



# STAFF REPORT

## CITY of YORBA LINDA

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### COMMUNITY DEVELOPMENT DEPARTMENT

**DATE:** SEPTEMBER 20, 2022

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** DAVID BRANTLEY, AICP  
DIRECTOR OF COMMUNITY DEVELOPMENT  
PREPARED BY: JIM SOWERS, CBO, BUILDING OFFICIAL

**SUBJECT:** DEMOLITION PERMIT REQUEST FOR 5382 HIGHLAND AVE

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### RECOMMENDATION

It is recommended that City Council approve the demolition permit request for 5382 Highland Avenue.

### BACKGROUND

The City received a request from Dumitri and Delia Bupte to demolish an existing single-family dwelling located at 5382 Highland Avenue.

- The existing structure is a two-story, wood framed, single family home on a concrete foundation, with a stucco and wood exterior, brick veneer accents and a tile roof. The home is located on a 0.50-acre lot within the RE (Residential Estate) zone. The approximate living area is 1,848 s.f. with a 526 s.f. attached garage. The applicants propose to demolish the existing home, garage and foundation to construct a new 4,100 s.f. two-story single-family home. The new home will have 4 bedrooms, 3.5 baths, and a 499 s.f. Junior Accessory Dwelling Unit (JADU). The JADU will consist of 1 bedroom, 1 bath, kitchen and living area. The main residence and the JADU will be located under the same roof, along with an attached 604 s.f. garage. The home and garage will have stucco siding with brick and wood accents and a tile roof. Conditional Use Permit (CUP) 2022-25 to allow for the construction of the new two-story home within seventy feet (70') of another single-family residence was approved by the Planning Commission on July 27, 2022.
- In the rear of the lot, the applicants are proposing to construct a 1,199 s.f. Accessory Dwelling Unit (ADU). The ADU will consist of 2 bedrooms, 2 bathrooms, a kitchen and living area and an attached 221 s.f. garage. The exterior will be stucco with brick and wood accents and have a tile roof. As permitted by state law, any single-family residential property in California may have one ADU and one JADU by right.
- This property currently is serviced by Yorba Linda Water District, Southern California Edison, and Southern California Gas.

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A review of this demolition permit request by City Council is required per City Council Policy P-4 to ensure appropriate consideration of potential historic significance of existing structures prior to demolition.

### **ANALYSIS**

The existing residence, constructed in 1976, is a two-story 1,848 s.f. home with a 526 s.f. garage. Staff has concluded that due to its age the home was not included in the 2010 City Wide Historic Resources Survey, nor does it appear to display any historical significance. Architecturally, the home reflects a typical 1970's era contemporary design that is common to many areas of the City. Moreover, the home is not known to be associated with any events or persons significant to Yorba Linda's past that might render it potentially eligible for historic designation.

Additionally, the applicant will be required to obtain an asbestos survey prior to permit issuance. If the findings are positive, appropriate abatement measures will be required, and the South Coast Air Quality Management District will be notified.

Finally, the applicant shall be advised to employ Best Management Practices (BMP's) to control fugitive dust and ensure water quality during the demolition activities in accordance with State of California requirements.

### **FISCAL IMPACT**

None.

### **ALTERNATIVES**

The alternative would be for the City Council to deny the demolition request.

### **ATTACHMENTS**

1. Applicants' Demolition Request Letter
  2. Site Aerial Photograph
  3. Site Plan
  4. Front Elevation
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