



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 2022-15 – PACE

APPLICANT: **Chad Pace**
4630 Dorinda Road
Yorba Linda, CA 92887

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

RELATED ITEMS: None

REQUEST: To construct a 905 square foot addition, of which 449 square feet is proposed as new second story floor area, to an existing 1,794 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 4630 Dorinda Road, located on the east side of Dorinda Road, north of Felipa Road, within the PD (Planned Development) zone.

PROJECT DATA

Project Address: 4630 Dorinda Road
APN: 350-051-03
General Plan: Residential Low
Zoning: PD (Planned Development: Dominguez Ranch)

Development Standards for Planned Development: Dominguez Ranch

	Required	Proposed
Front setback	25 feet	28 feet*
Left side setback	10 feet	12 feet
Right side setback	10 feet	11 feet, 3 inches
Rear setback	25 feet	209 feet
Lot coverage, Max	35%	9%
Building height	35 feet (maximum)	24 feet, 4 inches*

*Existing and will not change with proposed development

BACKGROUND

The applicant is proposing to construct a 905 square foot, two-story addition (449 square feet on the second floor) at the north (left side) and west (front) of the existing two-story residence. Also, part of the overall project, but not subject to review by the Planning Commission, is a 456 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 primarily occurs along the north (left side) elevation and consists of a new bedroom, bathroom, laundry room, and an extension of the existing bathroom. Staff has determined that the proposed addition meets all the property development standards for the PD (Planned Development: Dominguez Ranch) 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

The greater part of the proposed addition occurs along the **north (left side)** property line and consists of a ten-foot (10') expansion along the span of the existing second-story elevation. The addition would be located twelve feet (12') from the left side property line. As illustrated on the applicant's plans, a total of two (2) existing second story windows are proposed for relocation along the elevation. These windows are located in the proposed bathroom and laundry. The windows face the applicant's own side yard and would have a limited view of the adjacent property owner's side yard. There is no existing or proposed landscaping between

the properties; however, the number, height, and size of the windows on this elevation will be the same as the existing conditions.

The applicant is also proposing the relocation of one (1) new second story window on the **east (rear)** elevation. This window would replace an existing bathroom window that will be filled in as part of the enlarged bathroom. Although the viewshed from the new two-story window will be five feet (5') closer to the property to the north, changes in privacy impacts are minimal due to the existing window's location. The view will still primarily be of the owner's own rear yard and is setback two hundred and nine feet (209') from the rear property line. This view overlooks the vacant unincorporated county hillside below.

Similarly, one existing window on the **west (front)** elevation will be relocated approximately five feet (5') closer to the front property line. The window would be located at the proposed closet of an expanded bedroom and be at the same height, size, and location as existing second story bedroom windows. One additional bedroom window is proposed at the same height and size as the existing dormer window. Each of these windows face towards the front yard and the street beyond. Most of the houses on Dorinda Road have similar second story windows that face towards the street at a similar front yard setback. Therefore, privacy impacts are expected to be minimal.

One (1) additional bedroom window is proposed at the enlarged bedroom on the second floor. It would be located thirty feet (30') from and face towards the **southern (right side)** property line. The window is situated at the same height and of equivalent size to the other proposed second story windows. The elevation plans depict the view from this window will be largely blocked by the proposed first floor gable roof. In addition, the direct line-of-sight at the neighboring property will be of an area that does not have any windows. Staff has determined that view impacts at this location will also be marginal.

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 will present any elevated privacy impacts to the adjacent neighbor(s).

Architecture

Staff believes that the new two-story addition is well integrated with the applicant's existing home and neighborhood. Homes of this size and scale are common on Dorinda Road and in the neighborhood. The design and exterior materials will remain the same as the existing conditions. As desired by the Planning Commission, the exterior finishes, roofing materials, and windows would match the existing residence and will be consistent throughout. Staff has incorporated 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

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 2022-15 – Pace, subject to the attached conditions of approval.

ATTACHMENTS

- 1) Locator Map
 - 2) Resolution for Conditional Use Permit 2022-15, with conditions
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