

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: B03-0290 DEMOLITION PERMIT

DATE: APRIL 15, 2003

Needs: For the City Council to consider a request by Nick Gilman on behalf of Richard Woodland, to allow the demolition and reconstruction of two historically significant buildings.

- Facts**
1. The subject buildings are located at 1236 & 1238 Pine Street, where the Pine Street Saloon and the Old Paso Pub were previously located.
 2. Chapter 17.16 of the Municipal Code, Demolition of Buildings and Structures, requires that the demolition request be taken before the City Council via a public hearing when the subject buildings are considered historically significant.
 3. As described in the attached letter dated April 3, 2003, Nick Gilman along with Mr. Woodland has concluded that the best way to preserve the historical façades of the buildings and, at the same time address the public safety concerns, is to rebuild them. Their intent would be to preserve the historic facades by duplicating them including the re-use of the historic brick from inside the building (replacing the weather-worn brick and mortar.)
 4. After discussing Building Code issues with the Building Official in regards to retrofitting the buildings vs. new construction, the applicants consulted with a Structural Engineer and various contractors, where it was determined that the best way to preserve the façade while bringing the building up to current building and seismic codes is to rebuild it.
 5. The City has received letters from both Main Street and the Historical Society (letters attached) indicating that they are against the demolition.

**Analysis
and
Conclusion:**

City Staff has determined that the subject buildings are historically significant, and therefore has scheduled this item before the City Council as required by Chapter 17.16 of the Municipal Code.

It would appear that the demolition and then re-construction of the buildings in a manner that would preserve the historical design and character of the buildings and bring the buildings into compliance with Building Code standards including seismic safety compliance, would be a benefit to both the City and public safety.

With regards to the City's Municipal Code regarding demolition of structures of historic significance, based on the extent to which the applicant has evaluated the situation as described in the letter dated April 3, 2003, there would appear to be no significant value to delay authorizing the property owner to proceed with the requested demolition and reconstruction.

Policy

Reference: Paso Robles Municipal Code Section 17.16

Fiscal

Impact: None.

- Options:**
- a. Adopt Resolution No. 03-xx concluding that there are no feasible alternatives to demolition and therefore authorizing the demolition and reconstruction of the two structures located at 1236 & 1238 Pine Street, based on the Architect insuring that the buildings will be re-constructed in a manner that would preserve the historical design and character of the buildings.
 - b. Amend, modify or reject the above option.

Attachments:

- 1) Vicinity Map.
- 2) Chapter 17.16 of the Paso Robles Municipal Code
- 3) Submittal Letter from Nick Gilman dated March 10, 2003
- 4) Letter dated March 31, 2003, from Paso Robles Main Street
- 5) Letter dated April 1, 2003 from City to Historical Society notifying receipt of demolition request.
- 6) Letter dated April 2, 2003 from Historical Society
- 7) Letter dated April 3, 2003 from Nick Gilman
- 8) Draft Resolution approving the demolition

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING THE DEMOLITION OF THE HISTORICALLY SIGNIFICANT
BUILDINGS LOCATED AT 1236 & 1238 PINE STREET
(B03-0290 WOODLAND)

WHEREAS, Nick Gilman on behalf of Richard Woodland has applied for a Building Permit to demolish the historically significant buildings located at 1236 & 1238 Pine Street; and

WHEREAS, Chapter 17.16 of the Municipal Code requires that the demolition request be taken before the City Council via a public hearing, when the buildings are considered historically significant; and

WHEREAS, public notice of the proposed demolition was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the City Council on April 15, 2003, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed demolition.

NOW, THEREFORE, BE IT RESOLVED, based on the City's independent judgment, the City Council of the City of El Paso de Robles does hereby resolve, determine and order as follows, based upon the facts and analysis presented in the staff reports, and public testimony:

That the City Council of the City of El Paso de Robles does hereby make the following findings:

1. That there does not appear to be grounds to delay authorizing the property owner to proceed with the requested demolition and reconstruction of the subject buildings.
2. That demolition and reconstruction is the best alternative for preserving public safety as well as the historic character of the buildings.
3. The demolition of all buildings and structures shall be conducted in accordance with all conditions outlined in Chapter 44 and subsection 4409 of the Uniform Building Code as adopted by Council.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 15th day of April 2003 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk