



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MAY 11, 2022

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: DAVID BRANTLEY, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BY: ALEXIS GARCIA, ASSISTANT PLANNER

SUBJECT: CONDITIONAL USE PERMIT 2022-13

APPLICANT: **David & Carla Russell**
20594 Deodar Drive
Yorba Linda, CA 92886

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

RELATED ITEMS: None

REQUEST: A request to construct a 673 square foot second story addition to an existing 2,856 square foot two-story single-family residence, the area of construction within seventy feet (70') of another single-family residence

PROJECT DATA

Project Address: 20594 Deodar Drive
APN: 350-088-09
General Plan: Medium Density Residential
Zoning: RS (Residential Suburban)

Property Development Standards

| | Required | Proposed |
|--------------------|---------------|-------------|
| Front setback | 25 feet | 25.83 feet |
| Right side setback | 10 feet | 16.83 feet* |
| Left side setback | 10 feet | 14.5 feet* |
| Rear setback | 25 feet | 43.5 feet* |
| Building height | 35 feet (max) | 24 feet |
| Lot Coverage | 35% (max) | 30% |

* Building height and setbacks exist and will not change with project development.

BACKGROUND

The applicant is requesting Planning Commission approval to construct a 673 square foot second story addition to an existing 2,856 square foot two-story single-family residence. 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. Additionally, staff reviews the proposed design of the two-story construction for architectural compatibility and integration.

DISCUSSION

The applicant is proposing to renovate an existing two-story 2,856 square foot single-family residence, by constructing an addition to the second story over an existing 3-car garage. The addition would create space for a bonus room and a new bathroom. Staff has determined that the proposed addition meets all the property development standards for the RS (Residential Suburban) 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 applicants' plans, there will be six (6) new second-story windows proposed as part of the addition; one (1) along the **front (north)**, one (1) along the **left side (east)**, and three (3) along the **right side (west)** elevations.

There will be one (1) new second-story window proposed along the **front (north)** elevation of the new addition. The proposed window primarily faces the applicants' front yard and street beyond (Deodar Drive). Since the primary viewshed from this window will be facing Deodar Drive, staff does not believe the window will affect existing privacy conditions.

Although two (2) new windows occurring on the **left side (east)** elevation are reflected on the plans, only one (1) of these (the northerly window) is proposed at this time. Staff received privacy concerns regarding the southerly window from the adjacent property owner to the east, which were communicated to the applicant. In an effort to mitigate the neighbor's concerns, the applicant has agreed to eliminate the southern window along this elevation. Staff has included a condition of approval (i.e., Condition No. 16) to effectuate this design change. The remaining proposed window (the northerly window) will be located towards the front of the property, which will limit direct views into the rear and side yard areas of the easterly neighbor's property. Based on staff's understanding, with this proposed design change, the easterly neighbor's privacy concerns have been resolved.

Three (3) windows are proposed along the **right side (west)** elevation. These windows will primarily overlook the applicants' own front yard with some minor views of the westerly neighboring property's front and side yards. However, staff does not anticipate significant privacy impacts from these windows. Moreover, to date, staff has not received any negative concerns from the westerly neighbor in this regard.

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 the writing, staff has not received any correspondence supporting or objecting to the proposed project.

Elevations

Staff believes the new two-story addition is well integrated into the existing home and neighborhood. 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 to ensure this consistency. Therefore, staff supports the architecture and design of the proposed addition and recommends favorably towards the applicant's request.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit 2022-13 – Russell, subject to the attached conditions of approval.

Attachments:

- 1) Plans
 - 2) Locator Map
 - 3) Resolution for Conditional Use Permit 2022-13
 - 4) Exhibit "A" – Conditions of Approval
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