirements if using fuse for overcurrent protection.

[3] 15.4kW off-grid maximum continuous discharge power is only available if on-grid rating is 11.5 kW. If enabled, Powerwall 3 must be installed with an 80 A breaker and appropriately sized conductors.

[4] Typical solar shifting use case.

[5] Tested using CEC weighted efficiency methodology.

[6] The customer is expected to provide internet connectivity for Powerwall 3; cellular should not be used as the primary mode of connectivity. Cellular connectivity subject to network operator service coverage and signal strength.

Powerwall 3 Technical Specifications

Solar Technical Specifications

Maximum Solar STC Input	20 kW
Withstand Voltage	600 V DC
PV DC Input Voltage Range	60 — 550 V DC
PV DC MPPT Voltage Range	60 — 480 V DC
MPPTs	6
Maximum Current per MPPT (I_{mp})	15 A [7, 8]
Maximum Short Circuit Current per MPPT (I_{sc})	19 A [8]

[7] Only applicable to Powerwall 3 units with 15 A I_{MP} on the product label. Otherwise, Powerwall 3 has an I_{MP} of 13 A.

[8] When PV strings are combined on the roof and the DC input current exceeds the MPPT rating, a jumper can be used to combine two MPPTs into a single input to intake DC current up to 30 A I_{MP} / 38 A I_{SC} (or 26 A I_{MP} / 30 A I_{SC} if Powerwall 3 is labeled with 13 A I_{MP} / 15 A I_{SC}).

Environmental Specifications

Operating Temperature	–20°C to 50°C (–4°F to 122°F) [9]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–20°C to 30°C (–4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP55 (Wiring Compartment)
Pollution Rating	PD3
Operating Noise @ 1 m	< 50 db(A) typical < 62 db(A) maximum

[9] Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information

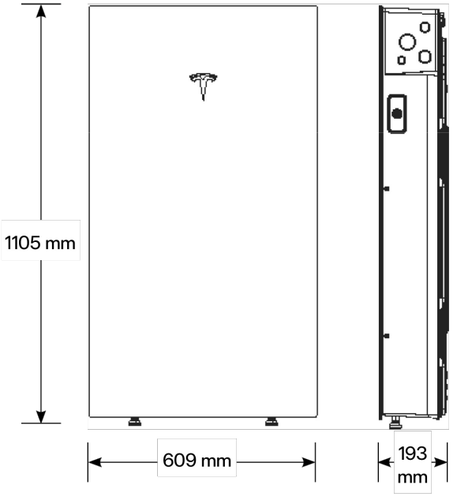
Certifications	UL 1741, UL 9540, UL 9540A, UL 3741, UL 1741 PCS, UL 1741 SA, UL 1741 SB, UL 1973, UL 1699B, UL 1998, CSA C22.2 No. 0.8, CSA C22.2 No. 107.1, CSA C22.2 No. 330, CSA 22.3 No. 9, IEEE 1547, IEEE 1547A, IEEE 1547.1, CA Rule No.21
Grid Connection	United States and Canada
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)
Fire Testing	Meets the unit level performance criteria of UL 9540A

Powerwall 3 Technical Specifications

Mechanical Specifications

Dimensions	1105 x 609 x 193 mm (43.5 x 24 x 7.6 in) [10]
Total Weight of Installed Unit	132 kg (291.2 lb)
Weight of Powerwall 3	124 kg (272.5 lb)
Weight of Glass Front Cover	6.5 kg (14.5 lb)
Weight of Wall Bracket	1.9 kg (4.2 lb)
Mounting Options	Floor or wall mount

[10] These dimensions include the glass front cover being installed on Powerwall 3.



Powerwall 3 Expansion Technical Specifications

Battery Technical Specifications

Model Number	1807000-xx-y
Nominal Battery Energy	13.5 kWh
Voltage Range	52 - 92 V DC[11]

[11] Powerwall 3 Expansion units are connected in parallel and are not field serviceable.

