



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: OCTOBER 19, 2021

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

SUBJECT: DEMOLITION PERMIT REQUEST FOR 17591 BUENA VISTA AVENUE

RECOMMENDATION

It is recommended that City Council approve the demolition permit request for 17591 Buena Vista Avenue.

BACKGROUND

The City has received a demolition request from property owners Veronica and Bryant Bertrand. The demolition request is for the removal of interior and exterior walls of an existing single-family home and garage located at 17591 Buena Vista Avenue.

- The single-family residence has an exterior stucco finish with a rolled asphalt roof and partial composition asphalt shingle roof. The residence has an accompanying detached garage with stucco and wood siding, and a composition asphalt roof. The structure is located on a 0.50 acre site within the RS (Residential Suburban) zone.
- The existing single-story residence has a living area of approximately 1,655 s.f., which consists of 3 bedrooms, 1 bathroom, kitchen, living room and a dining room; the detached garage is 449 s.f. The applicants are proposing to demolish 100 percent of the home's interior walls and 49 percent of the home's exterior walls. The proposed garage demolition will consist of removing 72 percent of the exterior walls.
- The completed re-construction will incorporate a new foundation through-out, with a room addition bringing the new 4 bedroom, 3 bath home to a total floor area of 3,300 s.f. A remodeled 450 s.f. attached garage is to be included. The proposed exterior will consist of composite wood siding material, stone veneer, and a metal roof.
- This property currently is serviced by Yorba Linda Water District, Southern California Edison, and Southern California Gas. The home's sewer system is existing septic system. The demolition will require the site to be connected to the Yorba Linda Water District sewer system.

DEMOLITION REQUEST FOR 17591 BUENA VISTA AVENUE

Page | 2

A review of this demolition permit request by City Council is required per City Council Policy P-4. The primary purpose of this policy is to review the proposed structure for potential historic significance prior to demolition.

ANALYSIS

As previously noted, the current residence is a single-story 1,655 s.f. foot home with a 420 s.f. attached garage. The 2010 City Wide Historic Resources Survey did not identify the structure as a historic resource. Moreover, the structure has been extensively altered over time, diminishing the property's ability to qualify as a historic resource in the future.

Additionally, a separate asbestos and lead survey shall be performed, and the findings submitted to the South Coast Air Quality District. The reports shall be submitted to the South Coast Air Quality Management District for the required abatement procedures prior to the demolition permit issuance.

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. Elevation View Photograph
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