



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 2025-06 - CLARK

APPLICANT: **Ryan and Carole Clark**
5851 Ohio Street
Yorba Linda, CA 92886

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

**RELATED
ITEMS:** None

REQUEST: A request to construct a 195 square foot second-story addition to an existing 3,060 square foot two-story single-family residence, the area of construction within seventy feet (70') of another single-family residence.

PROJECT DATA

Project Address: 5851 Ohio Street
APN: 343-421-19
General Plan: Medium Low Density Residential
Zoning: RE (Residential Estate)

Property Development Standards

	Required	Proposed
Front setback	30 feet	34 feet 6 inches*
Right side setback	10 feet	45 feet 8 inches
Left side setback	10 feet	24 feet 10 inches*
Rear setback	25 feet	46 feet 1 inch*
Building height	35 feet (max)	25 feet
Lot Coverage	35% (max)	14%

*This setback is consistent with the previous “as-built” setback

BACKGROUND

The applicant is requesting Planning Commission approval to construct a new 195 square foot second-story addition to an existing 3,060 square foot two-story single-family residence. Section 18.10.100.B of the Yorba Linda Zoning Code requires the approval of a conditional use permit for new two-story construction built within 70 feet of an existing single-family residence. The Code requires that the 70 feet be measured from the edge of any single-family residence, exclusive of the garage. Therefore, staff will review the project for potential privacy impacts associated with the two-story construction. Additionally, staff reviews the proposed design of the two-story construction for architectural compatibility and integration.

DISCUSSION

The applicant would like to construct a new second story addition along the **side (north)** elevation of the existing residence, to accommodate construction of a new master bathroom as part of a larger master bedroom remodel. Staff has determined that the proposed addition meets all the property development standards for the RE (Residential Estate) zone. As is the case with all two-story additions, staff has reviewed the potential **privacy impacts** and the **architectural compatibility** of the addition with the existing home and surrounding neighborhood.

Privacy

As illustrated on the applicants’ plans, there will be five second-story windows proposed as part of the addition: two along the **front (east)** elevation, two along the **side (north)** elevation, and one along the **rear (west)** elevation.

Based on the submitted elevations, the two windows proposed along the **front (east)** elevation will be clerestory windows which will provide natural light without having the ability to look out from inside the residence. Furthermore, the front windows will overlook the applicant’s front yard and street beyond (Ohio Street). Staff does not believe these windows will dramatically change the existing privacy conditions. Therefore, staff does not anticipate adverse privacy impacts.

Two windows are proposed along the **side (north)** elevation. The primary viewshed from these proposed windows would continue overlooking the applicant's side yard, similar to the existing second story window that had similar views. The adjacent northerly residence is approximately 59 feet away from the proposed addition, further limiting any direct views onto the neighboring property. For such reasons, staff does not anticipate new privacy impacts.

One window is proposed along the **rear (west)** elevation. The proposed window will continue overlooking the applicants backyard and no new views are expected given that there are existing second-story windows with similar views. Furthermore, the property directly to the west sits at a lower elevation and is approximately 150 feet away from the proposed addition. No direct views into the adjacent property are expected from this proposed window. Therefore, staff believes there will not be additional privacy impacts.

Architectural Compatibility

Staff believes the proposed two-story addition will be well-integrated into the existing residence based off of the proposed colors, materials, and overall design. Elements of the Ranch Style architecture would be integrated and retained as part of the new construction. Furthermore, the proposed addition will provide balance in massing for the structure that previously did not exist as viewed from the street, since the attached garage was previously single story while the residence was already a second story construction. The exterior wall cladding, roofing materials and windows will match the existing residence and will be consistent throughout. Staff has included a condition of approval to ensure this consistency. Therefore, staff is supportive of the architecture and design of the proposed addition.



Figure 1: Existing front elevation.

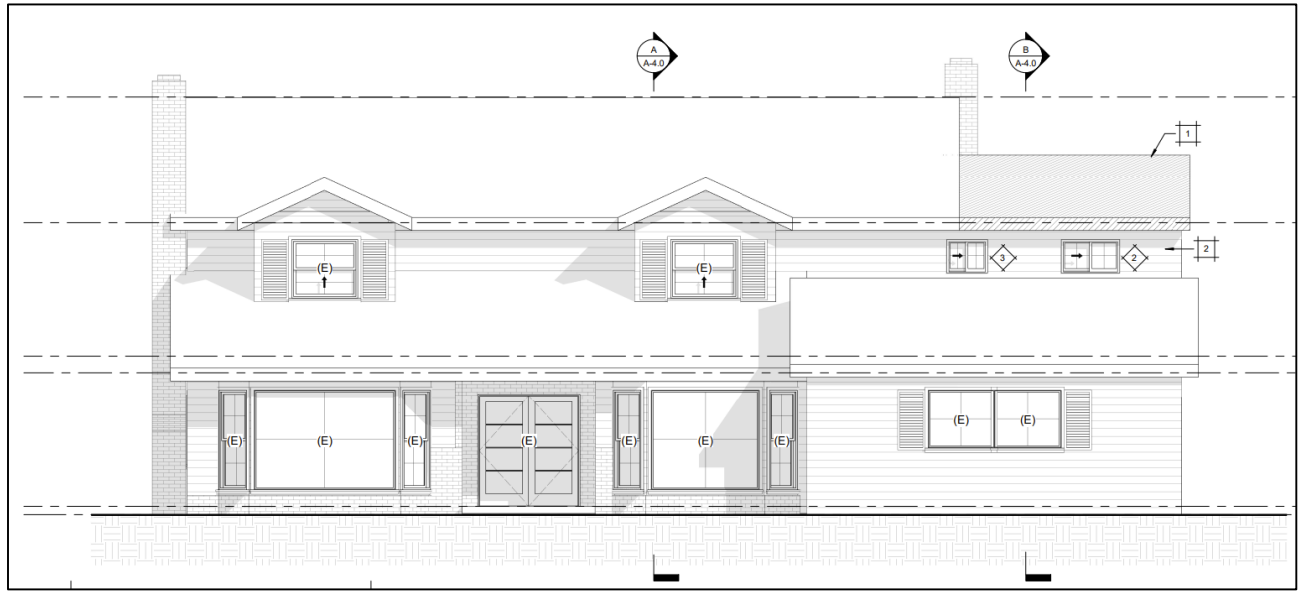


Figure 2: Proposed front elevation.

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 has not received any correspondence supporting or objecting to the proposed project.

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.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit 2025-06 – Clark, subject to the attached conditions of approval.

ATTACHMENTS

- 1) Project Plans
 - 2) Locator Map
 - 3) Resolution for Conditional Use Permit 2025-06 w/ Conditions
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