

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF TWO COMMERCIAL BUILDINGS AT 1236-38 PINE STREET AND A REQUEST TO PROCESS A PENDING DEMOLITION PERMIT APPLICATION; (DEMOLITION 04-005; APPLICANT: WOODLAND FAMILY TRUST)

DATE: APRIL 6, 2004

Needs: For the City Council to consider making a determination as to the historic or architectural significance of two buildings proposed for demolition, and to authorize a demolition permit.

Facts:

1. A request has been received to demolish two commercial buildings located at 1236-38 Pine Street. A copy of the request and substantiating materials is attached.
2. The buildings proposed for demolition are listed in both the City Inventory of Historic Resources and the State of California Historic Properties Directory. A copy of the City's Historic Resources Inventory for this building is attached.
3. 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 buildings are of historic or architectural significance, and to authorize a demolition permit. A copy of the referenced code section is attached.
4. Consistent with the requirements of the California Environmental Quality Act (CEQA), an Initial Study has been prepared and the required notice has been published regarding consideration of a Negative Declaration of Environmental Impact. A copy of the Initial Study is attached.
5. The applicant's consultant, Nick Gilman, has submitted a structural assessment by C. A. Dobbs dated January 6, 2004 and a follow-up analysis with photographs dated February 23, 2004. A copy is attached to the Initial Study.
6. Also attached is a letter from Mr. Richard Woodland, concluding that the two buildings are dangerous and should be demolished as soon as possible.
7. With regard to replacement structures, Mr. Woodland indicates that plans are still in a formative stage. He notes that any [new] construction should be in keeping with the historical significance of the downtown area.

Analysis

And

Conclusions: The Council has the discretion to make a final determination as to the subject building's historic or architectural significance prior to the processing of the demolition permit.

Although the subject buildings are in the City's Historic Resources Inventory and the State's Historic Properties Directory, they are not on any local or State Register of historic structures.

Since they are not on a Register, their demolition is not subject to review other than that provided by the City Council. Within the State's Historic Properties Directory the building is classed as "Appears eligible for local listing in National Register as a separate building".

Based on the information presented in the historic inventory, "this is one of the oldest brick structures in Paso Robles" and "these two buildings have relatively been unaltered in character making them valuable to the theme of the street and town." Hence, the buildings would seem to be of historic and/or architectural significance.

Notwithstanding the age and design of the buildings, the documentation presented by the architect and structural engineer points to a conclusion that it would be infeasible to structurally retrofit the subject buildings and that they are damaged beyond repair.

Replacement of the existing structures with buildings that are consistent with the Main Street Design Guidelines for the Downtown Area and current building codes would contribute toward public safety and the long-term economic viability of the Downtown Area.

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; the City Council's adopted Economic Development Strategy.

