



# STAFF REPORT

## CITY of YORBA LINDA

---

### COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** MAY 14, 2025

**TO:** HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT

**BY:** ALEXIS GARCIA, ASSISTANT PLANNER

**SUBJECT:** CONDITIONAL USE PERMIT 2025-03 – TRACTOR SUPPLY COMPANY

---

**APPLICANT:** Philip Spence, Durban Development  
(d.b.a. Tractor Supply Company )  
106 Foster Avenue  
Charlotte, NC 28203

**CEQA STATUS:** Categorical Exemption (Class: 1, Existing Facilities)

**RELATED ITEMS:** Zone Change 96-03  
Conditional Use Permit 96-44  
Design Review 96-28  
Parcel Map 2013-110

**LOCATION:** 22999 Savi Ranch Parkway

**REQUEST:** A request to construct a new 13,310 square-foot outdoor retail sale and display area, including an 8,800 square-foot outdoor sales area fully enclosed by a new 8' high freestanding wrought iron fence, located alongside an existing 25,097 square-foot tenant space accommodating a new retail store, d.b.a Tractor Supply Company, in the former BuyBuy Baby location.

### PROJECT DATA

**APN:** 352-231-22  
**General Plan:** Industrial Manufacturing  
**Zoning:** PD-17 (SAVI Ranch Planned Development)  
Retail Commercial Subarea

## **BACKGROUND**

The applicant, Philip Spence on behalf of Durban Development and Tractor Supply Company (“TSC”), is requesting Planning Commission review and approval to establish and operate a new 13,310 square foot outdoor retail sale and display area. This request would include an 8,800 square foot outdoor retail sales area, fully enclosed by a new 8-foot-high freestanding iron fence. Additionally, the request includes a 3,000 square foot trailer and equipment display area along the westerly perimeter of the property. Lastly, a 1,510 square foot display area is also included under the applicant’s request to be located along the front façade of the storefront. A full description of the applicant’s request is included under the business operations letter for TSC, provided as Attachment #2.

Under Section 2.E of the SAVI Ranch Planned Development document, general retail is a permitted use that can be approved at staff level and is therefore not included under the request of this Conditional Use Permit. Given that SAVI Ranch Planned Development zone has a baseline zone most similar to Commercial General zone, the outdoor sales and display area must comply with both standard and requirements listed under the Planned Development and Commercial General zone. Therefore, as required by the matrix found in Section 18.12.050 of the Yorba Linda Zoning Code, any outdoor sales and/or display area is subject to the review and approval of a Conditional Use Permit by the Planning Commission.

## **DISCUSSION**

### **Business Operation**

The proposed business, Tractor Supply Company, has over 2,270 stores located across 49 states in the U.S., with the closest store to the proposed location being in Norco, California. TSC is a retail business that primarily focuses on the sale of farm equipment, animal feed, lawn/garden supplies, tool/hardware supplies, and clothing/footwear. Outdoor display areas vary by location and season, but primarily feature fencing materials, livestock equipment, trailers, lawn mowers, and other off-road vehicles (i.e, ATVs and UTVs). In addition to the proposed indoor and outdoor sales area, the facility will also include a covered propane refill station. The proposed hours of operation will be from 8:00 a.m. to 9:00 p.m. seven days a week. The applicant anticipates seven to nine employees will staff the business at any given time.

As previously mentioned, the applicant is requesting approval of a Conditional Use Permit to construct and utilize a new 13,310 square-foot outdoor retail sale and display area (*Figure 1*), comprised of an 8,800 square-foot outdoor sales area, a 3,000 square-foot trailer and equipment display area, and a 1,510 square-foot display area. While the general retail use intended for the existing tenant space is listed as a permitted use and would typically not require a Conditional Use Permit; however, Section 18.12.050 of the Yorba Linda Zoning Code states that any outdoor sales and/or display area is subject to the review and approval of a Conditional Use Permit by the Planning Commission. As such, staff has reviewed the proposed

site plan and business operation letter in an effort to review parking and traffic impacts as well as design and materials of the outdoor sales area being requested.

