Meeting Date: March 25, 2020

1. APPROVAL OF MARCH 11, 2020 PLANNING COMMISSION MEETING MINUTES

A motion was made by Chair Pro Tem Masterson, Second by Commissioner Darnell to approve the Planning Commission meeting minutes of March 11, 2020. The motion carried (5-0) with the following roll call vote:

AYES: Lyons, Bernstein, Masterson, Pease, Darnell
NOES: None
ABSENT: None
ABSTAIN: None

*Please note: Agenda Item #2 Continued Public Hearing Re: Conditional Use Permit 2019-54 Niamat was moved to the end of the public hearing items on the agenda.

3. PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2020-04 J SAN RAMEN

Summary: A request to establish and operate a fast casual Japanese ramen restaurant with accessory alcoholic beverage service (beer and wine only), within an approximate 1,200 square foot tenant space located within the Home Ranch Shopping Center (d.b.a. J San Ramen). (APN: 323-211-41)

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, with conditions.

A motion was made by Chair Pro Tem Masterson, Second by Commissioner Darnell adopting Resolution No. 5405 approving Conditional Use Permit 2020-04 J San Ramen with conditions. The motion carried (5-0) with the following roll call vote:

AYES: Bernstein, Masterson, Pease, Darnell, Lyons
NOES: None
ABSENT: None
ABSTAIN: None

4. PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2018-41 AND DESIGN REVIEW 2020-02 CROWN CASTLE

Summary: A request to modify an existing unstaffed wireless telecommunications facility by replacing/upgrading three (3) existing panel antennas on the existing 50-foot high faux water
tower within the East Lake Village Shopping Center, addressed as 20535 Yorba Linda Boulevard, located at the northeast corner of Yorba Linda Boulevard and Village Center Drive, in the East lake Village PD (Planned Development) zone. (APN: 350-471-11)

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

A motion was made by Commissioner Pease, Second by Commissioner Darnell to continue Conditional Use Permit 2018-41 and Design Review 2020-02 Crown Castle to the May 13, 2020 Planning Commission meeting. The motion carried (5-0) with the following roll call vote:

| AYES:          | Bernstein, Masterson, Pease, Darnell, Lyons |
| NOES:          | None                                         |
| ABSENT:        | None                                         |
| ABSTAIN:       | None                                         |

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5. PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2020-05 AMAZING FOOT SPA

**Summary:** A request to establish and operate massage therapy services within an existing tenant space, on the property addressed as 19625 Yorba Linda Boulevard, located within the Country Club Village Plaza shopping center, within the CG (Commercial General) zone. (APN: 349-281-04)

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.

A motion was made by Commissioner Lyons, Second by Chair Pro Tem Masterson adopting Resolution No. 5406 approving Conditional Use Permit 2020-05 Amazing Foot Spa with conditions. The motion carried (5-0) with the following roll call vote:

| AYES:          | Bernstein, Masterson, Pease, Darnell, Lyons |
| NOES:          | None                                         |
| ABSENT:        | None                                         |
| ABSTAIN:       | None                                         |

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2. CONTINUED PUBLIC HEARING RE: CONDITIONAL USE PERMIT 2019-54 NIAMAT

**Summary:** A request to demolish an existing single-family residence and reconstruct a new two-story, 6,900 square foot dwelling with four new second story balconies/decks, the area of second story construction within seventy feet (70’) of another residence, for the property addressed as 5261 Los Altos Drive, located on the east side of Los Altos Drive, north of Mountain View Avenue, within the RE (Residential Estate) zone. (APN: 348-191-15)

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.
A motion was made by Commissioner Pease, Second by Commissioner Lyons adopting Resolution No. 5407 approving Conditional Use Permit 2019-54 Niamat with added conditions. The motion carried (5-0) with the following roll call vote:

AYES: Bernstein, Masterson, Pease, Darnell, Lyons
NOES: None
ABSENT: None
ABSTAIN: None

6. LOT LINE ADJUSTMENT 2019-02 DIAZ

Summary: A request to reconfigure the common property line between two adjacent properties, one an unaddressed parcel of land and the other addressed as 5251 Highland Avenue, located north of Buena Vista Avenue and south of Yorba Linda Boulevard, in the RE (Residential Estate) zone. (APNs: 343-591-48 & 49)

CEQA STATUS: Categorical Exemption (Class 5, Minor Alterations in Land Use Limitations)
MEASURE B APPLICABILITY: a) Vote – No; b) Public Notice – No
TRAFFIC COMMISSION REVIEW: No
RECOMMENDATION: To adopt a resolution approving the project.

A motion was made by Chair Pro Tem Masterson, Second by Commissioner Pease to continue Lot Line Adjustment 2019-02 Diaz to the May 13, 2020 Planning Commission meeting. The motion carried (5-0) with the following roll call vote:

AYES: Bernstein, Masterson, Pease, Darnell, Lyons
NOES: None
ABSENT: None
ABSTAIN: None

ADJOURNMENT: The meeting adjourned at 7:28 p.m. to the May 13, 2020 Planning Commission meeting at 6:30 p.m.

The regularly scheduled Planning Commission meetings for April 15th and April 29th have been cancelled.