CITY OF YORBA LINDA
PLANNING COMMISSION MEETING MINUTES

March 11, 2015

The March 11, 2015 regularly scheduled meeting of the Yorba Linda Planning Commission was called to order at 6:30 p.m. in the Council Chambers at 4845 Casa Loma Avenue, Yorba Linda, California.

No new items will be considered after 11:00 p.m. unless unanimously agreed upon by the Commission.

PLEDGE OF ALLEGIANCE – Commissioner Lyons

ROLL CALL

PRESENT: Brown, Lyons, Mole, Pease, Watson
ABSENT: None
ABSTAIN: None

APPROVAL OF THE MINUTES

1. APPROVAL OF JANUARY 14, 2015 PLANNING COMMISSION MEETING MINUTES A motion was made by Lyons, second Pease, to approve the January 14, 2015 Planning Commission minutes. The motion carried (5 - 0) with the following roll call vote:

   AYES: Brown, Lyon, Mole, Pease, Watson
   NOES: None
   ABSENT: None
   ABSTAIN: None

2. APPROVAL OF JANUARY 28, 2015 PLANNING COMMISSION MEETING MINUTES A motion was made by Lyons, second Brown, to approve the January 28, 2015 Planning Commission minutes with a minor change on page 4. The motion carried (5 - 0) with the following roll call vote:

   AYES: Brown, Lyons, Mole, Pease, Watson
   NOES: None
   ABSENT: None
   ABSTAIN: None
3. **APPROVAL OF FEBRUARY 11, 2015 PLANNING COMMISSION MEETING MINUTES**

   A motion was made by Lyons, second Mole, to approve the February 11, 2015 Planning Commission minutes. The motion carried (4 - 0) with the following roll call vote:

<table>
<thead>
<tr>
<th>AYES:</th>
<th>Brown, Lyons, Mole, Pease</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOES:</td>
<td>None</td>
</tr>
<tr>
<td>ABSENT:</td>
<td>None</td>
</tr>
<tr>
<td>ABSTAIN:</td>
<td>Watson</td>
</tr>
</tbody>
</table>

**PUBLIC COMMENTS**

None.

**WAIVE READING IN FULL OF ALL RESOLUTIONS ON THE AGENDA**

A motion was made by Lyons, second by Pease, to waive reading in full all resolutions on the agenda. The motion carried (5 – 0) with the following roll call vote:

<table>
<thead>
<tr>
<th>AYES:</th>
<th>Brown, Lyons, Mole, Pease, Watson</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOES:</td>
<td>None</td>
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<tr>
<td>ABSENT:</td>
<td>None</td>
</tr>
<tr>
<td>ABSTAIN:</td>
<td>None</td>
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</tbody>
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**PUBLIC HEARINGS**

4. **CONTINUED PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2014-27 AND DESIGN REVIEW 2014-10 VERIZON WIRELESS:**

   A request to modify an existing unstaffed wireless telecommunications facility by replacing three (3) existing four foot (4’) high antennas with three (3) new six foot high antennas located on the existing of a 45-foot high monopole antenna array designed to appear as a “faux” pine tree and associated ground mounted equipment located within a 720 square foot tenant space within the existing 19,000 square foot adjacent industrial building on the property addressed as 24835 La Palma Avenue located on the north side of La Palma Avenue and east of Via Lomas De Yorba East, the wireless cell tower located in the parkway behind an existing industrial building facing La Palma Avenue, in the M-1 (Light Industrial) zone. (APN: 353-131-10)

   CEQA STATUS: Categorical Exemption (Class 1, Existing Facilities)
   MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No
   TRAFFIC COMMISSION REVIEW: No
   RECOMMENDATION: To adopt a resolution approving the project.

   **Continued from February 11, 2015 Planning Commission meeting per applicant’s request.**

   A letter from the applicant was received to withdraw the application, the proposed project will not require going through zoning approval process.
A motion was made by Commissioner Lyons, second by Commissioner Pease, to withdraw the application for Conditional Use Permit 2014-27 and Design Review 2014-10 Verizon Wireless. The motion carried (5-0) with the following roll call vote:

AYES: Brown, Lyons, Mole, Pease, Watson
NOES: None
ABSENT: None
ABSTAIN: None

Director Harris stated this decision can be appealed to the City Council within 15 days through the City Clerk's Office.

5. PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2015-06 BELINSKY: A request to construct a 530 square foot second story addition on an existing 2,318 square foot two-story single-family residence for the property addressed as 21135 Timber Ridge Road, located north of Castle Rock Road, west of San Antonio Road, and east of Fairmont Boulevard within the Yorba Linda Hills PD (Planned Development) zone.

CEQA STATUS: Categorical Exemption (Class 1)
MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No
TRAFFIC COMMISSION REVIEW: No
RECOMMENDATION: To adopt a resolution approving the project.

A staff report was given by Ms. Jamie Smith, Assistant Planner. A PowerPoint presentation was displayed.

The contractor, Mr. Burr Northrop, representing the applicant was present and agreed to all the conditions of approval.

The Chair opened the public hearing and public comments - None

A motion was made by Mole, second Lyons, to adopt Resolution No. 5038 approving Conditional use Permit 2015-06 Belinsky subject to the conditions of approval. The motion carried (5-0) with the following roll call vote:

AYES: Brown, Lyons, Mole, Pease, Watson
NOES: None
ABSENT: None
ABSTAIN: None

Director Harris stated this decision can be appealed to the City Council within 15 days through the City Clerk's Office.

6. PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2015-14 WEN XING GAI: A request to construct a second story addition and balcony/deck to an existing single-family residence. The existing residence is located within seventy feet (70’) of another residence which requires approval of a Conditional Use Permit for the proposed second story addition. The project site is addressed as 19077 Oriente Drive, and is located north of Oriente Drive and east of Ohio Street in the Residential Agricultural (RA) zone. (APN: 323-037-15)
CEQA STATUS: Categorical Exemption (Class 3, New Construction)
MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No
TRAFFIC COMMISSION REVIEW: No
RECOMMENDATION: To adopt a resolution approving the project.

Commissioner Brown stated for the record that he also lives on Oriente Drive but is outside the 500 foot radius conflict of interest.

A staff report was given by Ms. Shawnika Johnson, Associate Planner. A PowerPoint Presentation was displayed.

The contractor, Chen Liu, representing the applicant was present and agreed to all the conditions of approval.

The Chair opened the public hearing and public comments - None

A motion was made by Commissioner Lyon, second Commissioner Brown, to adopt Resolution No. 5039 approving Conditional Use Permit 2015-14 WEN XING GAI, subject to the conditions of approval. The motion carried (5 – 0) with the following roll call vote:

AYES: Brown, Lyons, Mole, Pease
NOES: None
ABSENT: Watson
ABSTAIN: None

Director Harris stated this decision can be appealed to the City Council within 15 days through the City Clerk's Office.

OLD BUSINESS
None

NEW BUSINESS
None

DIRECTOR’S REPORT
Reported as follows from Director Harris:

1. Next meeting on March 25, 2015 will be a joint meeting with Traffic Commission. Planning Commission meeting will start at 6:30 and the joint meeting with Traffic Commission will start at 7:00 to present the draft plan for Savi Ranch.

2. The Town Center EIR has been delayed.

3. A Zoning Administrator hearing was held today, March 11, 2015 proposed deck located at 18342 Nicklaus Road in the Vista Del Verde neighborhood, the project was approved with slightly modified mitigated conditions.
4. Director Harris spoke to a resident about the number of vehicles that can be parked at a resident’s home; he recommended that the resident attend a Planning Commission meeting to voice his concerns. This could possibly go to City Council to amend the zoning code.

5. City Council has requested a joint meeting of all Commissions, rescheduled to March 31, 2015 meeting. Included at this meeting will be the required Measure Y ethics training for Commissioners and selected staff members.

6. SCAG Annual Conference will be held on May 7th and 8th in Rancho Mirage.

7. Board of Supervisor’s meeting was held on March 10, 2015 regarding the Esperanza Hills project and has been continued to the June 2, 2015 meeting.

COMMISSIONER COMMENTS

None

CORRESPONDENCE RECEIVED

UCLA Extension Booklet

Planning Healthy Community Booklet

Orange County Business Work Force Housing Forum – Chair Watson recommends attendance

ADJOURNMENT

The meeting was adjourned at 7:02 p.m. to the next regular meeting on March 25, 2015, 6:30 p.m.

STEVEN K. HARRIS, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT