



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 27, 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 2022-07 – RACZEK

APPLICANT: **Craig Raczek**
3630 Blue Gum Drive
Yorba Linda, CA 92886

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

RELATED ITEMS: None

REQUEST: To construct a 638 square foot addition, of which 388 square feet is proposed as a new second story, the area of construction within seventy feet (70') of another single-family residence, on the property addressed as 3630 Blue Gum Drive, located on the south side of Blue Gum Drive, west of Rimcrest Drive, within the PD (Planned Development: Yorba Linda Hills) zone.

PROJECT DATA

Project Address: 3630 Blue Gum Drive
APN: 326-071-29
General Plan: Residential Medium
Zoning: PD (Planned Development: Yorba Linda Hills)

Development Standards for Planned Development: Yorba Linda Hills, Area “B” Duplex Lots

	Required	Proposed
Front setback	20 feet	20 feet*
Left side setback	0 feet	0 feet*
Right side setback	0 feet	10 feet
Rear setback	20 feet	67 feet
Lot coverage, Max	None	29%
Building height	35 feet (maximum)	22 feet, 9 inches

*Existing and will not change with proposed development

BACKGROUND

The applicant is proposing to construct a 638 square foot, two-story addition (388 square feet on the second floor) at the rear of the existing residence. Also, part of the overall project, but not subject to review by the Planning Commission, is a 250 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. Staff also reviews the proposed design of the two-story construction for architectural compatibility and integration.

DISCUSSION

The proposed second-story addition occurs along the south (rear) elevation and consists of a new bedroom and bathroom and an extension of the existing kitchen and a new dining room on the first floor. Staff has determined that the proposed addition meets all the property development standards for the PD (Planned Development: Yorba Linda Hills) 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

Although this is an existing zero-lot line property at the **east (left side)** property line (i.e., the subject home is a “paired home,” attached to a neighboring dwelling on one side), the applicant has chosen to offset the new addition five (5) feet from the shared property line and would remain ten feet from the **west (right side)** property line. The proposed addition, therefore, would not affect the common wall or roofline of the neighboring, attached home to the east. The addition would be located 67 feet from the rear property line. As illustrated on the applicant’s plans, a total of two (2) new second story windows are proposed along the **south (rear)** elevation. The windows face the applicant’s own backyard and have a limited

view of the adjacent property owners' side yards. The applicant is not proposing any new second story windows on the remaining elevations. Since the primary viewshed from the new two-story windows will be of the neighboring property owner's rear yard, adverse privacy impacts are minimal.

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 concerning the project. Therefore, staff, does not believe the new windows and doors will present any elevated privacy impacts to the adjacent neighbor(s).

Architecture

Staff believes that the new two-story addition is integrated with the applicant's existing home and neighborhood. The existing design and exterior materials will remain the same as the existing conditions. As desired by the Planning Commission, the exterior wall cladding, roofing materials and windows would match the existing residence and will be consistent throughout. Staff has suggested a condition of approval (Condition No. 20) 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 2022-07 – Raczek, subject to the attached conditions of approval.

ATTACHMENTS

- 1) Plans
 - 2) Locator Map
 - 3) Resolution for Conditional Use Permit 2022-07, with conditions
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