



CITY of YORBA LINDA

PLANNING COMMISSION MEETING MINUTES

April 9, 2025, 6:30 p.m.
Council Chambers
4845 Casa Loma Avenue

Commissioners Present: Behura, Chavez Marquez, Masterson

Commissioners Absent: Bernstein, Goldfarb

Staff Present: Diaz, Dominguez, Valdez

1. **CALL TO ORDER**

The Yorba Linda Planning Commission convened at 6:40 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda, California.

Note: No new items will be considered after 11:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

Led by Commissioner Behura

3. **ROLL CALL**

4. **APPROVAL OF THE MINUTES**

4.1 APPROVAL OF THE MARCH 12, 2025 PLANNING COMMISSION
MEETING MINUTES

Moved by Behura
Seconded by Chavez Marquez

The Planning Commission approved the March 12, 2025 Planning Commission meeting minutes as mailed.

AYES (3): Behura, Chavez Marquez, and Masterson

ABSENT (2): Bernstein, and Goldfarb

CARRIED (3 to 0)

5. PUBLIC COMMENTS

6. WAIVE READING IN FULL OF ALL RESOLUTIONS ON THE AGENDA

Approval of reading by title all resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

Moved by Behura
Seconded by Chavez Marquez

Approved waiving readings in full of all resolutions.

AYES (3): Behura, Chavez Marquez, and Masterson

ABSENT (2): Bernstein, and Goldfarb

CARRIED (3 to 0)

7. PUBLIC HEARINGS

7.1 CONDITIONAL USE PERMIT 2025-04 - LUMLEY

Gabe Diaz, Associate Planner explained this request is to construct a 201 square foot second story room addition which is within 70 feet of another dwelling in the Parkside Estates Planned Development. The proposed addition is at the northeast corner of the residence in line with the side yard setback which is 28 feet from the nearest residence to the north. Staff has determined that proposed design meets all the property development standards and has reviewed the privacy impacts of the proposed addition. A total of two new second story windows will be located on the north side elevation and would provide views to the neighbors side yard; however, given that it is the same sill height and general location as the second story window on the existing home, staff does not anticipate the views to be

exacerbated. The neighbor to the north reviewed the plans and did not provide any privacy concerns. The window on the east elevation in the rear also has a similar sill height as well as a 12-foot drop in elevation in the rear yard. The architecture complements the current residence and surrounding properties.

No objections or concerns have been received from any of the surrounding property owners; therefore, staff recommends that the Planning Commission approve the request.

Chair Pro Tem Masterson invited this applicant to step forward and asked if they approved with the conditions of approval.

Carol Tinkfox, architect for the project approached and stated they agreed with all the conditions of approval. She added that the windows facing the neighbor to the north are bathroom windows which will be diffused glass.

Chair Pro Tem Masterson opened the public hearing; seeing no one approach, the public hearing was closed.

Moved by Behura

Seconded by Chavez Marquez

The Planning Commission adopted **Resolution No. 5631** approving the project, subject to the attached conditions of approval.

AYES (3): Behura, Chavez Marquez, and Masterson

ABSENT (2): Bernstein, and Goldfarb

CARRIED (3 to 0)

8. NEW BUSINESS

9. OLD BUSINESS

9.1 CONTINUED APPEAL OF ACCESSORY DWELLING UNIT 2024-34 - DAVILA

Mr. Dominguez explained staff is requesting an additional continuance on this item. At the last meeting, the Commission asked that staff work with the applicant on different project options. The applicant is still considering the options; therefore, staff is asking for another continuance.

Commissioner Chavez Marquez asked if the applicant asked to continue the item one more time, will they withdraw the application.

Mr. Dominguez stated that it is an option for them to consider; however, if they pursue one of the options that staff described, there would be no need for the ADU application that was appealed and it would be withdrawn.

Moved by Behura

Seconded by Chavez Marquez

The Planning Commission continued the item to a date certain of April 23, 2025.

AYES (3): Behura, Chavez Marquez, and Masterson

ABSENT (2): Bernstein, and Goldfarb

CARRIED (3 to 0)

10. DIRECTOR'S REPORT

Mr. Dominguez stated the Love Yorba Linda event will occur on April 26th.

11. COMMISSIONER COMMENTS

12. CORRESPONDENCE RECEIVED

13. ADJOURNMENT

6:52 p.m.

The next Planning Commission meeting is scheduled for April 23, 2025, beginning at 6:30 p.m.

CHRIS DOMINGUEZ
PLANNING MANAGER