



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 2025-07 - HE

APPLICANT: **Jian He**
21745 Todd Avenue
Yorba Linda, CA 92887

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

RELATED ITEMS: None

REQUEST: A request to construct a 649 square foot second-story addition to an existing 2,235 square foot two-story single-family residence, the area of construction within seventy feet (70') of another single-family residence.

PROJECT DATA

Project Address: 21745 Todd Avenue
APN: 351-691-09
General Plan: Medium Density Residential
Zoning: RS (Residential Suburban)

Property Development Standards

	Required	Proposed
Front setback	25 feet	27 feet 4 inches
Right side setback	10 feet	12 feet 9 inches
Left side setback	10 feet	13 feet 9 inches
Rear setback	25 feet	300+ feet
Building height	35 feet (max)	27 feet 1 inch
Lot Coverage	35% (max)	12%

BACKGROUND

The applicant is requesting Planning Commission approval to construct a 649 square foot second-story addition to an existing 2,235 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 states that the 70 feet be measured from the edge of any single-family residence, exclusive of the garage. Therefore, staff will review the 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 is proposing to renovate an existing two-story 2,235 square-foot single-family residence, by constructing an expansion of the first and second floor along the rear elevation. The second-story addition includes a new master bedroom, bathroom, and closet space. Staff has determined that the proposed addition meets all the property development standards for the RS (Residential Suburban) 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 seven second-story windows and one sliding glass door proposed as part of the addition: three along the **side (west)**, two along the **rear (north)** and two along the **side (east)** elevations. One sliding glass door is included on the applicants plans along the **rear (north)** elevation, behind a decorative Juliet balcony.

Three windows are proposed along the **side (west)** elevation. The viewshed would overlook the westerly adjacent residence, approximately 40 feet from the proposed addition. Due to location and design of the proposed windows, staff does not anticipate direct views into the neighboring residence. In terms of sensitive uses, the property to the west does have an existing pool in their backyard. However, existing window locations already provide some views onto the neighbors backyard, so no new privacy concerns are expected. Therefore, staff does not anticipate adverse privacy impacts.

Two windows and one glass sliding door are included along the **rear (north)** elevation. The two windows included on the northern elevations will overlook the applicant's own rear yard and slope beyond. The nearest residence along the rear area is approximately 200 feet away from the addition, therefore staff believes that the additional windows and sliding glass doors will not produce privacy impacts.

Two windows are included along the **side (east)** elevations of the addition. The proposed window locations would overlook the easterly adjacent residence which is approximately 50

feet from the proposed addition. Based on the design of the easterly home, the existing sloped roof would limit direct views from the proposed addition. Furthermore, the window designs are accessible from a closet and bathroom and are both considered clerestory windows which do not provide interior views. Thus, staff does not expect further privacy impacts to be created as part of this project.

Architectural Compatibility

Staff believes the new two-story addition is well-integrated into the existing home as it retains the primary design elements of the home, such as gable roof design, terra-cotta tiles, and stucco finish. Further, the second story addition is proposed along the back of the existing residence, limiting its visibility from the street and right of way. Lastly, the addition is complimentary to the surrounding neighborhood in that every home in the immediate neighborhood has a second story and display classic architectural styles ranging from Spanish colonial to contemporary designs. Staff has suggested a condition of approval to ensure this consistency. Therefore, staff supports the architecture and design of the proposed addition and recommends favorably towards the applicant's request.



Figure 1: Existing front elevation

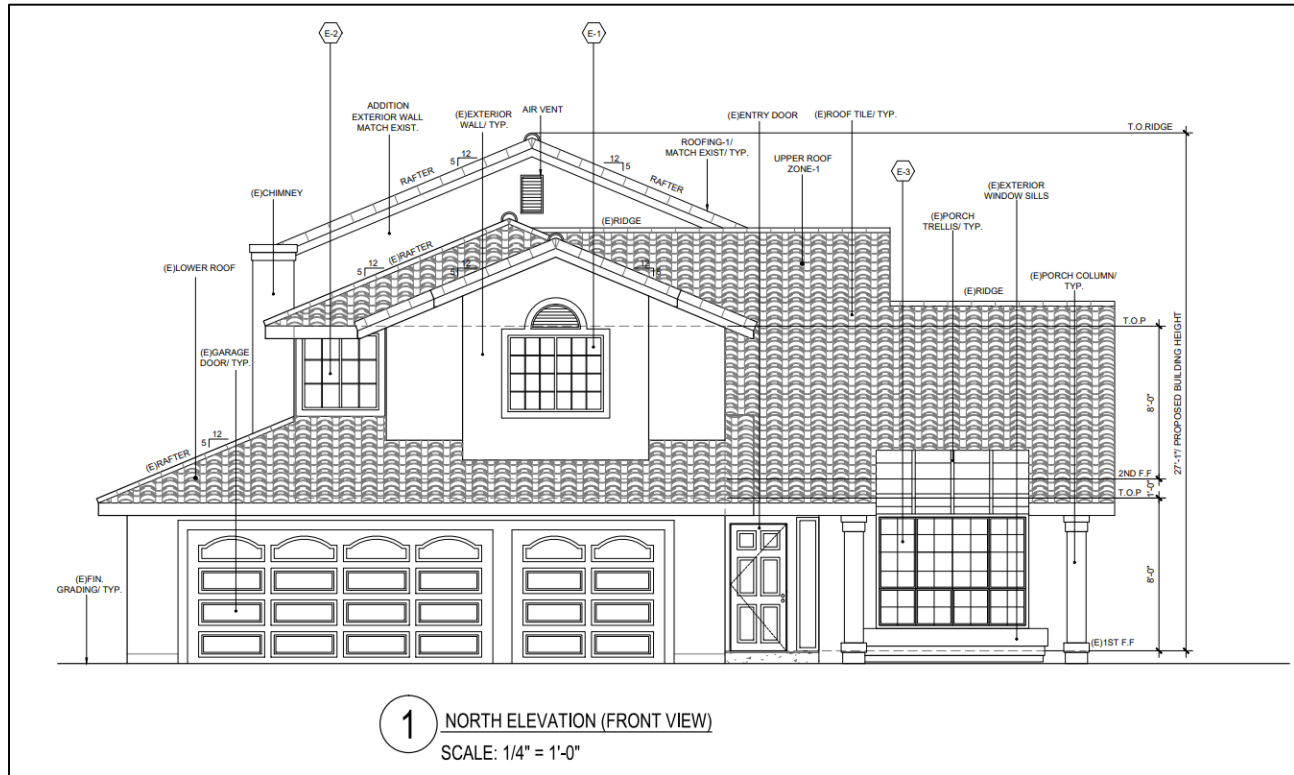


Figure 2: Proposed front elevation

PUBLIC NOTIFICATION

All the surrounding properties within a 300-foot radius of the subject property were sent a public hearing notice concerning the proposed project. Staff has not received any correspondence related 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 2025-07 – He, subject to the attached conditions of approval.

ATTACHMENTS

- 1) Project Plans
- 2) Locator Map
- 3) Resolution for Conditional Use Permit 2025-07 with conditions