



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: JANUARY 17, 2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

SUBJECT: DEMOLITION PERMIT REQUEST FOR 17846 ANNA MARIE ROAD

RECOMMENDATION

It is recommended that City Council approve the demolition permit request for 17846 Anna Marie Road.

BACKGROUND

On December 20, 2022, the City received a request from Peter Frazier on behalf of Paul and Rhonda Hernandez, property owners, to demolish an existing single-family dwelling located at 17846 Anna Marie Road.

- The existing structure is a one-story, wood framed, single-family home on a concrete foundation, with a stucco and wood exterior and a flat built-up asphalt roof with wood encased eave soffits. The home is located on a 0.98-acre lot within the RE (Residential Estate) zone. The approximate living area is 3,700 s.f. with a 400 s.f. carport. The applicant is proposing to demolish the existing home and carport and remove the existing foundation to construct a new 6,000 s.f. two-story home. The new home will have 4 bedrooms, 4.5 baths, and two separate garages, totaling 1,000 s.f. The proposed home and garage will have stucco siding with wood accents and a standing seam metal roof and reflect a contemporary farmhouse style.
- This property currently is serviced by Yorba Linda Water District, Southern California Edison, and Southern California Gas.

A review of this demolition permit request by City Council is required per City Council Policy P-4.

ANALYSIS

The existing residence was constructed in 1959 and is a one-story, 3,700 s.f., 1950's era contemporary home with a 400 s.f. attached carport. Staff has concluded that, due to its relative recent construction, the home was not included in the 2010 City Wide Historic

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Resources Survey, nor does it appear to display any historical significance. Architecturally, the home reflects a typical 1950's era contemporary design that is common to many areas in 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 and construction activities in accordance with the State of California requirements.

FISCAL IMPACT

None

ALTERNATIVES

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

ATTACHMENTS

1. Applicant Demolition Request Letter
 2. Site Aerial Photograph
 3. Front Elevation Photograph
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