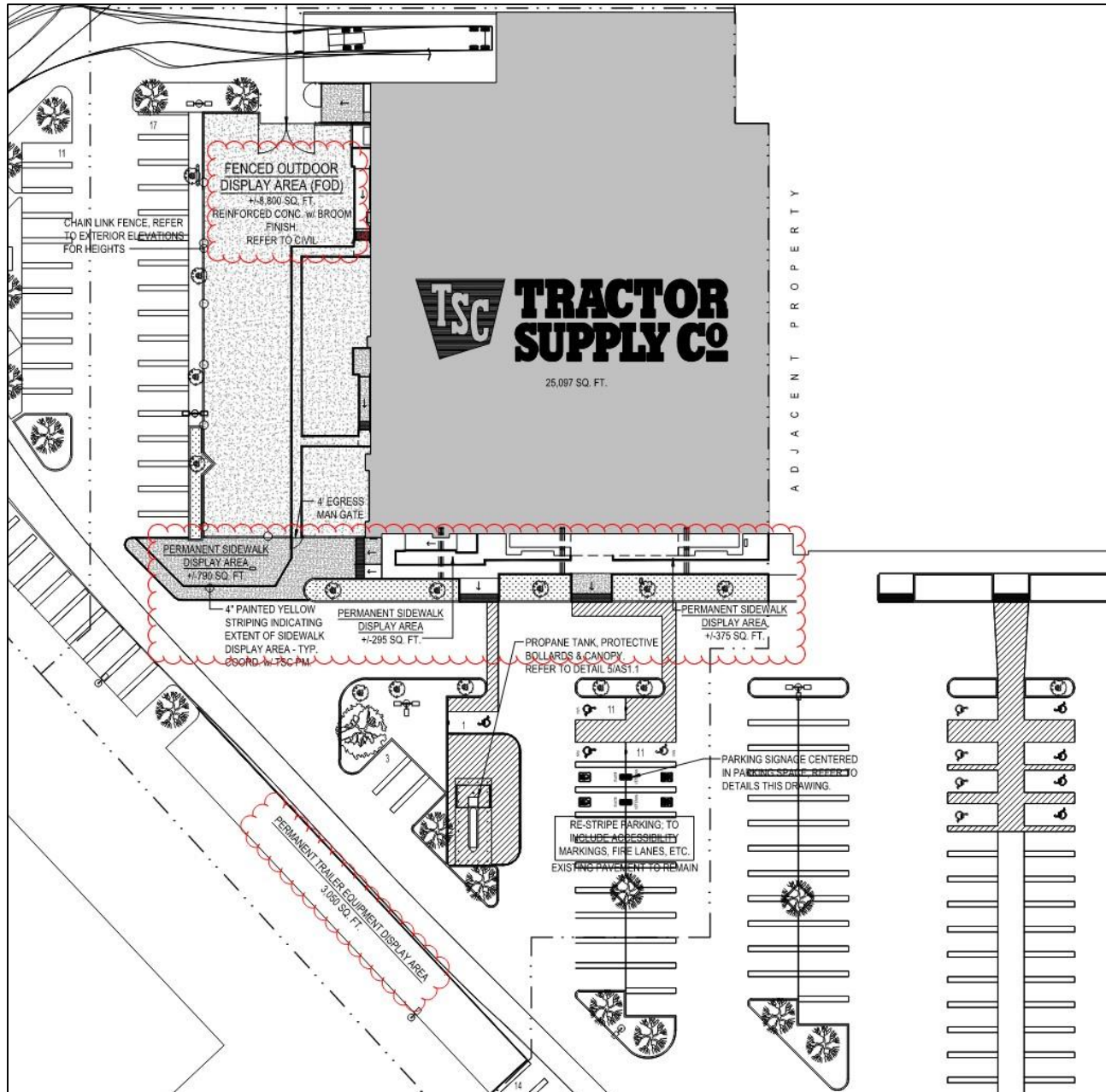


Figure 1

## Parking and Traffic

Section 18.22.030.B of the Yorba Linda Zoning Code requires that general retail uses provide one parking space for every 200 square feet of gross floor area. Secondly, the outdoor display and sales area requires parking at a rate of one parking space for every 500 square feet, as

the outdoor sales area primarily handles bulky merchandise. Therefore, based on the size of the existing interior tenant space, TSC is required to provide 126 parking spaces (25,097 square feet divided by 200 = 125.5 spaces). Furthermore, based on the size of the proposed outdoor sales and display area, an additional 27 parking spaces (13,310 divided by 500 = 26.6) are required. In total, the proposed business requires a total of **153** parking spaces (126 spaces + 27 spaces = 153 total spaces).

