

**FINDINGS FOR:**  
**ADMINISTRATIVE ADJUSTMENT NO. 2022-01**

**APPLICANT:** Hassan Shabafroozan  
4577 Via Del Prado  
Yorba Linda, California 92886

**LOCATION:** 4577 Via Del Prado

**REQUEST:** To reduce the minimum required side yard setback by not more than twenty percent (20%) from a cumulative total of both side yards of twenty feet (20') to sixteen feet (16') to accommodate the construction of a 1,811 square foot addition of which 1,580 square feet is proposed as a new second story on the property addressed as 4577 Via Del Prado, located on the west side of Via Del Prado, south of Avenida Del Ray, within the RU (Residential Urban) zone. (APN: 349-204-18)

**ZONING CODE SECTION:** Sections 18.38.070.B of the Yorba Linda Zoning Code.

**FINDINGS:**

- A. That because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations would deprive such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification in that the subject lot is "pie-shaped" in that it is narrower at its front boundary than at its rear boundary (i.e., 59 feet at the front versus 70 feet at the rear), making it more difficult for this property to be developed in strict conformance with the required side yard setback standard.
- B. That the granting of the requested administrative adjustment does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which said property is located in that this lot, due to its odd shape, requires a decrease in the minimum side yard setback to achieve a level of development that is consistent with other properties in the same zone that are symmetrical in shape.
- C. That the granting of the administrative adjustment does not authorize a use or activity that is not otherwise expressly authorized by the zoning regulations governing the subject property in that the requested reduction to the side yard setback is a deviation from a property *development* standard, not a *use* standard. The property would continue to be used for residential purposes as intended by the RU (Residential Urban) zoning designation of the property.
- D. This project constitutes a Class 5 (Minor Alteration of Land Use Limitations) 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 15305.

**APPROVED:**     X     **DATE:**     May 11, 2022      
**APPROVED WITH CONDITIONS:** \_\_\_\_\_  
**DENIED:** \_\_\_\_\_

\_\_\_\_\_  
Nate Farnsworth, AICP  
Planning Manager