

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE
OF AN EXISTING HOTEL ANNEX STRUCTURE AT 1103 SPRING STREET AND A
REQUEST TO PROCESS A PENDING DEMOLITION PERMIT APPLICATION
(PASO ROBLES INN; MARTIN RESORTS, INC.)

DATE: FEBRUARY 3, 2004

Needs: For the City Council to consider making a determination as to the historic or architectural significance or non-significance of an earthquake damaged hotel annex structure located at 1103 Spring Street. The subject building is a part of the Paso Robles Inn.

Facts:

1. A request to demolish a 20-unit hotel building has been filed with the City. The subject building was severely damaged as a result of the December 22, 2003 earthquake.
2. The building is situated on the northeast corner of the Paso Robles Inn property, adjacent to the service station that occupies the southwest corner of Spring and 12th Streets.
3. The building proposed for demolition is not listed in either the City Inventory of Historic Resources or the State of California Historic Properties Directory.
4. Per Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, the City Council is being asked to make a determination as to whether or not the building is of historic or architectural significance.
5. This application is Categorically Exempt from environmental review per Section 15302 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).
6. Section 1716.030 of the Municipal Code includes a requirement for the applicant for a Demolition Permit to provide specific information regarding the method of demolition. The applicant had not provided this information as a part of their request and has been advised that the information needs to be presented to the City Council with their request. Whatever information is received it will be distributed under separate cover.

Analysis
And

Conclusions: The Council has the discretion to make a final determination as to the subject building's historic or architectural significance or non significance prior to the processing of the demolition permit. The evaluation/determination of significance is to be based on Federal, State, or local criteria. Since the subject building is not listed in the City Historic Resources Survey or the State's Directory of Historic Properties, the only issue would seem to be one of architectural significance.

Based on discussions with the property owner, it is understood that a replacement structure containing new hotel rooms will be proposed and that the architecture will be consistent with or complementary to the balance of the Paso Robles Inn.

In conclusion, there would seem to be grounds to conclude that demolition of the subject building would not impact a historic resource, and through the Planned Development process the City can insure that the architecture of the replacement is appropriate.

Policy

Reference: Paso Robles General Plan, Paso Robles Zoning Ordinance, Title 17 (Building and Construction) of Paso Robles Municipal Code relating to demolition of buildings or structures

Fiscal

Impact: None.

Options: After considering the information and analysis presented and the public testimony received, the City Council will be asked to select one of the following options:

- a.** Determine (1) that this application is Categorical Exempt from environmental review per Section 15302 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA) and (2) that the existing building is not a historic resource. Based on the foregoing, direct that the demolition permit application be processed based on the property owner's intent to provide a replacement structure containing new hotel rooms that will be consistent with or complementary to the balance of the Paso Robles Inn and also the City's ability to require an appropriate architectural treatment through the Planned Development process.
- b.** Amend, modify, or reject the above option.

Attachments:

1. Application for Demolition and related materials
2. Municipal Code Excerpt

**INFORMATION PERTAINING TO APPLICATION FOR BUILDING PERMIT
CITY OF PASO ROBLES**

The following information should be filled out as completely as possible. Failure to do so may impede the permit process

PLEASE PRINT:

