



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: GABRIEL DIAZ, ASSOCIATE PLANNER

SUBJECT: CONDITIONAL USE PERMIT 2025-04

APPLICANT: **MILLICENT LUMLEY**
6092 Country View Drive
Yorba Linda, CA 92886

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

RELATED ITEMS: None

REQUEST: To construct a 201 square-foot, second story room addition onto an existing two-story residence, the area of second story construction within seventy feet (70') of another dwelling.

PROJECT DATA

Project Address: 6092 Country View Drive
APNs: 348-302-15
General Plan: Residential High
Zoning: PD (Planned Development) 7 - Parkside Estates

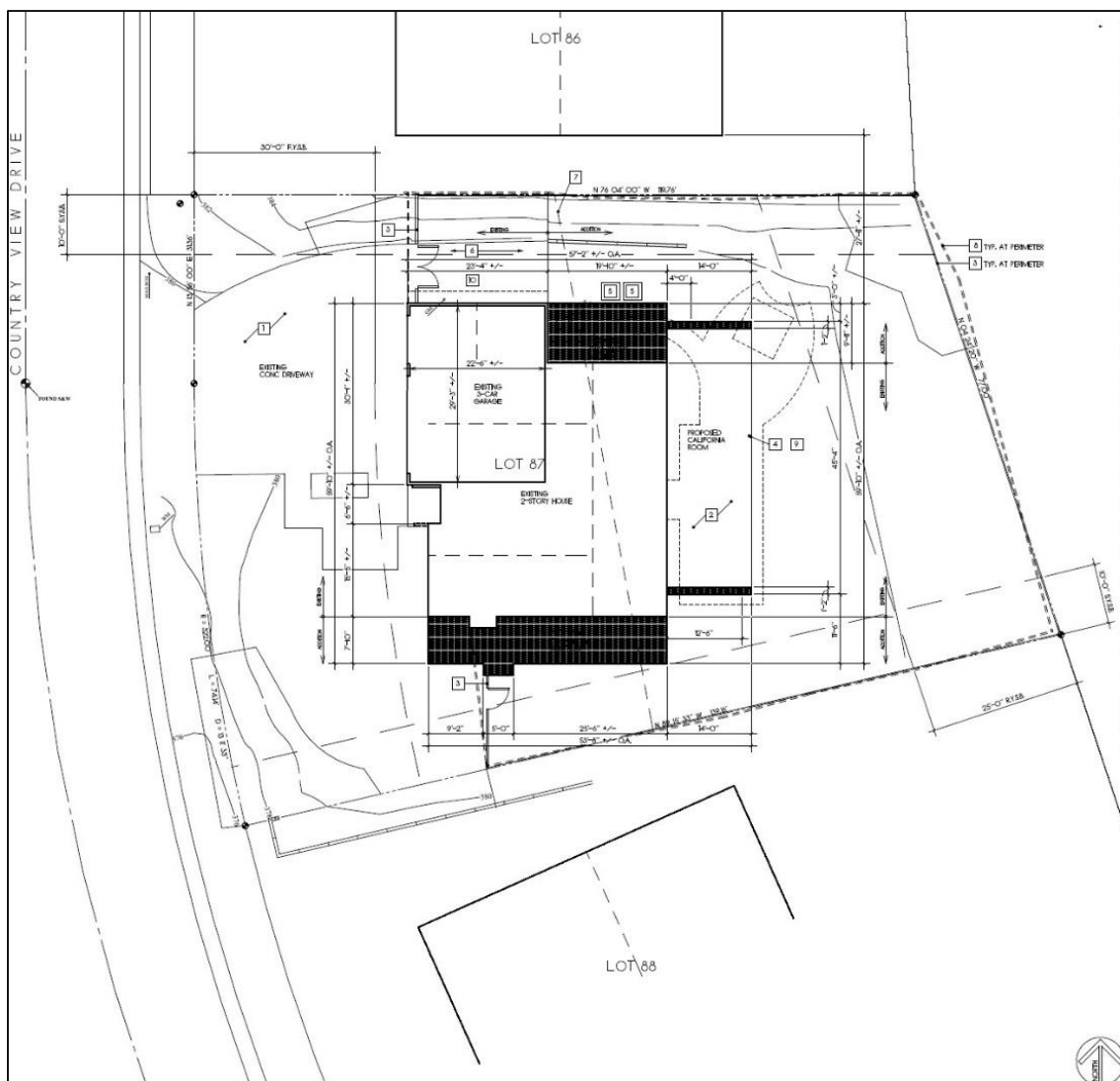
Property Development Standards

	Required	Proposed
Front setback	30 feet	35 feet *
Left side setback	10 feet	18 feet*
Right side setback	10 feet	10 feet, 6 inches
Rear setback	25 feet	47 feet*
Building height	35 feet (max.)	23 feet, 2 inches*
Lot coverage	35% (max)	21%

* Existing condition denoted will not change with the proposed development.