Environmental Specifications

Operating Temperature	–20°C to 50°C (–4°F to 122°F)[12]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–20°C to 30°C (–4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IP67
Pollution Rating	PD3

[12] Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information

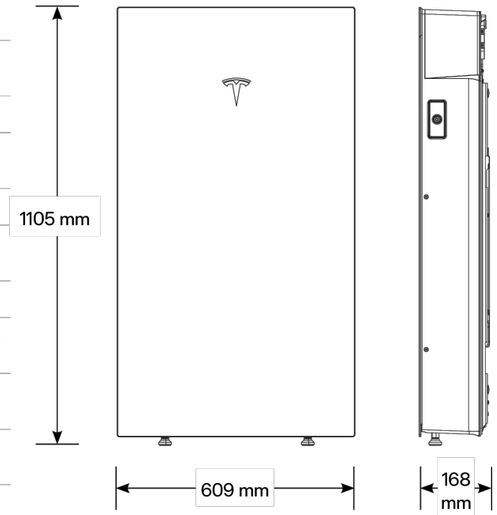
Certifications	UL 1973, UL 9540

Mechanical Specifications

Dimensions	1105 x 609 x 168 mm (43.5 x 24 x 6.6 in)[13]
Total Weight of Wall-Mounted Expansion Unit	118.5 kg (261.2 lb)
Weight of Expansion Unit	110 kg (242.5 lb)
Weight of Glass Front Cover	6.5 kg (14.5 lb)
Weight of Wall Bracket	1.9 kg (4.2 lb)
Weight of Expansion Accessories	0.7 kg (1.5 lb)
Mounting Options	Floor or wall mount
Stacking Capability (Floor Mount Only)	Up to (3) Expansion units behind a Powerwall 3
Compatibility with Other Systems	Only compatible with Powerwall 3
Connection to Powerwall 3 or Expansions	Powerwall 3 Expansion harness[14]

[13] These dimensions include the glass front cover being installed on Powerwall 3 Expansion.

[14] The Powerwall 3 Expansion harness is a listed component of the UL 9540 certification.



Gateway 3

Tesla Gateway 3 controls connection to the grid in a Powerwall system, automatically detecting outages and providing seamless transition to backup power. It provides energy monitoring that is used by Powerwall for solar self-consumption, time-based control, and backup operation.

Performance Specifications

Model Number	1841000-x1-y
Nominal Grid Voltage	120/240 V AC
Grid Configuration	Split phase
Grid Frequency	60 Hz
Continuous Current Rating	200 A
Maximum Supply Short Circuit Current	22 kA with Square D or Eaton main breaker 25 kA with Eaton main breaker[17]
IEC Protective Class	Class I
Overvoltage Category	Category IV

[17] Only Eaton CSR or BWH main breakers are 25 kA rated.

AC Meter	+/- 0.5%
Communication	CAN
User Interface	Tesla App
Backup Transition	Automatic disconnect for seamless backup
Overcurrent Protection Device	100–200 A Service entrance rated Eaton CSR, BWH, or BW, or Square D QOM breakers
Internal Panelboard	200 A 8-space/16 circuit breakers Eaton BR, Siemens QP, or Square D HOM breakers rated to 10–125A
Warranty	10 years

Environmental Specifications

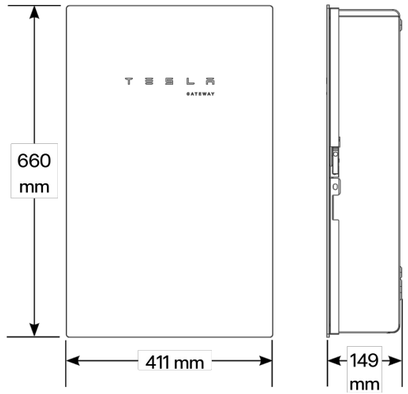
Operating Temperature	–20°C to 50°C (–4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Compliance Information

Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS, CSA 22.2 107.1, CSA 22.2 29
Emissions	FCC Part 15, Class B, ICES 003

Mechanical Specifications

Dimensions	660 x 411 x 149 mm (26 x 16 x 6 in)
Weight	16.3 kg (36 lb)
Mounting options	Wall mount



Ground Mount System

Mount on all terrains, in no time.

The IronRidge Ground Mount System combines our XR1000 rails with locally-sourced steel pipes, or mechanical tubing, to create a cost-effective structure capable of handling any site or terrain challenge.

Installation is simple with only a few structural components and no drilling, welding, or heavy machinery required. In addition, the system works with a variety of foundation options, including concrete piers and driven piles.

Rugged Construction

Engineered steel and aluminum components ensure durability.

PE Certified

Pre-stamped engineering letters available in most states.

Simple Assembly

Just a few simple components and no heavy equipment.

Design Software

Online tool generates engineering values and bill of materials.

Flexible Architecture

Multiple foundation and array configuration options.

