



CITY of YORBA LINDA

COMMUNITY DEVELOPMENT | PLANNING

PLANNING COMMISSION | AGENDA ITEM SUMMARY MEETING DATE | MAY 14, 2025

**Community Development Department
Planning Division**

Director
Nate Farnsworth, AICP

4.1 APPROVAL OF APRIL 23, 2025, PLANNING COMMISSION MEETING MINUTES

A motion by Commissioner Chavez Marquez, second by Commissioner Goldfarb, to approve the minutes as mailed. The motion carried (3 - 0 - 2) with the following roll call vote:

AYES: Bernstein, Chavez Marquez, Goldfarb

NOES: None

ABSENT: Masterson, Behura

ABSTAIN: None

Behura arrived at 6:36 p.m.

7.1 CONDITIONAL USE PERMIT 2025-06 – CLARK **PROPERTY ADDRESS: 5851 OHIO STREET**

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.

Speakers in favor:	None
Speakers in opposition:	None

A motion by Commissioner Behura, second by Commissioner Goldfarb to adopt **Resolution No. 5634** Conditional Use Permit 2025-06 Clark, subject to attached conditions of approval. The motion carried (4 - 0 - 1) with the following roll call vote:

AYES: Bernstein, Behura, Chavez Marquez, Goldfarb

NOES: None

ABSENT: Masterson

7.2 CONDITIONAL USE PERMIT 2025-07 – HE **PROPERTY ADDRESS: 21745 TODD AVENUE**

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.

Speakers in favor:	None
Speakers in opposition:	None

A motion by Commissioner Behura, second by Commissioner Goldfarb to adopt **Resolution No. 5635** Conditional Use Permit 2025-07 He, subject to attached conditions of approval. The motion carried (3 - 1 - 1) with the following roll call vote:

AYES: Bernstein, Behura, Goldfarb
NOES: Chavez Marquez
ABSENT: Masterson

7.3 CONDITIONAL USE PERMIT 2025-03 – TRACTOR SUPPLY COMPANY **PROPERTY ADDRESS: 22999 SAVI RANCH PARKWAY**

A request to construct a new 13,310 square-foot outdoor retail sale and display area, including a 8,800 square-foot outdoor sales area fully enclosed by a new 8' high freestanding wrought iron fence, located along side 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.

Speakers in favor:	None
Speakers in opposition:	None

A motion by Commissioner Behura, second by Commissioner Chavez Marquez to adopt **Resolution No. 5636** Conditional Use Permit 2025-03 Tractor Supply Company, subject to attached conditions of approval and added conditions relating to parking lot lighting and parking management during peak demand. The motion carried (4 - 0 - 1) with the following roll call vote:

AYES: Bernstein, Behura, Chavez Marquez, Goldfarb
NOES: None
ABSENT: Masterson

8.1 GOVERNMENT CODE SECTIONS 65103(c) AND 65401 FINDING FOR THE 2025-2032 CAPITAL IMPROVEMENT PROGRAM

Speakers in favor:	None
Speakers in opposition:	None

A motion by Commissioner Goldfarb, second by Commissioner Behura to adopt **Resolution No. 5637** certifying that the proposed 2025-2032 Capital Improvement Program is consistent with the City's General Plan. The motion carried (4 - 0 - 1) with the following roll call vote:

AYES: Bernstein, Behura, Chavez Marquez, Goldfarb
NOES: None
ABSENT: Masterson

Adjournment: The meeting adjourned at 7:47 p.m. to the May 28, 2025, Planning Commission meeting at 6:30 p.m.