BACKGROUND

The applicant is requesting Planning Commission approval to construct a 201 square-foot, second-story bathroom and closet addition to the existing 2,807 square foot two-story single-family residence. Section 18.10.100.B of the Yorba Linda Zoning Code requires approval of a Conditional Use Permit for new two-story homes or room additions built within seventy feet (70') of an existing single-family residence. The Code further states that the seventy feet (70') shall be measured from the edge of any new two-story construction to the closest edge of any existing single-family residence, exclusive of the garage. The proposed addition would be located at the northeast corner of the existing residence, directly in line with the existing left side yard setback, 28 feet from the nearest residence to the north. A single-story addition, not under the purview of this request, is also proposed on the south (right) side of the house. Each of these additions are seen in the shaded areas in the site plan image below.



Proposed Site Plan

DISCUSSION

The subject property is located off of Parkside Drive, east of the Yorba Linda Country Club Golf Course, north of the Richard M. Nixon Parkway and south of Yorba Linda Boulevard, between Fairmont Boulevard to the east and Kellogg Drive to the west. The property is surrounded by existing single-family residences in an established neighborhood. Staff has determined that the proposed design meets all of the property development standards for the Planned Development zone. As with all new two-story construction, staff will review the potential **privacy impacts** and the **architectural compatibility** of the proposed addition with the existing home and the surrounding neighborhood.