20 Year Warranty

Twice the protection offered by competitors.

Datasheet

360° Product Tour
Visit ironridge.com

Substructure

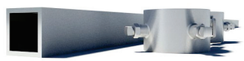
Top Caps

Connect vertical and cross pipes.

Rail Connectors

Attach Rail Assembly to horizontal pipes.

Diagonal Braces



Optional Brace provides additional support.

Cross Pipe & Piers

Steel pipes or mechanical tubing for substructure.

Rail Assembly

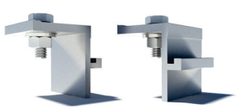
XR1000 Rails

Curved rails increase spanning capabilities.

Top-Down Clamps

Secure modules to rails and substructure.

Under Clamps



Alternative clamps for pre-attaching modules to rails.

Accessories

Wire Clips and End Caps provide a finished look.

Resources

Design Assistant
Go from rough layout to fully engineered system. For free.
Go to ironridge.com/gm

NABCEP Certified Training
Earn free continuing education credits, while learning more about our systems.
Go to ironridge.com/training

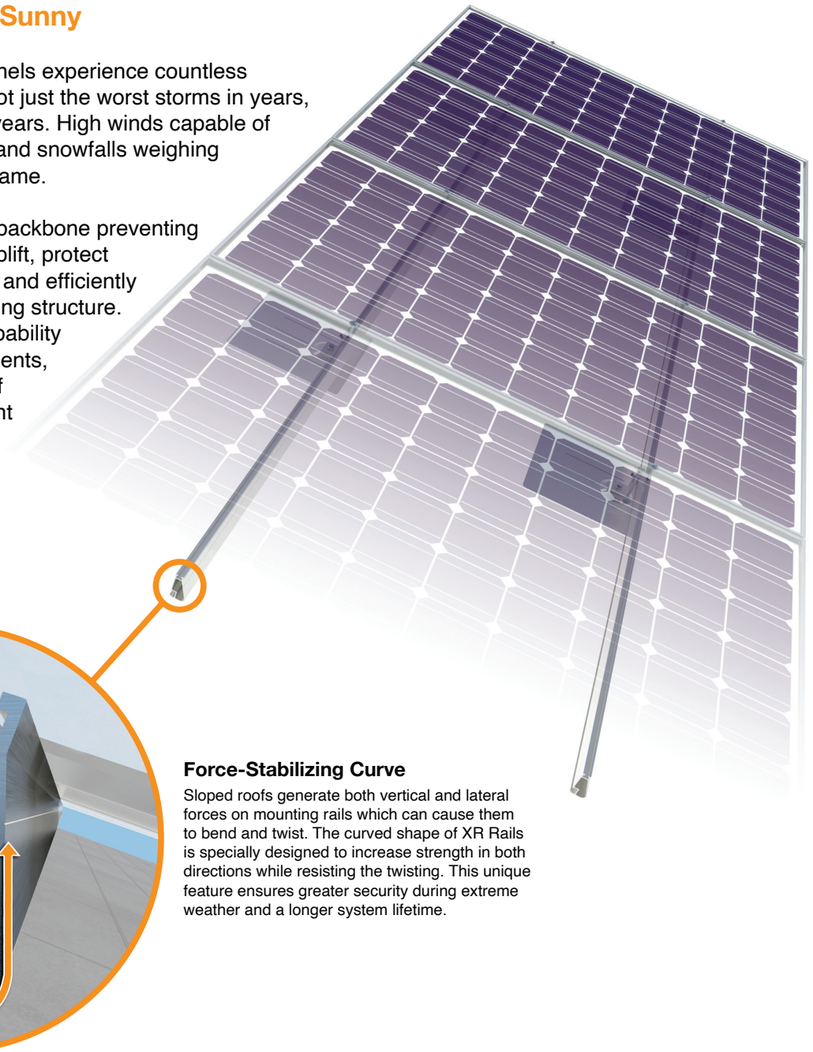
IRONRIDGE

XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs

XR Rails are compatible with FlashFoot and other pitched roof attachments.

IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.

Tech Brief

XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.

XR10

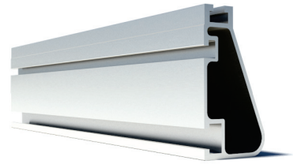
XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

- 6’ spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available

XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10’ spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It’s built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12’ spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4’	5’ 4”	6’	8’	10’	12’
None	90	XR10		XR100		XR1000	
	120						
	140						
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

Tech Brief

IRONRIDGE

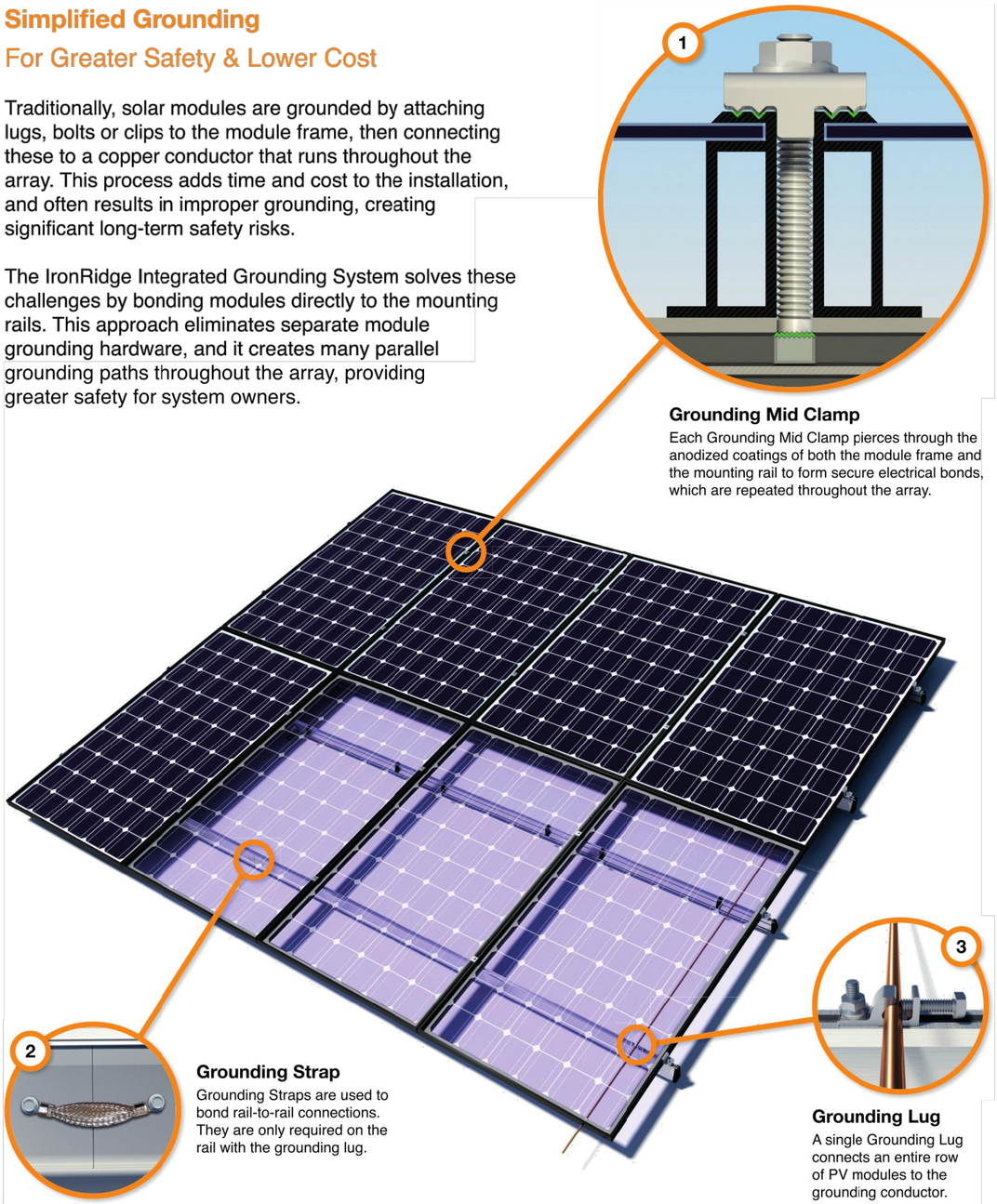
Integrated Grounding System

Simplified Grounding

For Greater Safety & Lower Cost

Traditionally, solar modules are grounded by attaching lugs, bolts or clips to the module frame, then connecting these to a copper conductor that runs throughout the array. This process adds time and cost to the installation, and often results in improper grounding, creating significant long-term safety risks.

The IronRidge Integrated Grounding System solves these challenges by bonding modules directly to the mounting rails. This approach eliminates separate module grounding hardware, and it creates many parallel grounding paths throughout the array, providing greater safety for system owners.