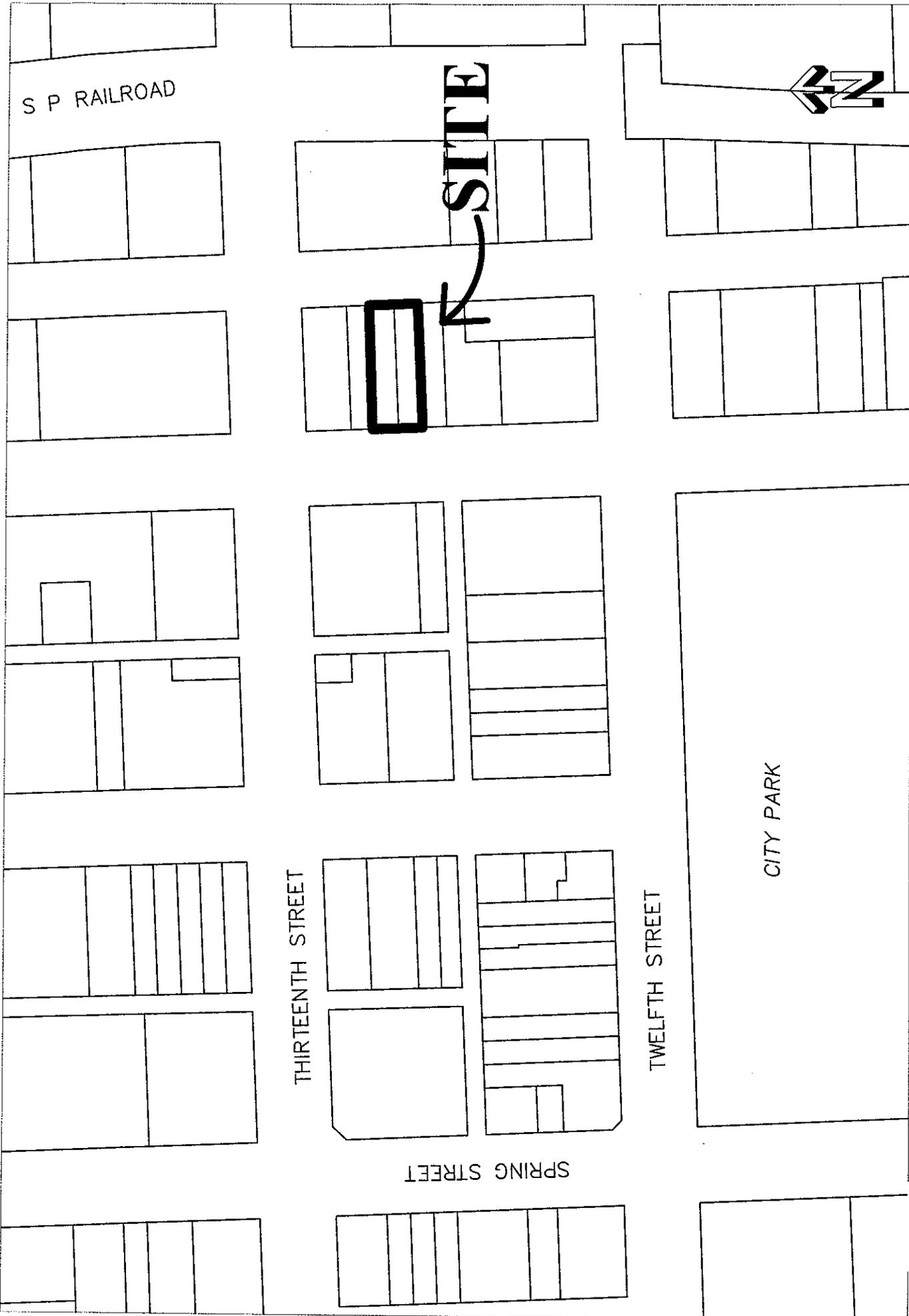
Fiscal

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 to (1) approve Resolution No. 04-xx adopting a Negative Declaration, pursuant to the requirements of the Guidelines for implementing the California Environmental Quality Act (CEQA), and (2) direct that the demolition permit application be processed. Any replacement structure(s) will be the subject of a future Planned Development application and would be subject to whatever public policy requirements as may apply at the time of a request for a project approval.
- b. Amend, modify, or reject the above option.

Attachments: Application for Demolition and related materials; Historic Resources Inventory pages; Municipal Code Excerpt; Initial Study; Architect's Analysis; Resolution approving Negative Declaration



S P RAILROAD

SITE

THIRTEENTH STREET

TWELFTH STREET

SPRING STREET

CITY PARK

Demolition 04-005 Woodland Family Trust - 1236-38 Pine Street
Vicinity Map

**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): WOODLAND FAMILY LIVING TRUST PHONE: (805) 226-0525

OWNER (S) ADDRESS: 3945 BUENA VISTA DR. E-MAIL: FAX 226-0538

AGENT FOR OWNER: NICK GILMAN PHONE: (805) 238-3432

AGENTS' ADDRESS: 945-12th ST., 'E', PASO ROBLES E-MAIL: FAX 238-4813

PROJECT ADDRESS: # 1236 & 1238 STREET PINE LOT 3 & 4 TRACT _____

ARCH./DRAFTSMAN: ABOVE / AGENT PHONE: () _____

ARCH./DRAFTSMAN ADDRESS: _____ E-MAIL: _____

GENERAL CONTRACTOR: PORTNEY CONST. PHONE: (805) 237-9949

ADDRESS: 1140 RAILROAD ST., 'B', PASO E-MAIL: FAX 238-7961

ELECTRICAL CONTRACTOR: _____ PHONE: () _____

ADDRESS: _____ E-MAIL: _____

PLUMBING CONTRACTOR: _____ PHONE: () _____

ADDRESS: _____ E-MAIL: _____

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

PROJECT INFORMATION: PROPOSED USE: _____ VALUE OF PROJECT: \$ 30,000

PERMIT REQUESTED: BUILDING DEMOLITION CURB, GUTTER, SIDEWALK MECHANICAL
 PLUMBING ELECTRICAL SWIMMING POOL/SPA FIRE SPRINKLER OTHER _____

TOTAL SQUARE FEET OF BUILDING: 2480 ^{sq} GARAGE: _____ PATIO/DECK: _____

SETBACKS: FRONT: 0 FT. SIDES: 0 0 FT. REAR: 73 FT.