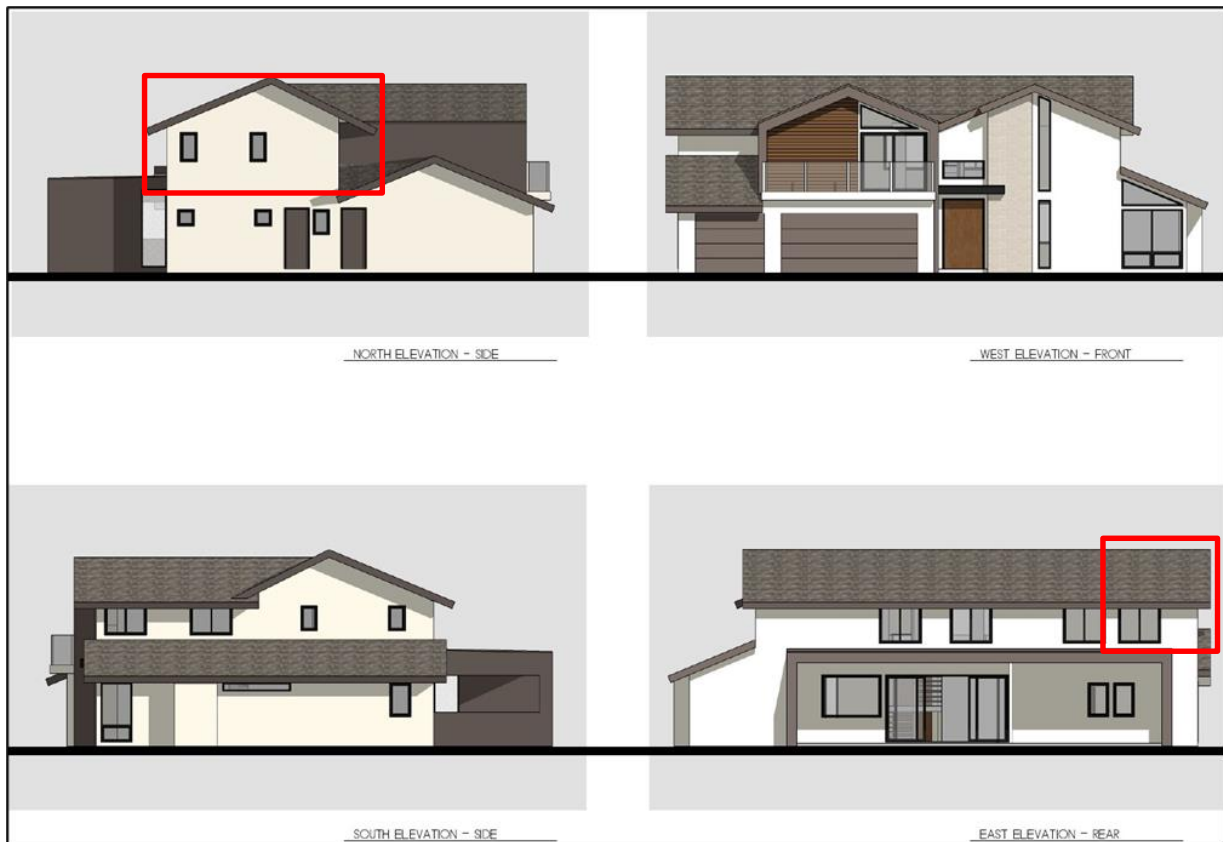


Neighborhood Aerial

Privacy

A total of two new second-story windows are proposed with the addition which are identified in the red rectangles in the image below. A new window is located along the **left (north)** elevation of the addition which would extend 10 feet towards the side property line. The proposed window is in a similar location to the existing second-story bathroom window on this elevation. The window would continue to provide similar views of the northerly neighbor’s side yard. Existing trees and shrubs help filter views of the neighbor’s rear yard. Staff does not anticipate views being exacerbated given the similar location, viewshed, and sill height of the existing second-story window. In addition, this neighbor did not raise any privacy concerns during conversations with staff.

The other new window would be located at the **rear (east)** elevation. There are three existing windows that overlook the applicant’s own rear yard. The new window would be at the same sill height and would continue to offer similar views. Properties to the east would continue to be unaffected by privacy impacts due to the presence of intervening trees and a 12-foot elevation drop. The new window may provide limited views of the property to the south but would not exacerbate the existing second-story viewshed. The southerly neighbor reviewed the plans with staff and also did not raise any privacy concerns. Given the existing two-story window views, the intervening landscape, and the topography, staff believes the privacy review standard has been met.



Proposed Elevations

However, if a property owner, in the interim, does come forward to express concerns and/or if the Planning Commission concludes mitigation of view intrusion is a necessary element to grant approval of this permit, specific mitigation action may include the following: reduction/relocation of offending windows, conversion of offending windows to non-viewing (clerestory) windows, treatment of offending windows with obscure glass, provision of screen landscaping, or any combination thereof. No objections or concerns from surrounding property owners have been received as of this writing.