OWNER (S): Martin Resorts PHONE: 805 545-7900

OWNER (S) ADDRESS: PO Box 12060 San Luis E-MAIL: _____

AGENT FOR OWNER: Paul Wallace PHONE: 805 610-0783

AGENTS' ADDRESS: 1103 Spring St Paso E-MAIL: Paul@MartinResorts.com

PROJECT ADDRESS: # 1103 STREET Spring St LOT _____ TRACT _____

ARCH./DRAFTSMAN: Taylor & Susan PHONE: () _____

ARCH./DRAFTSMAN ADDRESS: 2231 Bay View ^{Box} 0909 E-MAIL: _____

GENERAL CONTRACTOR: _____ PHONE: () _____

ADDRESS: _____ E-MAIL: _____

ELECTRICAL CONTRACTOR: _____ PHONE: () _____

ADDRESS: _____ E-MAIL: _____

PLUMBING CONTRACTOR: _____ PHONE: () _____

ADDRESS: _____ E-MAIL: _____

CONTRACTORS' LICENSE NUMBER: _____ LICENSE CLASS: _____ EXPIRATION DATE: _____

20 metal Perms - Annex Building

PROJECT INFORMATION: PROPOSED USE: EARTH quake LESS VALUE OF PROJECT: \$ _____

PERMIT REQUESTED: BUILDING DEMOLITION CURB,GUTTER,SIDEWALK MECHANICAL

PLUMBING ELECTRICAL SWIMMING POOL/SPA FIRE SPRINKLER OTHER _____

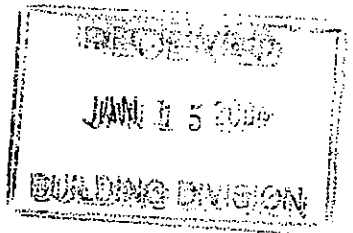
TOTAL SQUARE FEET OF BUILDING: _____ GARAGE: _____ PATIO/DECK: _____

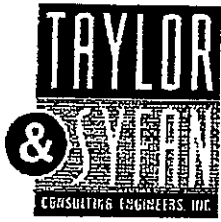
SETBACKS: FRONT: _____ FT. SIDES: _____ FT. REAR: _____ FT.

NUMBER BEDROOMS: _____ NUMBER BATHROOMS: _____ NUMBER OF STORIES: _____

B03- B04-0037

PLEASE COMPLETE THE REVERSE SIDE





Los Osos	Pasadena	Santa Monica
2231 Bayview Heights Dr. Los Osos, CA 93402 (805)528.2015 (800)579.3881 (805)528.2016 fax	1276 E. Colorado Blvd. Suite 200 Pasadena, CA 91106 (626)793.7438 (626)793.7439 fax	2118 Wilshire Blvd. Suite 360 Santa Monica, CA 90403 (310)452.2450 (800)617.2235 fax

STRUCTURAL OBSERVATION REPORT

(800)579.3881 phn
(800)617.2235 fax

Report No. 2

Date: January 9, 2004
 To: Paul Wallace
 From: Rye Syfan, P.E.
 Project: Paso Robles Inn
 The Anex Building
 Paso Robles, California
 T&S Job#: 3470

Subject: Structural Observation – January 2, 2003

Comments:

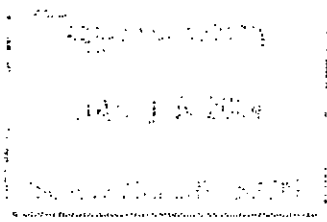
On January 2, 2003 the undersigned visited the structure referenced above to reassess the damage that resulted from the San Simeon earthquake of December 22, 2003. On the above-noted date we met with Paul Wallace to make our observations.