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

B03-04-0107

PLEASE COMPLETE THE REVERSE SIDE

RECEIVED

FEB 02 2004

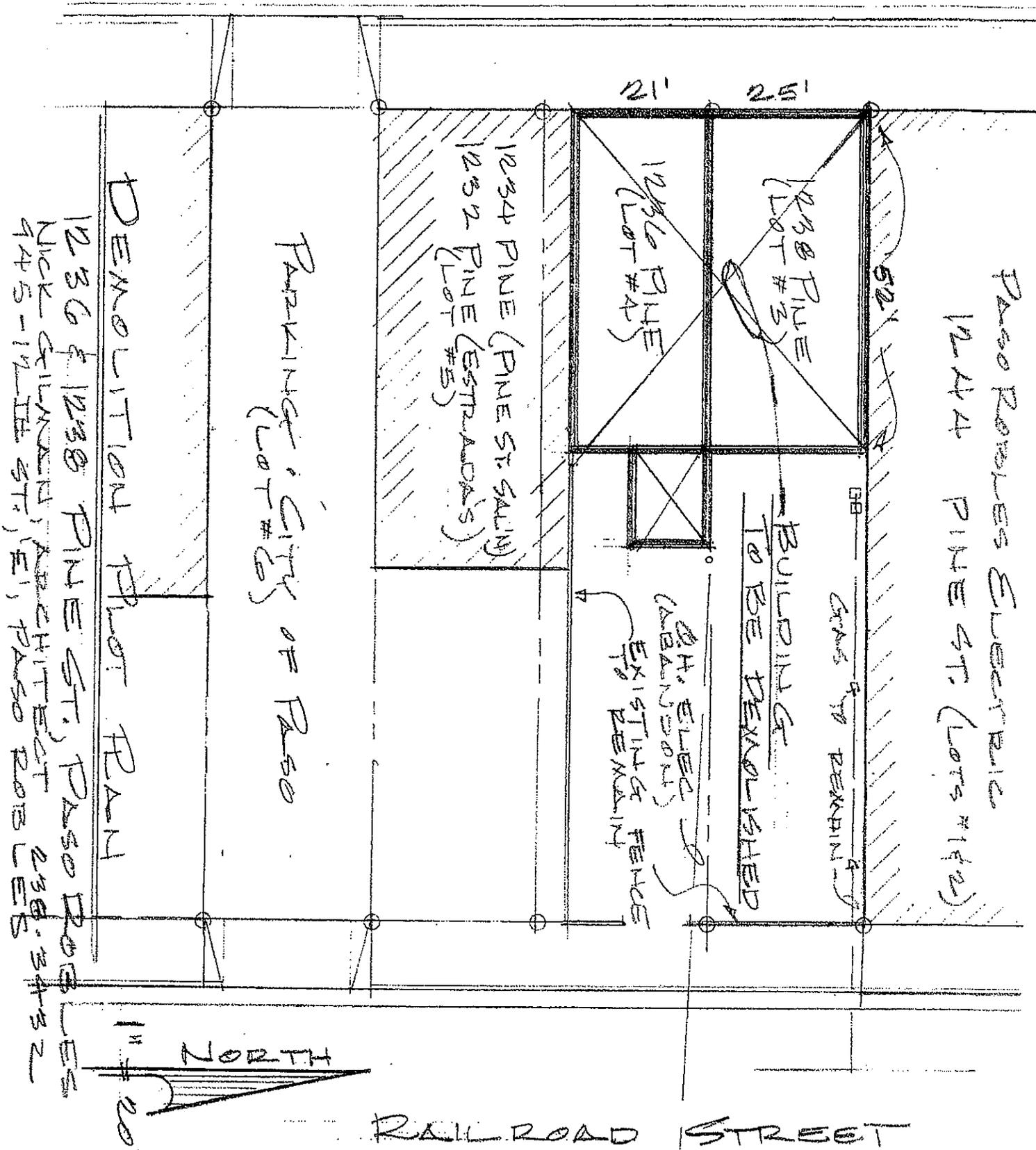
CITY OF PASO ROBLES

PINE STREET

RECEIVED

FEB 02 2004

CITY OF PASO ROBLES



DEMOLITION PLAN

PARKING: City of Paso (Lot #6)

1234 PINE (PINE ST. SALV)
1232 PINE (ESTRADA'S)
(LOT #5)

1236 PINE
(LOT #4)

1238 PINE
(LOT #3)

BUILDING
TO BE DEMOLISHED

B.H. ELDER
(ARCHITECT)
EXISTING FENCE
TO REMAIN

GRASS TO REMAIN

PASO ROBLES ELECTRIC
1244 PINE ST. (Lots #1 & 2)

NORTH

1" = 20'