Grounding Mid Clamp

Each Grounding Mid Clamp pierces through the anodized coatings of both the module frame and the mounting rail to form secure electrical bonds, which are repeated throughout the array.

Grounding Strap

Grounding Straps are used to bond rail-to-rail connections. They are only required on the rail with the grounding lug.

Grounding Lug

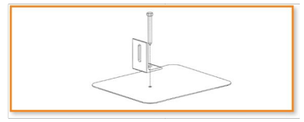
A single Grounding Lug connects an entire row of PV modules to the grounding conductor.

Tech Brief

Installation Overview

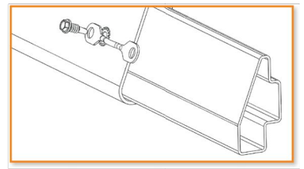
1 Install Roof Attachments

- Install appropriate roof flashing and/or standoff for roof type.
- Attach L-Feet to flashing or standoff.



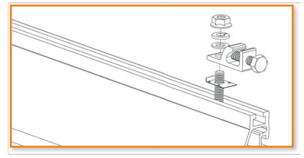
2 Prepare Rail Connections

- Insert splice into first rail, then secure with Grounding Strap and self-drilling screw.
- Slide second rail over splice, then secure with opposite end of Grounding Strap and self-drilling screw.



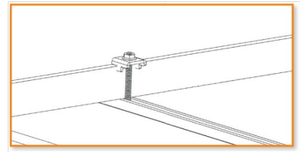
3 Mount & Ground Rails

- Attach rails to L-Feet and level rails.
- Install one Grounding Lug per row of modules.
- Connect Grounding Lug to grounding conductor.



4 Install Modules & Clamps

- Install first module using End Clamps and Grounding Mid Clamps.
- Install additional modules using Grounding Mid Clamps.
- Finish row with a second pair of End Clamps.

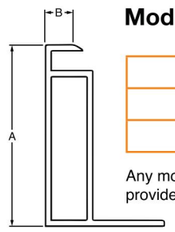


Testing & Certification

The IronRidge Integrated Grounding System has been tested and certified to UL 2703 by Intertek Group plc.

UL 2703 is a proposed UL standard for evaluating solar module mounting and clamping devices. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

The testing process closely mirrors that of UL 1703, the solar module testing standard, including temperature and humidity cycling, electrical and mechanical load testing, and manufacturing quality reviews.



Module Frame Compatibility

Dimension	Range
A	31.0mm - 51.0mm
B	5.08mm (minimum)

Any module frames whose parameters are not listed in the provided table have not been tested for compatibility.

The Grounding Clamp has proven robust in grounding 60-cell and 72-cell solar module frames with box construction and a range of anodization thicknesses.

All solar modules listed to UL 1703 and with frame construction within the parameters stated above are compatible with the IronRidge Integrated Grounding System.

Go to ironridge.com/ig

25800 Commercentre Drive
Lake Forest, CA 92630 USA

Telephone: 949.448.4100
Facsimile: 949.448.4111
www.intertek.com

Test Verification of Conformity

In the basis of the tests undertaken, the sample(s) of the below product have been found to comply with the requirements of the referenced specifications at the time the tests were carried out.

Applicant Name & Address:	IronRidge, Inc. 1495 Zephyr Ave. Hayward, CA 94544
Product Description:	XR Rails with Integrated Grounding.
Ratings & Principle Characteristics:	Fire Class Resistance Rating: - Class A for Steep Slope Flush-Mount (symmetrical) Applications when using Type 1 and Type 2, Listed Photovoltaic Module. - Class A for Low Slope Flush-Mount and Tilt-Mount (symmetrical and asymmetrical) Applications when using Type 1, Listed Photovoltaic Module.
Models:	51-61GD-005, 51-61GD-005B, 51-5000-001, and 51-65-001
Brand Name:	N/A
Relevant Standards:	UL Subject 2703 (Section 15.2 and 15.3) Outline of Investigation for Rack Mounting Systems and Clamping Devices for Flat-Plate Photovoltaic Modules and Panels, Issue Number: 2, Nov 13, 2012 **Referencing** UL1703 (Section 31.2) Standard for Safety for Flat-Plate Photovoltaic Modules and Panels, May 20, 2014
Verification Issuing Office:	Intertek Testing Services NA, Inc. 25800 Commercentre Dr. Lake Forest, CA 92630
Date of Tests:	08/27/2014 to 01/07/2015
Test Report Number(s):	101541132LAX-002

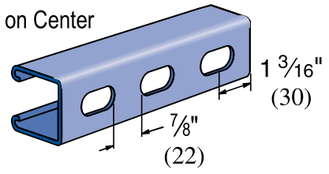
This verification is part of the full test report(s) and should be read in conjunction with them. This report does not automatically imply product certification.

