



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: AUGUST 27, 2025

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BY: ALEXIS GARCIA, ASSOCIATE PLANNER

SUBJECT: APPEAL OF CONDITIONAL USE PERMIT 2024-42

APPLICANT: Lucian & Diana Tira
4895 Sunbeam Lane
Yorba Linda, CA 92887

CEQA STATUS: Categorical Exemption (Class: 3, New Construction)

**RELATED
ITEMS:** AA 2022-11
CUP 2022-24

REQUEST: An appeal, pursuant to Section 18.38.080.D of the Yorba Linda Zoning Code, to the Zoning Administrator's approval of a request to construct a 911 square foot second-story addition to an existing 6,339 square foot two-story single-family residence, the area of construction within seventy feet (70') of another single-family residence, on the property addressed as 4895 Sunbeam Lane, located on the northeast corner of Sunbeam Lane and Hidden Hills Road.

PROJECT DATA

Location: 4895 Sunbeam Lane
APN: 353-593-02 & 353-581-06
General Plan: Medium-Low Density Residential
Zoning: RE (Residential Estate)

Property Development Standards

	Required	Proposed
Front setback	30 feet	25 feet 6 inches*
Left side setback	10 feet	24 feet 11 inches
Right side setback	10 feet	10 feet
Rear setback	25 feet	56 feet 1 inch
Building height	35 feet (max.)	21 feet 11 inches
Lot coverage	35% (max)	28.15%

*Reduced setback via Administrative Adjustment 2022-11

BACKGROUND

The Zoning Administrator approved Conditional Use Permit 2024-42 at the regularly scheduled meeting of July 23, 2025, allowing the construction of a 911 square foot second-story addition to an existing 6,339 square foot two-story single-family residence (Figure 1). On July 29, 2025, a timely application for an appeal was received from John Jay Kornoff for the Zoning Administrator's approval of Conditional Use Permit 2024-42.

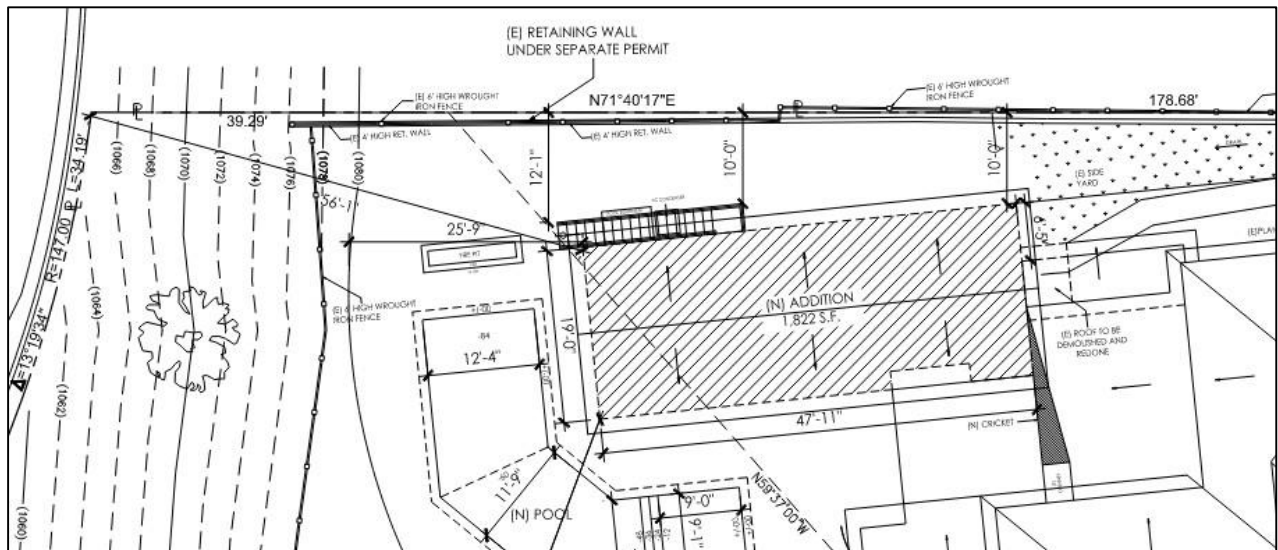


Figure 1

In accordance with Yorba Linda Municipal Code Section 18.38.080.D, all determinations by the Zoning Administrator may be appealed to the Planning Commission by the applicant or other party in accordance with the timing and procedures. Subsequently, Conditional Use Permit 2024-42 shall be reviewed for compliance with required findings under Yorba Linda Municipal Code Section 18.38.050.A. The appellant submitted a written narrative, included as Attachment 5, for the Planning Commission's consideration.