RAILROAD STREET

1236 & 1238 PINE ST., PASO ROBLES
NICK GILMAN ARCHITECT 238-3432
445-12TH ST, E1, PASO ROBLES

HISTORIC RESOURCES INVENTORY

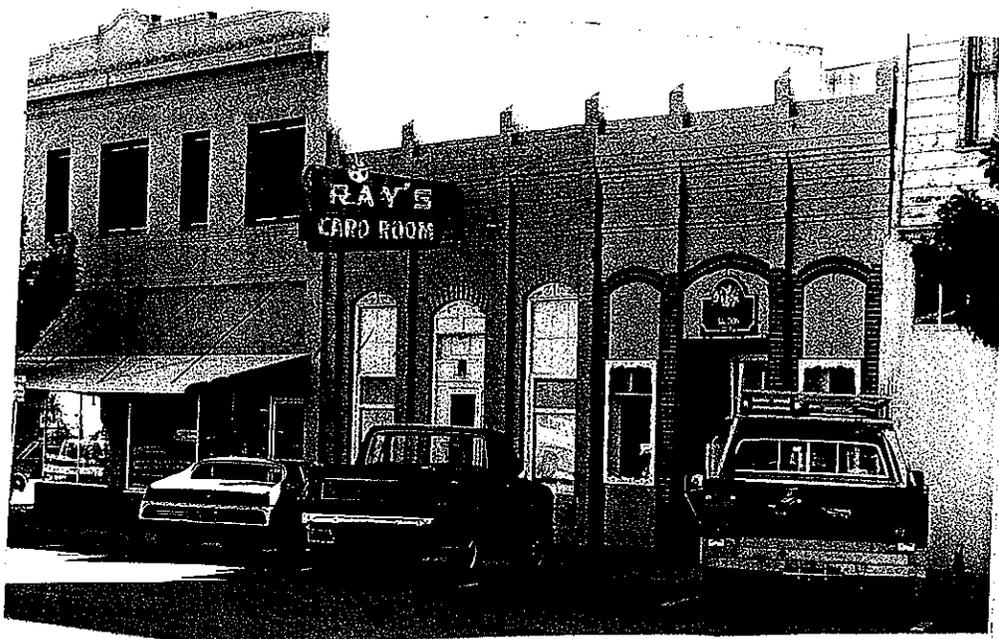
Ser. No. _____
HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 10/709410/3944900 B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1236-38 Pine Street (43/3-4)
City Paso Robles, CA Zip 93446 County San Luis Obispo
4. Parcel number: 9-046-09
5. Present Owner: B Estrada Address: Creston Star Route
City Paso Robles, CA Zip 93446 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Same

DESCRIPTION

- 7a. Architectural style: Revised Regency
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: This interesting brick structure, erected in two parts is a throwback to the regency style. Flat roofed, it has a casteled parapet. Castellations extend downward as columns to ground. A decorative band extends across both faces. Doorways and windows have radiating brick arches. Doorway on south is recessed. Portions of windows have been closed up. Facades differ slightly on the two buildings. Buildings abut to north and south.



8. Construction date:
Estimated _____ Factual N $\frac{1}{2}$ -1887
S $\frac{1}{2}$ -1892
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage .14
12. Date(s) of enclosed photograph(s)
6/19/84

13. Condition: Excellent ___ Good ___ Fair Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial Other: _____
16. Threats to site: None known Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is one of the oldest brick structures in Paso Robles. The north half was constructed in 1888 for a J. Campbell who operated a saloon. For a short period of time it was used for candy and gifts, but for the past several years, it has served continually as a "card room".

The south half of the brick building (1238 Pine) built to compliment the north half (1236 Pine) has served as a billiard parlor and saloon for many years.

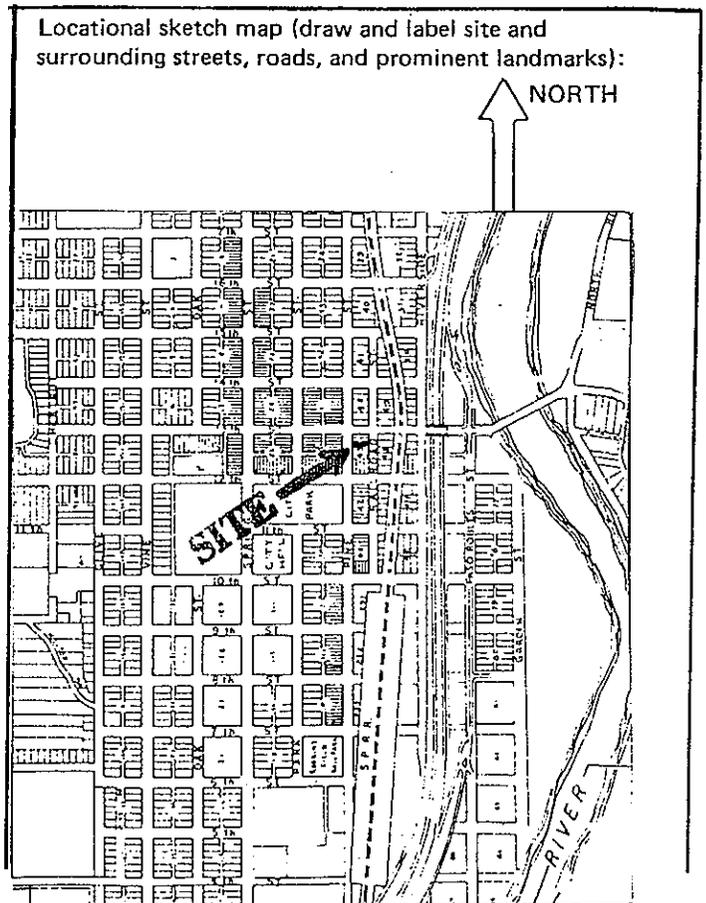
These two buildings have relatively been unaltered in character making them valuable to the theme of the street and town.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 2. Arts & Leisure _____
 Economic/Industrial ___ Exploration/Settlement 1.
 Government ___ Military _____
 Religion ___ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Tax Assessor's Records, 1946
 Field surveys: 1984
 Sanborn Map: 1892, 1910

