



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: APRIL 23, 2025

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BY: EVA CHOI, SENIOR PLANNER

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

BACKGROUND

This item was initially heard at the regularly scheduled Planning Commission meeting of March 12, 2024, where 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 the March 12, 2024 Planning Commission meeting, staff provided an analysis of the following: 1) State laws pertaining to ADUs and City's ADU ordinance; 2) staff's review of the appellant's proposed ADU and determinate 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 its meeting on 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 appellant's goals and the City's requirements. However, a final decision on which option to pursue was not made as of the April 9, 2025, Planning Commission meeting; thus the Planning Commission continued the appeal hearing to the April 23, 2025, meeting.

On April 15, 2025, the appellants submitted a request for an additional continuance (Attachment 1) to allow more time to consider the design alternatives with their architect. Staff recommends that the continuance request be granted to a date uncertain, and will re-notice the item prior to its return to the Planning Commission.

RECOMMENDATION

It is recommended that the Planning Commission continue the appeal of Accessory Dwelling Unit 2024-34 – Davila to a date uncertain.

ATTACHMENT

- 1) Appellant's request letter dated April 15, 2025
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