DISCUSSION

On September 28, 2022, the Planning Commission approved Resolution No. 5522 for Conditional Use Permit 2022-24 and Administrative Adjustment 2022-11, permitting a second-story addition of 990 square feet, a new 682 square foot second-story deck, and a 15% reduction of the front yard setback. It is worth noting that this original project was approved unanimously, with no privacy related concerns or comments raised at the time of review.

At this time, the applicant is proposing to construct a new second-story addition to the rear of the property along the northerly property line with approximately 911 square feet of habitable space comprised of a bathroom, storage room, and entertainment area. Given that the area of second-story construction is within 70 feet of an existing single-family residence, approval of a Conditional Use Permit by the Planning Commission or Zoning Administrator is required.

During the initial review of the project, the applicant proactively worked with staff to make changes to their original window designs and locations in an effort to prevent potential privacy impacts to the adjacent neighbor (and current appellant) located at 4885 Sunbeam Lane. These changes included replacing all second-story windows along the northerly façade of the new addition with frosted glass to eliminate a possible viewshed from the interior space of the proposed addition. Following public notice of a Zoning Administrator hearing on the project sent to all properties within a 300-foot radius from the subject property, staff received initial concerns by the adjacent neighbor at 4885 Sunbeam Lane. In addition to providing staff with a history of civil disagreements and frustrations from prior entitlement approvals, the major concerns expressed by the neighbor applicable to this particular project centered on massing concerns and privacy impacts that would arise if the addition was to be approved. In an effort to fully evaluate the neighbor's concerns, staff coordinated an on-site meeting with the applicant to assess grade variation, landscaping conditions, and site perspectives.

The Zoning Administrator held the scheduled meeting to consider the project on July 23, 2025. Attendees included the property owners, the project manager, and the adjacent neighbor. Minutes of the Zoning Administrator meeting have been provided as an attachment to this report (Attachment 4) for the Planning Commission's reference. Aside from compliance to property development standards, compliance with the necessary findings found under Section 18.38.050.A were discussed in detail which have also been included for reference (Attachment 5). During the discussions, the northerly neighbor was offered an opportunity to share any comments he may have, for which massing of the addition, potential privacy impacts of proposed windows, light contamination, and timeline of construction were brought to Staff's attention. Staff highlighted the changes that were made to the window design to address potential privacy concerns in mind and suggested that a construction schedule be provided to address the neighbor's concerns. In total, staff recommended a total of four special conditions of approval aside from the typical standard conditions to address the neighbor's concerns, including:

1. Plans shall eliminate the exterior staircase along the northern elevation and provide an interior staircase.

4. Applicant shall provide vertical score lines on the north elevation as façade treatment, to the satisfaction of the Community Development Director.

42, subject to standard and special conditions, and also subject to a 15-day appeal period.

compliance with legal parameters.