Since parking for the former retail business (BuyBuy Baby) was originally established at a parking ratio of one space per 200 square feet of gross floor area, a minimum of 126 parking stalls have been allocated to the subject tenant space (25,097 divided by 200 = 125.5 spaces). However, the proposed outdoor sales enclosure and display area will result in a net loss of approximately 54 parking spaces. As such, a total of **72** parking spaces will remain from the originally allocated number of spaces (126 allocated spaces – 54 removed spaces = 72 remaining spaces). Therefore, the proposed facility will have a parking deficit of **81** spaces (153 required spaces – 72 remaining spaces = 81 space deficit). Staff notified the applicant about a parking deficiency and suggested solutions, including a shared parking agreement and a parking analysis, to demonstrate sufficient on-site supply.

|                                    | Parking Spaces |
|------------------------------------|----------------|
| Required for Interior Retail Space | 126            |
| Required for Outdoor Retail Space  | 27             |
| <b>Total Required</b>              | <b>153</b>     |

|                               |           |
|-------------------------------|-----------|
| Originally Allocated          | 126       |
| Removed Due to Outdoor Retail | -54       |
| Remaining Spaces              | 72        |
| <b>Parking Deficit</b>        | <b>81</b> |

*Figure 2: Required parking summary.*

In response to the potential parking shortfall, the applicant provided a shared parking agreement between the prior tenant (BuyBuy Baby) and the adjoining tenant Kohl's, along with an updated draft of a reciprocal parking agreement to be recorded upon TSC's acquisition of the property (Attachment #5). Furthermore, the applicant provided a technical memorandum prepared by Kittelson & Associates (Attachment #6) providing a parking analysis for TSC, dated May 1, 2025, referencing company data on parking demand, parking generation manual data, and additional parking considerations to ultimately demonstrate that the proposed parking supply is reasonable. In summary, the memorandum's key findings are as follows:

- A company parking demand assessment previously prepared in 2021 using other TSC locations in operation found that peak parking rates are less than half of the City's required retail parking rate.
- The Parking Generation Manual offers similar categories to the proposed use, such

as *Lumber Supply Stores* and *Hardware Stores*, which are parked at a much lower ratio even at the 85<sup>th</sup> percentile parking demand.

- Review of the shared parking agreement with the neighboring tenant, Kohl's, found that the combined parking requirement is very close to the available parking count. The findings further state that the rates represent a conservative approach as shared parking opportunities exist for customers walking from one retailer to another without moving their vehicle.

From a traffic standpoint, City Engineering has reviewed the applicant's request and has not expressed concern regarding the proposed use or its potential impact on parking or traffic circulation. The shopping center and surrounding street system is capable of accommodating the anticipated vehicular traffic associated with the proposed use.

Staff believes that the applicant's efforts to directly address the parking deficit along with the findings in the technical memorandum provide the preventative measures necessary to avoid future parking and traffic concerns. Furthermore, the City Traffic Engineering Manager has reviewed the report provided by Kittelson & Associates and has found the findings and data included in the report satisfactory. Staff has included conditions of approval requiring the applicant to finalize and record the reciprocal parking agreement between TSC and Kohl's prior to issuance of building permits. Therefore, staff believes that there will not be parking or traffic concerns as it has been found that there will be enough available parking stalls to accommodate the proposed use at its peak demand.

### **Outdoor Sales Area Design and Material**

As depicted in the submitted elevations (Figure 3), an 8-foot-tall wrought iron fence is proposed as part of the 8,800 square-foot outdoor sales enclosure along the northerly portion of the subject property. This type of request is common for similar uses as seen in other hardware supply stores in surrounding areas such as Home Depot, Lowe's, and Ace Hardware locations.

In terms of design, the proposed iron fence is shown to have vertical iron bars painted in a black finish as used in other TSC locations. Furthermore, the enclosure would utilize one swing gate accessible from the front parking area and a larger swing gate along the rear parking area. Staff believes the proposed fence balances aesthetics with TSC's primary concerns related to safety and limited sales area.



Figure 3: Proposed elevation view.

## **CEQA DETERMINATION**

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**

All of the property owners within a 300-foot radius of the subject property have been notified of the application for Conditional Use Permit 2025-03 on April 29, 2025. As of this writing, staff has not received any correspondence related to the proposed project.

## **RECOMMENDATION**

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit 2025-03 – Tractor Supply Company, subject to the attached conditions of approval.

## **ATTACHMENTS**

- 1) Project Plans
  - 2) Business Narrative
  - 3) Vicinity Map
  - 4) SAVI Ranch Planned Development Standards
  - 5) CC&R Excerpt (Shared Parking)
  - 6) Parking Technical Memorandum, May 1, 2025
  - 7) Resolution for Conditional Use Permit 2025-03, with conditions
-