22. Date form prepared 6-30-84
 By (name) Carl Morehouse
 Organization Planning Department
 Address: 1030 Spring Street
 City Paso Robles, CA Zip 93446
 Phone: 805/238-1529



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)

CITY OF EL PASO DE ROBLES

1000 Spring Street
Paso Robles, California 93446

ENVIRONMENTAL CHECKLIST FORM

In accordance with the policies regarding implementation of the California Environmental Quality Act of 1970, this document, combined with the attached supporting data, constitutes the initial study on the subject project. This initial study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an environmental impact report will be prepared which focuses on the areas of concern identified by this initial study.

1. Project Title: Demolition 5-04 (Applicant: Richard Woodland)
2. Lead Agency Name and Address: *City of El Paso de Robles, 1000 Spring Street,
Paso Robles, California 93446*
3. Contact Person and Phone Number: Bob Lata, (805) 237-3970
4. Project Location: two buildings located at 1236-38 Pine Street (former retail and service land uses;
Parcel No. 009-046-009)
5. Project Sponsor's Name and Address: Richard Woodland, c/o Nick Gilman, 945 12th Street
6. General Plan Designation: CC (Community Commercial), with a Mixed Use Overlay
7. Zoning: C1-PD (General Commercial, Planned Development Overlay)
8. Description of Project: To demolish two buildings. Conceptual plans have not been submitted for a replacement structure, but the applicant has stated that "...construction in the downtown area should be of a style, or design, that is in keeping with the historical significance of ...the downtown area." Any plans for a replacement structure would be subject to a separate noticed public hearing process as a Planned Development.
9. Surrounding Land Uses and Setting: Commercial retail and services on all sides
10. Other public agencies whose approval is required: None

Related Information: The two subject structures are listed in the City's Historic Resources Inventory; they are not on any local, State or Federal Register. Attached is a letter dated February 23, 2004, along with photographs, from the property owner's architect. The letter documents the condition of the building.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. [X]

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared. []

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. []

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. []

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. []



Signature

8 Mar 04

Date

R. A. Lata

Printed Name

For

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demolition of the existing building and replacement with a conforming structure or structures would be consistent with the General Plan, Zoning, and the land use patterns of the immediate area. Architectural design of replacement buildings would be controlled through a Planned Development application.				
II. POPULATION AND HOUSING. Would the proposal:				
a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. GEOLOGICAL PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The December 22, 2003 San Simeon earthquake subjected the area to ground shaking. Current building code requirements should provide adequate mitigation for new structures on the property. Demolition of the existing structures and replacement with a code compliant structure would be an asset.				
IV. WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. AIR QUALITY. Would the proposal:

a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Facilitating development of commercial space in the City's Downtown Area would help maintain air quality standards by concentrating activity and promoting a more pedestrian environment.

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commercial development in the Downtown will help avoid community-wide traffic congestion and facilitate a more compact and pedestrian oriented downtown.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Locally designated species (e.g. heritage trees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Wetland habitat (e.g. marsh, riparian and vernal pool)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Wildlife dispersal or migration corridors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Use non-renewable resources in a wasteful and inefficient manner? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. HAZARDS. Would the proposal involve

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: Oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Exposure of people to existing sources of potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOISE. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of people to severe noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

New and more intensive development could generate more noise but would not be expected to be more than historic uses.

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Sewer or septic tanks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Solid waste disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Local or regional water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Create light or glare? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Replacement of structures that have been at the subject location for many decades is anticipated to raise concerns regarding aesthetic impacts. The Planned Development process will be used to insure maximum compatibility of design and minimize new light and glare.

XIV. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Since the subject structure is in the City's Historic Resources Inventory, its demolition is expected to raise public concerns. The structures are not on any adopted State or Local Register of Historic Places. Based on the architect's assessment, the structure, it is not viable in its current condition and represents a safety hazard. Mitigation of any historical impacts should be accomplished through construction of a new building that is architecturally compatible with the neighborhood.

XV. RECREATION. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect existing recreational opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitats of a fish or wildlife species, cause a fish or wildlife population to drop | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080. 1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; Sundstrom v. County of Mendocino, 202 Gal. App. 3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Gal. App. 3d 1337 (1990).

C.A. DOBBS STRUCTURAL ENGINEER
CE # 43889 SE # 3670
7755 GRAVES CREEK ROAD
ATASCADERO, CA 93422
TEL/FAX: 805-462-2014

January 6, 2004

Nick Gilman
945 12th Street
Paso Robles, Ca

SUBJECT: 1236 & 1238 Pine Street
Paso Robles, Ca
Structural Earthquake Damage Assessment

Date and Time of Assessment: 01/06 @ 1:00 PM.