Completed by:	Amar Kacel	**Reviewed by:**	Andrew Koretoff
Title:	PV Engineer	**Title:**	Reviewer
Signature:		**Signature:**	
Date:	01/26/2015	**Date:**	01/26/2015

P1000 T

Wt/100 Ft: 185 Lbs (275 kg/100 m)

Slots are
1⅛" (29) x 9⁄16" (14)
2" (51) on Center



Notes:
* Load limited by spot weld shear.
** KL/r > 200
NR = Not Recommended.

1. Above loads include the weight of the member. This weight must be deducted to arrive at the net allowable load the beam will support.
2. Long span beams should be supported in such a manner as to prevent rotation and twist.
3. Allowable uniformly distributed loads are listed for various simple spans, that is, a beam on two supports. If load is concentrated at the center of the span, multiply load from the table by 0.5 and corresponding deflection by 0.8.
4. For Pierced Channel, Beam Load Values in the tables are multiplied by the following factor:

"T" Series	85%

MATERIAL

Unistrut channels are accurately and carefully cold formed to size from low-carbon strip steel. All spot-welded combination members, except P1001T, are welded 3" (76 mm) maximum on center.

STEEL: PLAIN
12 Ga. (2.7 mm), 14 Ga.(1.9 mm) and
16 Ga. (1.5 mm) ASTM A1011 SS GR 33.

STEEL: PRE-GALVANIZED
12 Ga. (2.7 mm), 14 Ga. (1.9 mm) and
16 Ga. (1.5mm) ASTM A653 GR 33.

For other materials, see Special Metals or Fiberglass sections.

FINISHES

All channels are available in:

- Perma Green III (GR).
- Pre-galvanized (PG), conforming to ASTM A653 G90.
- Hot-dipped galvanized (HG), conforming to ASTM A123.
- Plain (PL).

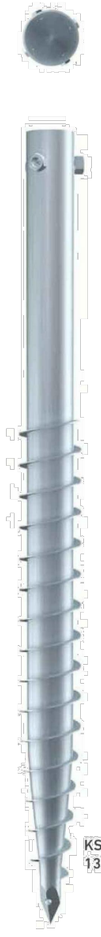
Project: _____ **Approval Stamp:**
Architect / Engineer: _____
Date: _____ **Phone:** _____
Contractor: _____
Address: _____
_____
Notes 1: _____
_____
Notes 2: _____
_____

KRINNER
The Ground Screw

Technical Data Sheet G Series

Basic Info

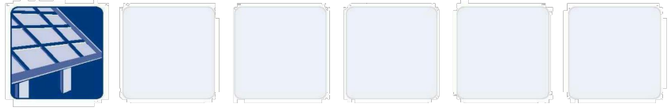
KSF G 76x2100-3xM16	KSF G 76x1600-3xM16	KSF G 76x1300-3xM16
Nominal length (mm)		
2100	1600	1300
Tube diameter (mm)		
76.10	76.10	76.10
Weight (kg)		
14.00	10.50	8.50
Item number		
25456	25455	25454



Construction

- Nut: DIN EN ISO 4032 - 8
- Continuous welded helix
- Coating: Hot-dip galvanized according to DIN EN ISO 1461

