



CITY of YORBA LINDA

PLANNING COMMISSION MEETING MINUTES

May 28, 2025, 6:30 p.m.
Council Chambers
4845 Casa Loma Avenue

Commissioners Present: Bernstein, Goldfarb, Chavez Marquez, Masterson

Commissioners Absent: Behura

Staff Present: Diaz, Dominguez, Farnsworth, Garcia, Valdez

1. **CALL TO ORDER**

The Yorba Linda Planning Commission convened at 6:30 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 Chavez Marquez

3. **ROLL CALL**

4. **APPROVAL OF THE MINUTES**

4.1 APPROVAL OF THE MAY 14, 2025 PLANNING COMMISSION MEETING
MINUTES

Moved by Goldfarb
Seconded by Chavez Marquez

The Planning Commission approved the May 14, 2025 Planning Commission meeting minutes as mailed.

AYES (3): Bernstein, Goldfarb, and Chavez Marquez

ABSTAINED (1): Masterson

ABSENT (1): Behura

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 Masterson
Seconded by Chavez Marquez

Approved waiving readings in full of all resolutions.

AYES (4): Bernstein, Goldfarb, Chavez Marquez, and Masterson

ABSENT (1): Behura

CARRIED (4 to 0)

7. PUBLIC HEARINGS

7.1 TIME EXTENSION FOR CONDITIONAL USE PERMIT 2024-02 & DESIGN REVIEW 2023-06 NORTH COUNTY CHABAD

Commissioner Chavez Marquez owns property within the 500 radius of the subject property; therefore, he so recused himself from this item.

Alexis Garcia, Assistant Planner explained the applicant is requesting a one-year time extension for the entitlements that was previously approved for use and design of two separate parsonage homes and a parsonage accessory dwelling unit. The commission's prior approval was set to expire within one year of the approval date; however, the applicant has had

organizational budget issues and is requesting for additional time. Staff recommends approval by the Planning Commission.

Chair Bernstein invited the applicant to step forward and asked if they continue to be in agreement with the prior conditions

Daniel Dascanio, architect approached and explained it is a request for religious facilities into residential which is allowed by the code. They are still in agreement with all the prior conditions of approval.

Moved by Goldfarb

Seconded by Masterson

The Planning Commission adopted **Resolution No. 5638** approving a one-year time extension for Conditional Use Permit 2024-02 & Design Review 2024-06 – North County Chabad, subject to the attached conditions of approval.

AYES (3): Bernstein, Goldfarb, and Masterson

Conflict (1): Chavez Marquez

ABSENT (1): Behura

CARRIED (3 to 0)

7.2 CONDITIONAL USE PERMIT 2025-01 - AHMAD

Behura arrived at 6:40 p.m.

Alexis Garcia, Assistant Planner provided a visual presentation and explained the request to exceed the maximum 3-foot height limitation within the front yard setback to allow a combination retaining wall varying from 4 feet to 5 feet 6 inches. The applicant's intent is to maximize the yard space to allow their children and family to utilize the yard.

The retaining wall varies in height and includes glass panels which intends to satisfy the fall safety barrier requirements of the California Building Code. Due to the fact that the property is on a cul-de-sac it will not be visible to Manzanita Avenue. The Ficus Evergreen tree will remain in order to satisfy the visual barrier that is required. The only area which exceeds the three-foot height limitation runs parallel to Manzanita Avenue and is treated as a front yard even though it is technically a side yard. Staff recommends that the Planning Commission approved the request subject to the conditions of approval.

Commissioner Chavez Marquez asked why they are using glass if they are going to have a Ficus hedge.

Mr. Garcia stated the California Building Code requires a fall safety barrier and the glass panels function as a barrier, and from the planning standpoint, it creates the least visual impact.

Chair Bernstein disclosed he visited the property that day and had a tour of the property. He invited the applicant to step forward and asked if he agreed with all the conditions of approval.

Mr. Ahmad approached and stated he agreed with all the conditions.

Commissioner Chavez Marquez and Mr. Ahmad discussed the purpose and location of the gardeners gate and necessity of the glass.

Director Farnsworth stated typically there is just a retaining wall and the purpose of the glass is to create a fall protection barrier due to the height. The question is how much of a drop is there from the retaining wall down to the slope.

Mr. Ahmad explained there is only a 12-inch drop and the gate in the glass also acts as a sound barrier for the noise. Having the gate allows the gardener to move freely without having to jump over the fence.