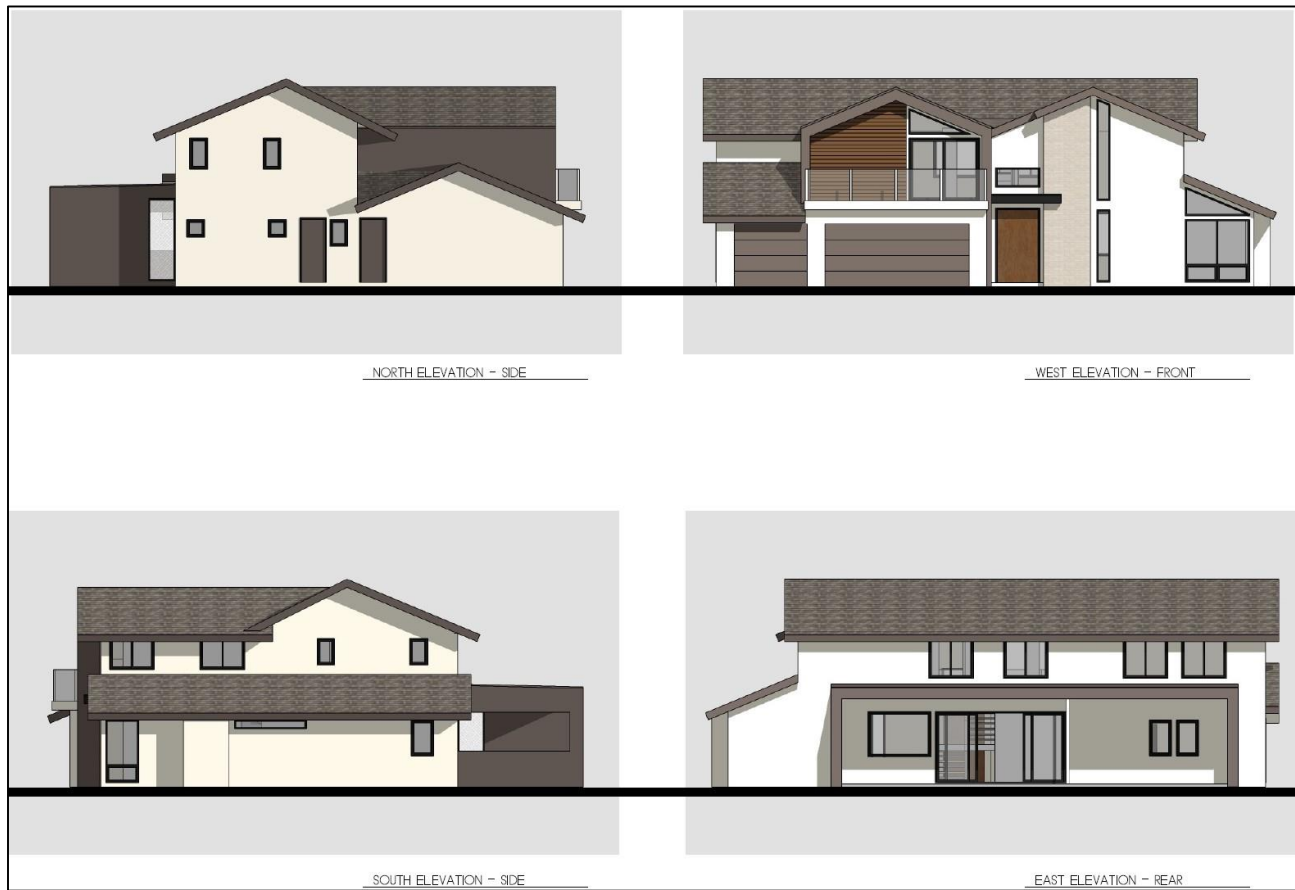
Architectural Compatibility

The subject property is located in an established residential neighborhood (Parkside Estates) consisting of a mix of one and two-story single-family homes built in the 1970s. This tract is developed with primarily Contemporary architecture consisting of designs that utilize tile roofing, stucco and wood base exteriors, and variations of stone, brick, and wood façade accents throughout the neighborhood. Staff is aware of seven Conditional Use Permit approvals for second-story additions on Country View Drive over the past 25 years. As a result, there is a wide variation in exterior finishes and materials seen in the neighborhood. The existing residence is characterized by vertical wood siding, aluminum frame windows, concrete tile roofing resembling wood shake, and substantial use of wood evident on the garage doors, balcony, and trim.



Existing Facade

The proposed addition is part of a larger exterior remodel that proposes a modern design employing a stucco finish, horizontal siding, concrete veneer accents, metal and glass balcony railing, trapezoidal windows, and sectional garage doors. Some architectural elements that will be carried over include exposed rafter tails, wood fascia, aluminum windows, and the shake style concrete tile roofing. The existing roof planes will be preserved, and the height of the structure will not increase with the proposed addition. Staff believes that the new 201 square foot addition is compatible with the existing residence and neighborhood in terms of size, scale, and materials. Furthermore, the exterior wall cladding, roofing material and windows will be consistent throughout the residence. Staff has added a condition of approval to ensure this consistency. Therefore, staff is supportive of the proposed architecture as submitted.



Proposed Elevations

CEQA COMPLIANCE

The project constitutes a Class 1 (Existing Facilities) 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 15301.

PUBLIC NOTIFICATION

Since this matter is a public hearing, all surrounding properties within a 300-foot radius of the subject property were sent public hearing notices for the project. Staff spoke with the directly adjacent neighbors to the north and south, located at 6072 and 6102 Country View Drive regarding the proposed project. Staff provided a description of the proposed work to the northerly neighbor and answered general questions. She did not raise any concerns while discussing the project. Likewise, the southerly neighbor viewed the plans with staff at City Hall and spoke favorably of the project. As of this writing, staff has not received any written correspondence supporting or objecting to the proposed project.

RECOMMENDATION

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 2025-04 – Lumley, subject to the attached conditions of approval.

ATTACHMENTS

- 1) Plans
- 2) Locator Map
- 3) Resolution for Conditional Use Permit 2025-04, with attached conditions