



STAFF REPORT

CITY of YORBA LINDA

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 18, 2025

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATE FARNSWORTH, COMMUNITY DEVELOPMENT DIRECTOR
PREPARED BY: JEFF MCIVER, BUILDING OFFICIAL

SUBJECT: DEMOLITION PERMIT REQUEST FOR 4862 OHIO STREET

RECOMMENDATION

It is recommended that City Council approve the demolition permit request for 4862 Ohio Street.

BACKGROUND

The City has received a request to demolish an existing single-family dwelling located at 4862 Ohio Street. The existing structure is a two-story, 2,944 square foot residence with a 484 square foot attached garage, (3) bedrooms, and (3) bathrooms. The residence is wood framed with a stucco finish and is located on a 0.91- acre lot. This property is connected to Southern California Edison, Southern California Gas, and is equipped with a septic system, which will be disconnected and properly backfilled to allow the new construction to connect to the City's sanitary sewer. Plans have been submitted to the City for a new two-story, 5,273 square-foot residence with (6) bedrooms, (5) bathrooms, (2) half bathrooms, and a 578 square foot attached garage. Construction on the new residence is estimated to commence in May 2025. Additionally, a lot line adjustment was recorded with the County of Orange Clerk-Recorder on October 11th, 2021; merging 4872 Ohio Street (APN: 323-081-15) and 4862 Ohio Street (APN: 323-081-14) to 4862 Ohio Street.

DISCUSSION

In accordance with the City Council's P-2 policy, the demolition permit has been analyzed to determine whether there is any historic significance with the existing property. The existing residence is a two-story, 2,944 square foot residence with a 484 square foot attached garage built in 1965. According to the 2010 Citywide Historic Resources Survey, the structure located on 4862 Ohio Street has been heavily altered and it is not an eligible resource. The demolition request will be reviewed by the Engineering Division for compliance with storm water prevention and best management practices (BMPs). An asbestos survey was performed, and laboratory analysis revealed detectable levels of asbestos or assumed asbestos; appropriate abatement measures will be required, and the South Coast Air Quality Management District will be notified.

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FISCAL IMPACT

None

ALTERNATIVES

The City Council could deny the demolition permit request; however, there is no significant historical significance related to the property.

ATTACHMENTS

1. Applicant's Demolition Request Letter
 2. Applicant's Demolition Plan Proposal
 3. Site Aerial Photograph
 4. Front Elevation Photograph
 5. Lot Line Adjustment (LLA2021-01)
 6. Planning Commission Resolution No. 5592
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