Mr. Garcia explained the plans were routed to the building official who provided standard conditions. The plans still need to proceed with the formal building plan check submittal process.

Chair Bernstein added the gate will be locked and is a safety factor for the children, not necessarily the gardener.

Commissioner Goldfarb asked if there would be an automatic closing gate.

Mr. Ahmad stated he owns a CCTV company and they do access control; the mechanism on the gate will be self-closing.

Chair Bernstein opened the public hearing.

Daniel Dascanio stated the sprinklers will leave water spots on the glass. Wrought iron is less expensive even though it does not provide acoustic buffering, but the Ficus will provide that buffer. The issue of the maximum height is moot if the trees can grow to whatever height they want.

Moved by Masterson
Seconded by Behura

The Planning Commission adopted **Resolution No. 5639** approving Conditional Use Permit 2025-01- Ahmad, subject to the attached conditions of approval.

AYES (5): Behura, Bernstein, Goldfarb, Chavez Marquez, and Masterson

CARRIED (5 to 0)

7.3 CONDITIONAL USE PERMIT 2025-09 - DUNN

Alexis Garcia, Assistant Planner explained the request is for a 60 square foot bedroom expansion and a new 549-foot second-story deck. The expansion will retain similar viewsheds and match the existing design. Staff does not anticipate any privacy impacts from the addition based on the location, there are two existing second story windows and a set of mature trees that are along the property line. Staff recommends approval of the request.

Chair Bernstein invited the applicant to step forward and asked if they approve with the conditions of approval.

Nicholas Dunn approached and stated he agreed with all the conditions of approval.

Chair Bernstein opened the public hearing; seeing no one approach, the public hearing was closed.

Moved by Masterson

Seconded by Behura

The Planning Commission adopted **Resolution No. 5640** approving Conditional Use Permit 2025-09 - Dunn, subject to the attached conditions of approval.

AYES (5): Behura, Bernstein, Goldfarb, Chavez Marquez, and Masterson

CARRIED (5 to 0)

7.4 CONDITIONAL USE PERMIT 2025-15 - OCHOA

Gabe Diaz, Associate Planner explained this is a request to expand the existing family room on the first floor by 839 square feet and add a new bed and bathroom to accommodate the applicant's mobility issues. The project is 30 feet from the neighbor to the south which has been reviewed for privacy and adherence to the property development standards. There are

4 new second story windows and one entry door, as well as a new balcony located on the rear of the second story. Two new windows are proposed on the north elevation next to existing windows with the same height and similar views. The neighbor to the north provided a letter of support; therefore, staff does not recommend any additional mitigation measures at that property line.

Staff does not have any privacy concerns on the rear elevation due to an 8-foot pad elevation increase to the properties to the east and a six-foot privacy wall that intervenes that view. All property owners within 300 feet of the property have been notified and staff has not received any comments or concerns. Staff recommended approval of the request.

Chair Bernstein invited the applicant to step forward and asked If they agreed with all the conditions of approval.

Russell Proo, designer, approached and stated they agreed with all the conditions.

Chair Bernstein opened the public hearing; seeing no one approach, the public hearing was closed.

Moved by Masterson

Seconded by Goldfarb

The Planning Commission adopted **Resolution No. 5641** approving Conditional Use Permit 2025-15 – Ochoa, subject to the attached conditions of approval.

AYES (5): Behura, Bernstein, Goldfarb, Chavez Marquez, and Masterson

CARRIED (5 to 0)

8. **NEW BUSINESS**

9. **OLD BUSINESS**

10. **DIRECTOR'S REPORT**

Mr. Farnsworth stated the first meeting in August will tentatively go dark.

11. **COMMISSIONER COMMENTS**

Commissioner Behura suggested a system to allow the residents to interact with the technology at the meetings.

Chair Pro Tem Masterson stated it would be helpful to have more renderings when reviewing a project.

Chair Bernstein added he would like to see working drawings.

Mr. Farnsworth stated a high scale version is available on the website in the electronic packet which will allow them to zoom in.

12. CORRESPONDENCE RECEIVED

Letter of support for the Ochoa project.

13. ADJOURNMENT

7:19 p.m.

The next Planning Commission meeting is scheduled for June 11, 2025 beginning at 6:30 p.m.

NATE FARNSWORTH
DIRECTOR OF COMMUNITY DEVELOPMENT