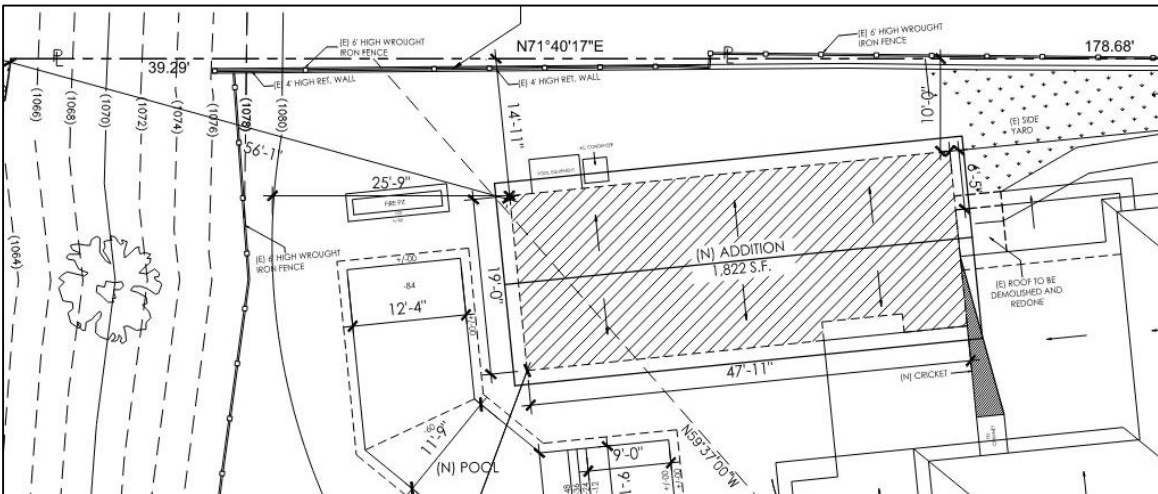


Figure 2

the interior staircase which eliminates the exterior landing and lighting shown on the original

design, as well as frosted clerestory windows and vertical score lines along the northerly facing elevation. (Figure 3)

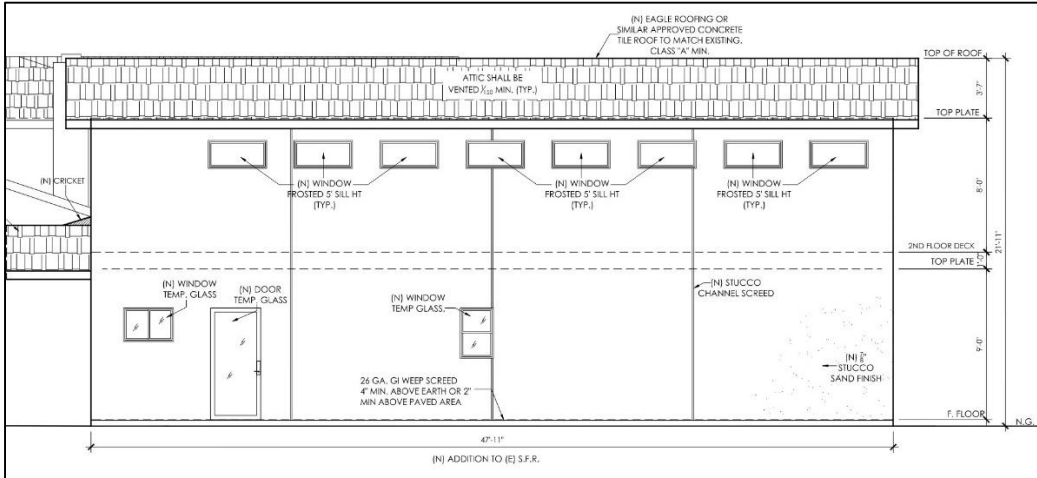


Figure 3

At this time, staff has reviewed the narrative submitted by the appellant compared to the updated plan set to determine consistency with conditional use permit standard of review for **privacy** and **architectural compatibility**.

Privacy

As illustrated on the applicants' latest plan set, there will be a total of 16 second-story windows proposed as part of the addition; eight (8) along the **side (north)**, three (3) along the **rear (west)**, and five (5) along the **side (south)** elevations. Given that the subject property is considered a corner through lot, however, the property directly to the north is the only adjacent residence and thus the northerly proposed windows are the only windows being considered when assessing potential privacy impacts. (Figure 4)

