



PLANNING COMMISSION | AGENDA ITEM SUMMARY
MEETING DATE | MARCH 12, 2025

Community Development Department Planning Division	Director Nate Farnsworth, AICP
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4.1 APPROVAL OF FEBRUARY 12, 2025, PLANNING COMMISSION MEETING MINUTES

A motion by Chair Pro Tem Masterson, second by Commissioner Goldfarb, to approve the minutes as mailed. The motion carried (4-0-1) with the following roll call vote:

- AYES:** Bernstein, Chavez Marquez, Goldfarb, Masterson
- NOES:** None
- ABSENT:** Behura

Behura arrived at 6:34 p.m.

7.1 TENTATIVE PARCEL MAP 2023-119 - KIM
PROPERTY ADDRESS: 4611 PROSPECT AVENUE

A request to subdivide an approximately 0.868-acre parcel into two single-family residential lots.

Speakers in favor:	None
Speakers in opposition:	7

A motion by Chair Pro Tem Masterson, second by Commissioner Behura, to adopt **Resolution No. 5627** Tentative Parcel Map 2023-119 Kim, subject to attached conditions of approval. The motion carried (5-0) with the following roll call vote:

- AYES:** Behura, Bernstein, Chavez Marquez, Goldfarb, Masterson
- NOES:** None
- ABSENT:** None

7.2 CONDITIONAL USE PERMIT 2024-21 - YEE
PROPERTY ADDRESS: 16686 MALCOLM LANE

A request to construct a new two-story single-family residence on an existing vacant lot, with a new 5,385 square foot two-story residence in addition to a total garage area of 1,010 square feet, the area of second story construction within seventy feet (70') of another residence.

Speakers in favor:	None
Speakers in opposition:	2

A motion by Commissioner Behura, second by Commissioner Goldfarb to adopt **Resolution No. 5628** Conditional Use Permit 2024-21 Yee, subject to attached conditions of approval. The motion carried (5-0) with the following roll call vote:

AYES: Behura, Bernstein, Chavez Marquez, Goldfarb, Masterson
NOES: None
ABSENT: None

7.3 CONDITIONAL USE PERMIT 2023-44 & DESIGN REVIEW 2023-09 – T-MOBILE
PROPERTY ADDRESS: 4925 ½ YORBA RANCH ROAD

A request to establish and operate a new wireless telecommunications transceiver facility operated by T-Mobile, the new facility to be mounted on top of the southwest portion of an existing single-story commercial shopping center and will include a total of six (6) panel antennas within a new FRP rooftop enclosure.

Speakers in favor:	None
Speakers in opposition:	None

A motion by Chair Pro Tem Masterson, second by Commissioner Behura to adopt **Resolution No. 5629** Conditional Use Permit 2023-44 and by minute motion Design Review 2023-09 T-Mobile, subject to attached conditions of approval. The motion carried (5-0) with the following roll call vote:

AYES: Behura, Bernstein, Chavez Marquez, Goldfarb, Masterson
NOES: None
ABSENT: None

7.4 CONDITIONAL USE PERMIT 2023-42 & DESIGN REVIEW 2023-08 – DISH WIRELESS
PROPERTY ADDRESS: 4965 YORBA RANCH ROAD

A request to establish and operate a new wireless telecommunications transceiver facility operated by Dish Wireless, the new facility to be mounted on top of the southwest portion of an existing single-story commercial shopping center and will include a total of six (6) panel antennas within a new FRP rooftop enclosure.

Speakers in favor:	None
Speakers in opposition:	None

A motion by Chair Pro Tem Masterson, second by Commissioner Behura to adopt **Resolution No. 5630** Conditional Use Permit 2023-42 and by minute motion Design Review 2023-08 Dish Wireless, subject to attached conditions of approval. The motion carried (5-0) with the following roll call vote:

AYES: Behura, Bernstein, Chavez Marquez, Goldfarb, Masterson
NOES: None

ABSENT: None

8.1 APPEAL OF ACCESSORY DWELLING UNIT 2024-34 - DAVILA
PROPERTY ADDRESS: 5202 LAKEVIEW AVENUE

Pursuant to Section 18.20.880 of the Yorba Linda Municipal Code (YLMC), the administrative approval to construct an accessory dwelling unit, in accordance with Article IX of the YLMC.

Speakers in favor:	None
Speakers in opposition:	3

A motion by Commissioner Chavez Marquez, second by Commissioner Behura to continue Appeal of Accessory Dwelling Unit 2024-34 Davila to a date certain of April 9, 2025. The motion carried (5-0) with the following roll call vote:

AYES: Behura, Bernstein, Chavez Marquez, Goldfarb, Masterson
NOES: None
ABSENT: None

Adjournment: The meeting adjourned at 9:34 p.m. to April 9, 2025, Planning Commission meeting at 6:30 p.m.