Weather Conditions: Sunny

Name of Owner(s): N/A

People Present during the Field Observation:
01/06 - Craig Dobbs of C.A. Dobbs SE

Source(s) of Information
1. Visual observation of structure.

Purpose of Observation:
1. Inspect earthquake damage and determine structural concerns if any.

Orientation:
For purposes of this assessment, the Pine Street Façade of the building is assumed to face west. The 1236 space is to the south. The 1238 space is to the north.

Description:
The buildings are single-level unreinforced masonry. There is a small basement in the eastern portion of the 1236 space. The wall between the 1236 and 1238 spaces appears to be a common wall. Several smaller wood framed structures are attached to the rear of the 1236 space. The roof appears to be wood framed with plaster ceilings. The 1236 space has an arched ceiling. The west façade is an open front with narrow brick pilasters supporting a brick wall parapet.

Observations

1238 Building

1. Moderate stucco spalling and some displacement of ceiling at the north wall. Condition similar at south wall but not as significant.
2. Major crack in bricks above north doorway in the east wall.
3. Stair step crack in mortar on exterior of east wall above header.
4. Cracking of west parapet, diagonal from above the arched header radiating towards the pilaster and then up the pilaster into the parapet area. Each parapet panel between the pilasters in both buildings have this cracking in varying degrees of extent.
5. Cracking and separation of infilled wood framing in the east wall.

1238 Building

1. No visual observation of interior due to wood paneling and arched ceiling. No significant damage noted in wood paneling.
2. Cracking of west parapet, diagonal from above the arched header radiating towards the pilaster and then up the pilaster into the parapet area. Each parapet panel between the pilaster's have this cracking in varying degrees of extent.
3. Major diagonal crack with displacement outward of bricks seen thru ceiling on exterior of east wall.
4. Cracked chimney above north wall in the rear of the structure.
5. From above the roof, the south parapet has displaced and sections are out of plumb. Roofing appears intact and possibly holding parapet in place.
6. Basement area is very weathered with some severe deterioration of mortar.

In my opinion, occupancy of the both buildings should be restricted until additional observation of roof structure and walls beneath finishes can be performed. Access to the sidewalk area along Pine street should be restricted until loose windows can be removed and parapet secured with repair or shoring. Limited access for removal of belongings from the 1238 space could take place once the cracked wall above the door opening is repaired or shored under guidelines as approved by the City Building Department and with full understanding and acceptance of the risk inherent in entering a non-compliant unreinforced masonry building should a significant seismic event occur.

Recommendations:

1. Prior to removal of interior finishes for additional observation,
 - a. The cracked brick above the east entries should be repaired or removed and the remaining portions of wall shored to allow access from rear of structures.
 - b. The west parapet should be repaired or otherwise shored to allow access in and around the Pine street entries.
 - c. The south parapet of the 1236 building should be removed or shored.

- d. Other parapets should be accessed to make sure they are not loose
- 2. Lose windows at the Pine street Façade should be removed.
- 3. Remove interior and exterior finishes to allow for further damage assessment in order to determine feasibility and extent of repair and upgrade work.

As I understand the current policy, occupancy can not be resumed until the structure is brought into compliance with the 1997 UCBC as adopted by the city of Paso Robles. This code allows for upgrade work to improve the ability of the structure to provide minimal performance for life-safety during a future significant seismic event, a lesser standard then would be required for new construction. Given the extent of damage, the lack of previous upgrade work observed, and the necessity for removal of a majority of the interior finishes prior to further assessment the owner may want to consider the cost feasibility of upgrading the existing structure relative to replacement.

Limitations:

The observations described in this report are valid on the date of the assessment and were made under the conditions noted in the report. I prepared the report for the exclusive use of the owners and their successors and assignee's. C.A. Dobbs SE does not intend any other individual or party to rely upon the report without my express written consent. If another individual or party relies on the report, they shall indemnify and hold C.A. Dobbs SE harmless for any damages, losses, or expenses they may incur as a result of its use.

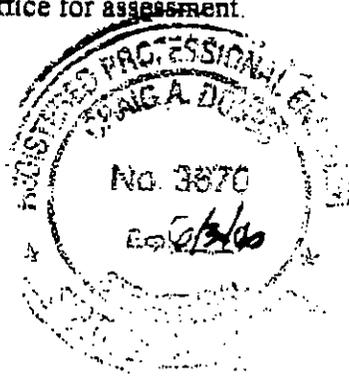
The following report is based solely on visual observations. No calculations or destructive testing/inspections were performed. No statement of pre-earthquake structural adequacy or of compliance with any building code, past or present, is implied by this assessment. This report should not be considered a warranty of condition, and no warranty is implied. Contents of this report are compiled for the purpose of forming an opinion as to the immediate stability of the structure for occupancy and outlining specific damage conditions to be repaired or upgraded. Construction documents and calculations for repairs or upgrade of structural components would be provided under a separate contract. Repair recommendations are offered assuming the pre-earthquake structural capacity is acceptable to both the owner and the city building department. Please contact the Building Department to ascertain the requirements for permits and inspections for any repair and/or upgrade work.