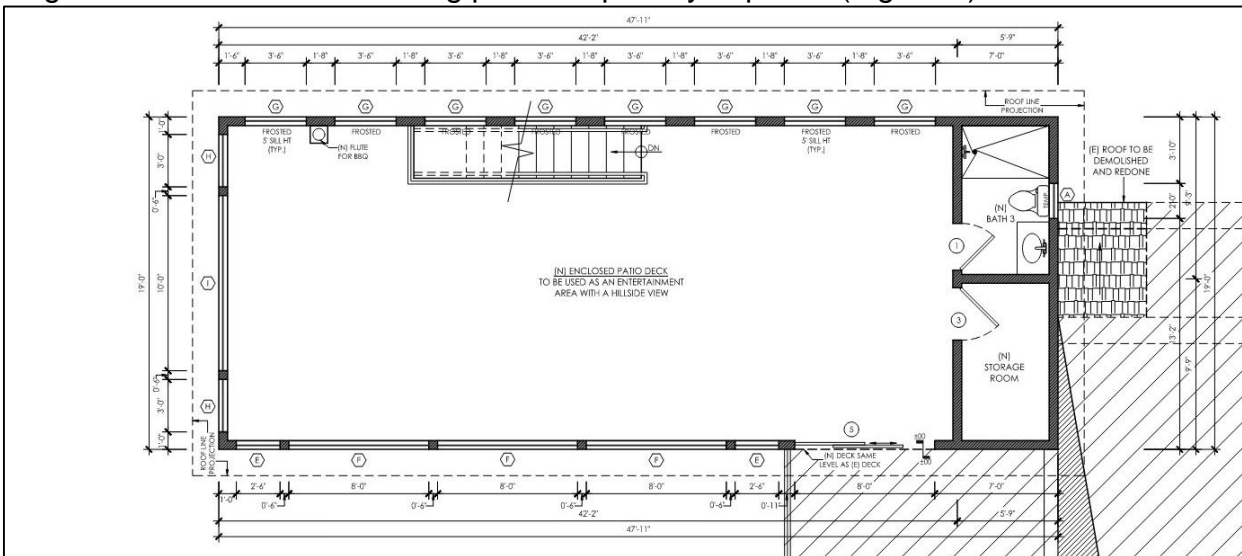


Figure 4

As previously mentioned, the applicant worked closely with staff to redesign the northerly façade in a way that respects potential privacy concerns while also avoiding a blank solid wall without windows altogether. The final iteration of the plans include a clerestory frosted glass window design that completely eliminates potential viewshed from the interior space, being formalized through a condition of approval for the addition that shall provide enforceable authority to the Community Development Director if the windows ever fall out of compliance. Furthermore, vertical score lines were conditioned as part of the approval to break up the visible massing that may be seen from the northernmost adjacent residence. Lastly, new privacy screening achievable through new plant material was conditioned to alleviate any remaining concerns regarding potential mass and privacy impacts. With the understanding that the introduction of new plant material will not provide immediate relief, staff believes this will be a long-term commitment that will further add to the visual barrier that exist with the neighbors mature vegetation along the shared property line. (Figure 5)



Figure 5

Architectural Integration

Staff believes the proposed two-story addition would be well integrated into the existing residence based off of the proposed colors, materials, and overall design. Primary elements of the Modern Farmhouse Style architecture would be integrated and retained as part of the new construction, including a neutral exterior color palette and clean simple lines throughout. Furthermore, the exterior stucco, roofing materials and windows would match the existing residence and will be consistent throughout. It is worth noting that the modified design of the northern facing windows will contribute to the modern design of the home and will not be visible from any angle from street view. 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.

PUBLIC CORRESPONDENCE

All the surrounding properties within a 300-foot radius of the subject property were sent a public hearing notice for the Zoning Administrator meeting held on July 23, 2025. Staff received two letters of correspondence for the Zoning Administrator meeting, one from the property owner of 4885 Sunbeam Lane and a second letter by a separate neighbor who did not disclose their address. Only John Jay Kornoff, owner of 4885 Sunbeam Lane, attended the Zoning Administrator meeting. Further, no correspondence was received for the Planning Commission meeting notice sent on August 12, 2025, for the appeal of Conditional Use Permit 2024-42.

CEQA

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 is sensitive to the appellant's concerns, particularly as they relate to privacy and architectural compatibility. Staff believes the applicant has taken meaningful steps to address the concerns raised, such as eliminating an exterior staircase, reducing full size windows to clerestory windows, and including frosted glass treatments. Staff can continue to work with the appellant to address issues raised outside the scope of this conditional use permit (e.g., construction timing and related impacts).

Staff recommends that the Planning Commission adopt a resolution denying the appeal and upholding the Zoning Administrator's approval of Conditional Use Permit 2024-42 – Tira, subject to the attached conditions of approval.

ATTACHMENTS

- 1) Plans
 - 2) Locator Map
 - 3) Correspondence Received for Zoning Administrator Meeting
 - 4) Zoning Administrator Meeting Minutes, dated July 23, 2025
 - 5) Conditional Use Permit(ZA) 2024-42 Findings, with Conditions
 - 6) Appeal Application Form with Narrative
 - 7) Resolution for Conditional Use Permit 2024-42, with Conditions
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