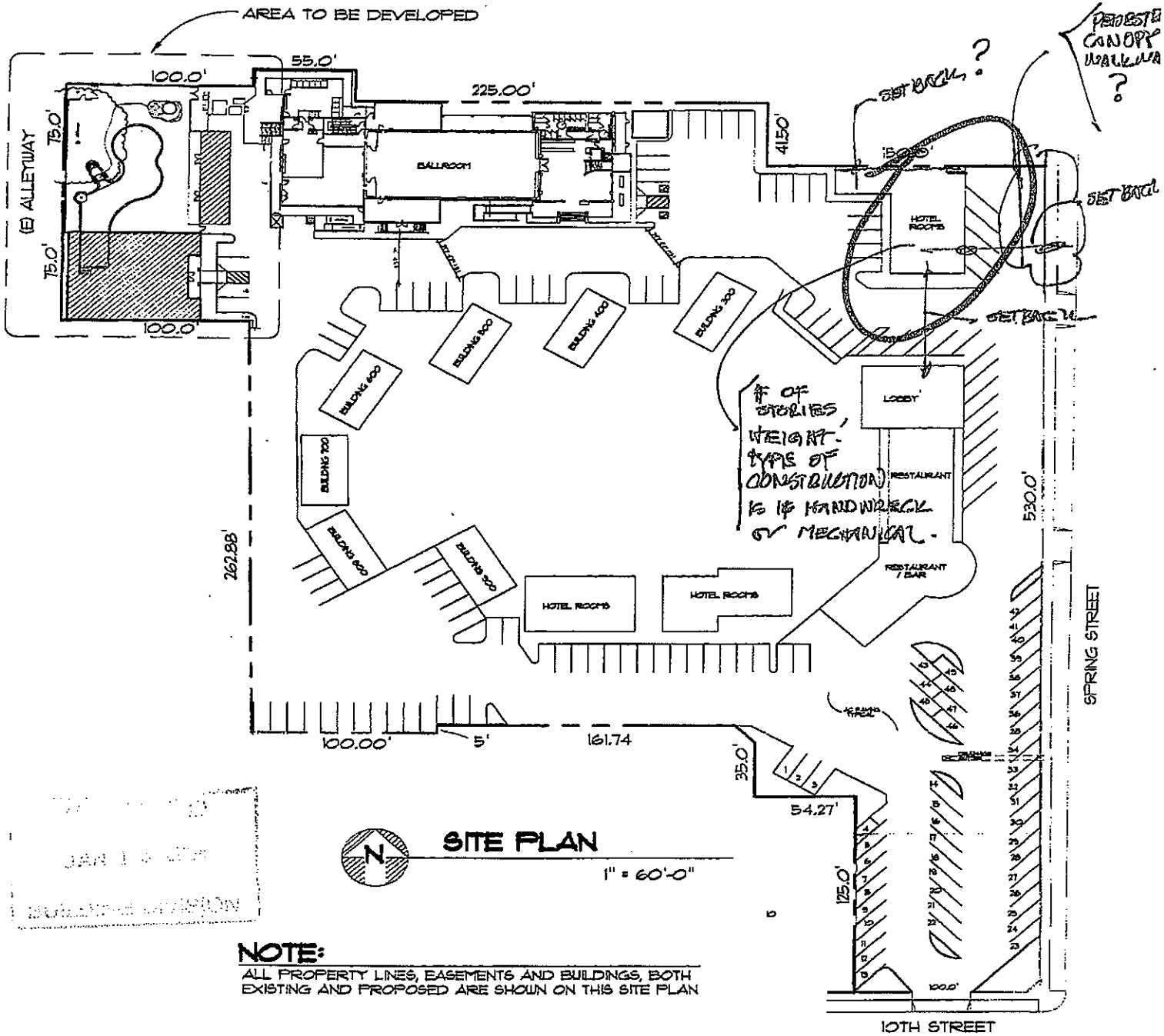
The building was severely damaged by the earthquake and is unsafe to occupy at this time. A full seismic retrofit will be required to restore the lateral stability of the structure, however, due to the configuration of the front and back elevations this will severely alter the configuration and function of the building and will likely be prohibitively costly. We strongly recommend that the building be demolished.

If you have any questions, comments, or need any further clarification please do not hesitate to give us a call.

Sincerely,

Rye Syfan, P.E.
Taylor & Syfan Consulting Engineers





NOTE:
 ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN

Chapter 17.16

DEMOLITION OF BUILDINGS AND STRUCTURES

Sections:

- 17.16.010** Purpose and intent.
- 17.16.020** Permit required.
- 17.16.030** Application for permit.
- 17.16.040** Determination of historic or architectural significance.
- 17.16.050** Processing procedures.
- 17.16.060** Exception.

