



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MAY 11, 2022

TO: HONORABLE CHAIRWOMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: DAVID BRANTLEY, AICP
COMMUNITY DEVELOPMENT DIRECTOR

BY: GABRIEL DIAZ, ASSOCIATE PLANNER

SUBJECT: CONDITIONAL USE PERMIT 2022-12 – SACA

APPLICANT: **Alex Sacca**
4060 Cassia Lane
Yorba Linda, CA 92886

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

RELATED ITEMS: None

REQUEST: To allow the construction of an 842 square foot addition, of which 555 square feet is proposed as a new second story, to an existing 5,740 square foot two-story single-family residence, including 449 new square feet of second floor balconies, the area of construction within seventy feet (70') of another single-family residence, on the property addressed as 4060 Cassia Lane, located on the east side of Cassia Lane, south of Fairmont Boulevard, within the R-A (Residential Agriculture) zone.

PROJECT DATA

Project Address: 4060 Cassia Lane
APN: 350-021-10
General Plan: Residential-Low
Zoning: RA (Residential Agriculture)

Development Standards for Residential Agriculture Zone

	Required	Proposed
Front setback	40 feet	77 feet*
Left side setback	14 feet	14 feet*
Right side setback	14 feet	14 feet*
Rear setback	45 feet	396 feet
Lot coverage, Max	35%	7%
Building height	35 feet (maximum)	26 feet, 7 inches*

*Existing and will not change with proposed development

BACKGROUND

The applicant is proposing to construct an 842 square foot, two-story addition (555 square feet on the second floor) at the front and left side of the existing residence. In addition, 449 new square feet of second floor balconies are proposed along the front and rear elevations. Also, part of the overall project, but not subject to review by the Planning Commission, is a 287 square foot first-floor addition. Section 18.10.100.B of the Yorba Linda Zoning Code requires the approval of a conditional use permit for new two-story construction built within seventy feet (70') of an existing single-family residence. The Code states that the seventy feet (70') be measured from the edge of any single-family residence, exclusive of the garage. Therefore, staff will review the potential privacy impacts associated with the two-story construction.

Furthermore, Section 18.10.120.I of the Yorba Linda Zoning Code requires a Conditional Use Permit approval for two-story patio covers, gazebos, balconies, and decks. Conditional Use Permit review for second floor balconies is typically administered by the Zoning Administrator. However, since Conditional Use Permit review by the Planning Commission is required for the second-floor room addition, staff has included the proposed balcony expansions as a part of this application to streamline the approval process. Therefore, staff reviews the potential view and privacy impacts associated with the proposed balconies along with analysis of the proposed second-story room addition. Staff also reviews the proposed design of the two-story construction for architectural compatibility and integration

DISCUSSION

The proposed second-story addition is located along the northeastern (front and left side) elevations and consists of two (2) new bedrooms and one (1) bathroom. The request also includes the construction of a new outdoor balcony at the front elevation. This balcony faces towards the interior of the lot across from the existing garage. There is also a small extension of an existing second story loft area located along the rear elevation. The remainder of the proposed balconies occur along the rear elevation and are expansions of existing balconies. Staff has determined that the proposed additions meet all the property development standards for the R-A (Residential Agriculture) zone. As is the case with all two-story additions, staff has reviewed the potential **privacy impacts** and the **architectural compatibility** of the addition with the existing home and surrounding neighborhood.

Privacy

As illustrated on the applicant's plans, a total of three (3) new second story windows are proposed with the addition along the **northeastern (left side)** elevation. They consist of two (2) small bathroom windows and one (1) new bedroom window. The proposed addition is located a minimum of fourteen (14) feet from the existing side property line and roughly twenty-five (25) feet from the neighboring residence. The views from these windows will primarily be of the applicant's side yard and existing landscaping will help minimize potential privacy impacts to the adjoining neighbor. Staff has not received any comments from the adjacent property owner.

The proposed expansion of the existing second-story balconies occurs along the **southern (rear)** elevation and will primarily face the applicant's own backyard and have a limited view of the adjacent property owners' side yards. The viewsheds will be similar to the existing balconies along the northeastern and southern elevations. The balcony is located over three hundred and ninety-six (396) feet from the rear property line and thirty-five (35) feet or greater from the top of the existing slope. In addition, existing planting and trees further obscure views into neighboring properties. The view from one (1) new loft window proposed along the same elevation faces the applicant's rear yard. Since the primary viewshed from the proposed window will be of the applicant's rear yard, adverse privacy impacts are minimal. Due to the location and viewshed of the existing balconies (as expanded), privacy impacts would remain largely unchanged at these locations.

As illustrated on the applicant's plans, in addition to a proposed balcony, the project would also result in four (4) new windows along the **northwestern (front) elevation** at the proposed second floor addition. These windows would face the front yard area of the subject property and will provide views overlooking the applicant's front yard and street beyond. Staff does not believe the new windows will result in any change to existing privacy conditions for the surrounding properties due to the large front yard setback of 140 feet. Furthermore, the proposed balcony accessed from the new bedroom faces towards the interior of the lot towards the existing garage and is located 85 feet from the southern (right side) property line. Thus, no visual impact to neighboring properties is anticipated.

All the surrounding properties within a 300-foot radius of the subject property were sent a public hearing notice concerning the proposed project. As of this writing, staff has not received any adverse comments from the adjacent property owners. Therefore, staff, does not believe the new windows, doors, and balconies will present any elevated privacy impacts to the adjacent neighbor(s).

Architecture

Staff believes that the proposed two-story addition is well integrated with the applicant's existing home and neighborhood. The most notable change will be the addition to the front and left side elevations. New windows and the side of the proposed outdoor balcony would face the street; however, as stated earlier, the location is setback 140 feet from the front property line. Due to the long driveway, existing landscaping, and the location of the addition; visibility from the street will be limited. The existing design and exterior materials will remain

the same as the current conditions. As desired by the Planning Commission, the exterior wall cladding, Spanish-tile roofing materials and windows would match the existing residence and will be consistent throughout. Staff has suggested a condition of approval (Condition No. 22) to ensure this consistency. Therefore, staff supports the architecture and design of the proposed addition and recommends favorably towards the applicant's request.

RECOMMENDATION

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 2022-12 – Saca, subject to the attached conditions of approval.

ATTACHMENTS

- 1) Locator Map
 - 2) Resolution for Conditional Use Permit 2022-12, with conditions
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