All repairs should be performed by a licensed contractor and be in compliance with current code requirements and techniques. Should any other structural damage be uncovered or noticed, please contact this office for assessment. Please call if you have any questions.

Respectfully submitted,



Craig A. Dobbs P.E. Structural Engineer



February 23, 2004

Nick Gilman, Architect
945 12th Street Suite E
Paso Robles, CA 93446



Mr. Robert Lata, Community Development Director
Mr. Doug Monn, Chief Building Official
City of El Paso De Robles

RE: Demolition, 1236-1238 Pine Street

Gentlemen;

This letter is a follow up to the Structural Assessment, dated 01/06, of Craig Dobbs, Structural Engineer.

Per Mr. Dobbs recommendation, the buildings were entered February 17 to remove interior finishes allowing a more accurate structural assessment.

1236 Pine Street:

The ceiling was removed in two locations along the south wall, and one location on the west wall. The roof is supported off of ceiling joists on a 4" brick ledge. Obvious damage from the earthquake occurred to the brick ledge from movement of the ceiling joists. There is no mechanical tie of the roof system to the wall system.

1238 Pine Street:

Wall paneling along the west wall interior was removed along the interior face. No further work was done. The workmen wanted to leave.

Exposing the interior face of the brick structure revealed a very dangerous, and uncorrectable situation. The brick and mortar of this wall have eroded dramatically, leaving voids and continuous open joints. The brick originally was mismatched and haphazardly joined. How much of the apparent damage is the result of weather erosion over time, or very poor workmanship and materials originally, is a moot point.

The condition of the west wall is an ongoing danger; how this wall has remained in place is a legitimate question. It should not have. Any additional seismic shock should demolish the entire west façade.

This condition is not able to be retrofitted. If the danger were at the very top of the wall then painting, remortaring, or partial reconstruction could be considered. At the base of a 20-foot tall wall, this is not an option.

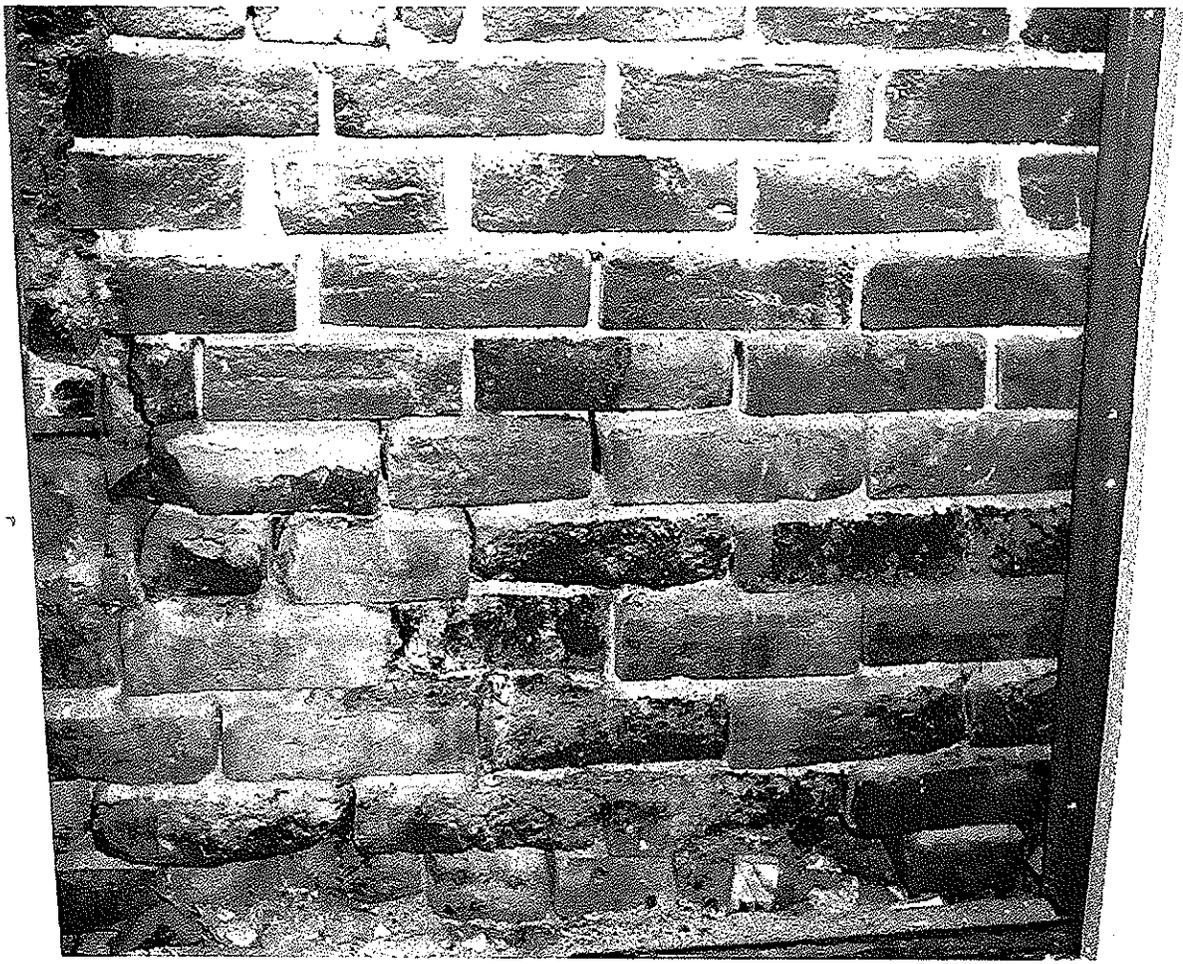
We were not aware of this condition in 2003 when an earlier demolition permit was processed. Even then retrofitting 1236 and 1238 was not an option.