17.16.010 Purpose and intent.

The purpose of this chapter is to protect buildings, structures, and features which reflect special elements of the city's heritage and to seek alternatives to demolition for important historical resources. The protection and preservation of cultural resources are required in the interest of the health, prosperity, social and cultural enrichment, and general welfare of the people. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.020 Permit required.

No person shall demolish any building or structure until a permit has been issued by the building official in accordance with the provisions set forth in this chapter. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.030 Application for permit.

An application for a permit to wreck, demolish, or raze a building or structure shall be submitted to the building official. An application shall state:

- A. The precise location of the building or structure to be demolished identifying the building or structure to be removed and distances to the neighboring buildings, property lines, streets or right of ways, and public utilities;
- B. The type of equipment to be used to demolish the building or structure;
- C. The length, width, height, and principal materials or construction of the building or structure;

D. The length of time required to complete the proposed demolition work;

E. The name and address of the owner(s) of the building or structure;

F. Proof of permission from the owner(s) and other vested interests to do the proposed work;

G. Method(s) of proposed demolition; and

H. Any other information deemed necessary by the building official. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.040 Determination of historic or architectural significance.

Upon receipt of an application for a permit to demolish a building or structure, the building official shall forward the application to the planning division of the community development department. The city planner shall determine whether the building or structure is a potential historic or architectural resource, using the following criteria:

A. Inclusion on any list of historic and cultural resources, including, but not limited to, the National Register of Historic Buildings, the state list of significant historic buildings, the 1981-1984 Historic Resources Survey conducted by the community development department or any other recognized source of historic and cultural resources for the City of El Paso de Robles; and

B. An evaluation of the building or structure based upon the following criteria:

1. Whether the building or structure reflects special elements of the city's historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development; or
2. Whether the building or structure is identified with persons or events significant in local, state, or national history; or
3. Whether the building or structure embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or whether the building or structure represents an established and familiar visual feature of a neighborhood or community of the city.

The city planner shall make his/her determination within thirty days from the date the application for demolition is submitted. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.050 Processing procedures.

A. Nonsignificant Buildings or Structures. If the building or structure to be demolished is determined by the city planner as having no historic, architectural or aesthetic significance to the city, the city planner shall refer the matter back to the building official with recommendation to issue the demolition permit. When in doubt, the city planner may seek the review and advice from the architectural review committee/historic preservation commission. The demolition permit shall be effective on the date of issue.

B. Significant Buildings or Structures.

(1) If the building or structure proposed to be demolished is determined by the city planner to have historic, architectural, or aesthetic significance to the city, the city planner shall schedule the request for demolition to the council for final determination at the next available hearing.

(2) The community development department shall place a legal notice in a newspaper of general circulation in the city, announcing the proposed demolition. The notice shall be given in a manner consistent with city policies and procedures and state law. The notice shall show the location of the building or structure on a vicinity map with the street address. The community development department shall also notify by first class mail all property owners within a three-hundred-foot radius of the proposed demolition and any persons or organizations that have asked to be notified of the application for demolition permits. The applicant for the demolition permit shall be responsible for providing a set of mailing labels containing the property owners and addresses based upon the latest county assessor's tax roll.

C. Findings Required.

(1) The council may, upon finding that the building or structure is of significant historical character, require a six month continuance in consideration of

the demolition permit request with an option to extend the continuance for an additional six month period should that become necessary. The purpose of the continuance, and the possible extension, is to provide adequate time to investigate alternatives to demolition.

(2) Upon making the determination that there are no feasible alternatives to demolition, the council may direct the building official to issue the permit.

(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. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.060 Exception.

Upon determination by the building official that the building or structure to be demolished poses a threat to the health and safety of persons in the area surrounding the subject structure, the building official may, with the community development director's concurrence, issue the demolition permit without city council review and the findings set forth in this chapter. The building official may also require fencing or other appropriate measures to secure the site pending review by staff and/or council. (Ord. 586 N.S. Exh. A (part), 1989)