



CITY of YORBA LINDA

PLANNING COMMISSION MEETING AGENDA

Wednesday, August 27, 2025, 6:30 p.m.

Council Chambers

4845 Casa Loma Avenue

1. **CALL TO ORDER**

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

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Planning Commissioners: Behura, Bernstein, 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 meetings to be conducted in a professional manner respectful of all participants. Therefore, the

Chairman may ask that speakers refrain from engaging in personal attacks, and name-calling, during their allotted time.

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

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

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

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

Recommendation:

To approve waiving readings in full of all resolutions.

7. PUBLIC HEARINGS

7.1 CONDITIONAL USE PERMIT 2024-28 AND DESIGN REVIEW 2024-10 - CAMPBELL

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

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

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.