Applications

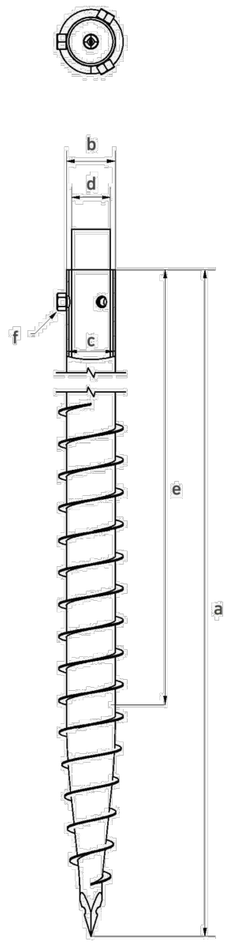


efficient · no concrete · durable

KRINNER
The Ground Screw

Technical Data

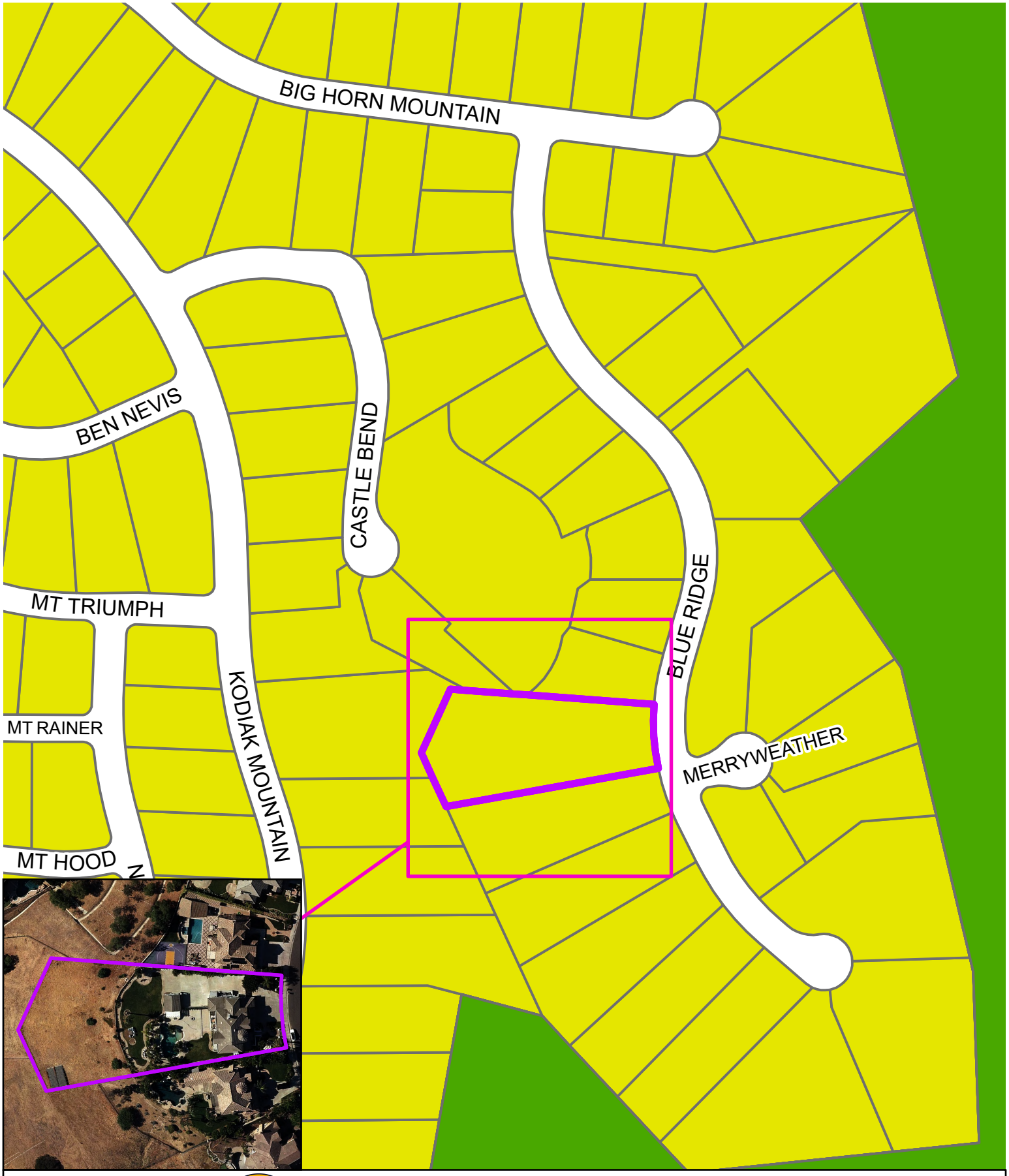
	KSF G 76x2100-3xM16	KSF G 76x1600-3xM16	KSF G 76x1300-3xM16
a	Length (mm) (±25 mm)		
	2080	1580	1280
b	Shaft outer diameter (mm)		
	76.10	76.10	76.10
c	Inner diameter (mm)		
	68.90	68.90	68.90
d	Diameter setting (mm)		
	60	60	60
e	Depth setting (mm) (±25 mm)		
	1815	1315	1020
f	Thread		
	3 x M16	3 x M16	3 x M16



