



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 9, 2025

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BY: CHRIS DOMINGUEZ, PLANNING MANAGER

SUBJECT: CONTINUED APPEAL OF ACCESSORY DWELLING UNIT 2024-34 - DAVILA

BACKGROUND & DISCUSSION

This item was initially heard at the regularly scheduled Planning Commission meeting of March 12, 2024, wherein the appellants, Cameron and Cindy Davila, appealed staff's denial of a proposed 1,196 square-foot, detached accessory dwelling unit ("ADU") to be located in the rear yard of the property located at 5202 Lakeview Avenue. During that meeting, staff provided an analysis of the following: 1) State laws pertaining to ADUs and the City's ADU ordinance; 2) staff's review of the appellant's proposed ADU and determination that the project is inconsistent with the City's ADU ordinance; and 3) the circumstances leading to the City's denial of the ADU application and subsequent appeal to the Planning Commission.

The Planning Commission continued the item to a date certain of April 9, 2025, with direction for the appellants to meet with staff to discuss project or design alternatives that align with the City's ADU ordinance while also achieving their goal for creating additional living space on the property. Staff met with the appellants on March 19, 2025, and reached consensus on two project alternatives that meet both the appellants' goals and the City's requirements. However, a final decision on which option to pursue has not been made, so staff is recommending that another continuance be granted to allow the appellants additional time to consider their options.

RECOMMENDATION

It is recommended that the Planning Commission continue the appeal of Accessory Dwelling Unit 2024-34 – Davila to a date certain of April 23, 2025.