Online Service

KSF G 76x2100-3xM16	KSF G 76x1600-3xM16	KSF G 76x1300-3xM16
Webkey		
G2545611D	G2545511D	G2545411D

Subject to technical change!
Krinner Schraubfundamente GmbH | Passauer Straße 55 | D-94342 Straßkirchen
Phone: +49 9424 9401-80 | E-Mail: service@krinner.com | www.krinner.com



5525 Blue Ridge Drive

APN: 329-111-19

Vicinity Map

Project Site

City Boundary

Source: City of Yorba Linda, 2025

8/11/2025

CONDITIONS OF APPROVAL FOR:
DESIGN REVIEW 2025-09 - THONEY

Eng. 1. Best Management Practices (BMPs) shall be used during construction in accordance with the Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to prevent pollutants, construction materials, and soil from entering the storm drain.

2. **Prior to building permit**, an erosion and sediment control plan shall be submitted at the time of building permit review and be accepted by the City Engineer.

3. **Prior to building permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (Santa Ana Region) as applicable.

4. **Prior to building permit**, the proposed improvements shall comply with the California Building Code latest edition. Drainage and structural setbacks to slopes shall comply with the minimum requirements.

5. **Prior to building permit,** lot drainage shall be designed to convey flows to an acceptable drainage system or outlet to the street or by other drainage design to the satisfaction of the City Engineer.

Bldg. 6. Construction and Development shall comply with the latest adopted California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, The California Electrical Code, California Green Building Standards Code, State Building Standards Title 24, and all other applicable codes.

7. All structures shall be designed in accordance with Section 1609 for the wind design per the 2022 California Building Code. The wind speed for the City of Yorba Linda is 110 mph, per Figure 1609.3(1), of the 2022 California Building Code, exposure “C” using the basic wind design.

All structures shall adhere to Section 1613 for seismic design from the 2022 California Building Code. The design shall be site specific and include the necessary data to justify the proposed design.

8. A clear, brush-free area of 10 feet shall be required around the perimeter of the ground mounted PV system. A non-combustible base, approved by the Fire Code official, shall be installed and maintained under the photovoltaic arrays and associated equipment

installations, per the 2022 CFC Chapter 1205.5.1.

9. The applicant shall satisfy all conditions of approval and any other department or agency requirements prior to the building permit Final Inspection.

10. All submitted Plans shall comply with the High Fire Severity Zone requirements per the California Building Code, Chapter 7A, California Residential Code, Section 337 as applicable and the Orange County Fire Authority (O.C.F.A.) requirements.

11. Applicant shall satisfy all requirements of the Orange County Fire Authority **prior to issuance of building permits and the final inspection**. **Contact Orange County Fire Authority at (714) 573-6100 for requirements.** Fire Sprinkler installations requirements are part of this requirement.

12. All construction sites 1 acre or less shall comply with the current City of Yorba Linda Erosion Control and Pollution Prevention requirements. The current requirements can be requested by contacting the Building Department at 714-961-7120.

Plng. 13. The approval of Design Review 2025-09 is for a request to construct a ground-mounted fifty-six (56) panel solar photovoltaic system within the vacated LMAD easement area along the rear of the property, outside of required rear and side setback areas.

14. Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.

15. The approval of Design Review 2025-09 shall lapse and become void as of August 27, 2026, unless building permits have been issued and construction is commenced and diligently pursued toward completion, or a time extension is requested in writing prior to that date.

16. Within 60 days of approval of this request the applicant shall agree and consent in writing to the conditions of approval, as adopted by the Planning Commission.

17. The applicant shall defend, indemnify, and hold harmless the City of Yorba Linda, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the applicant

of any such claim, action or proceeding against the City and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney.

18. Applicant shall provide to the Planning Department, **prior to issuance of building permits**, an electronic copy of the final plans approved by the Planning Commission. The copy shall be provided on a USB drive in ".pdf" format.

19. The final architectural elevations, materials and colors shall be substantially in conformance with the conceptual elevations approved by the Planning Commission, as reflected in the plans on file with the Community Development Department, to the satisfaction of the Community Development Director.

20. The surrounding area beneath and surrounding the ground-mounted solar photovoltaic system shall be kept clear of weeds and stored items and be kept in a well-maintained condition, to the satisfaction of the Community Development Director.

-The End-