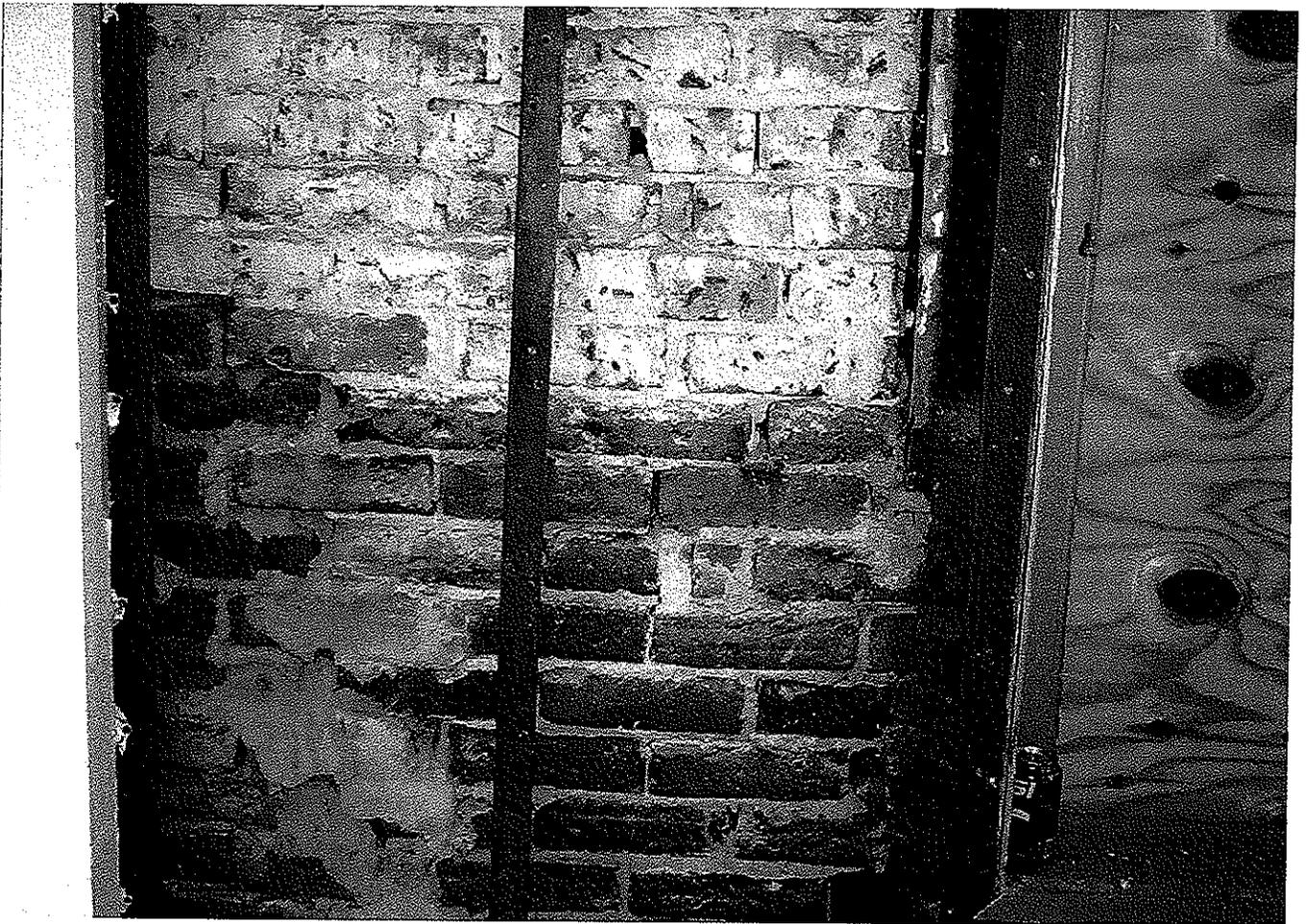
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nick Gilman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nick Gilman, Architect #C-6431

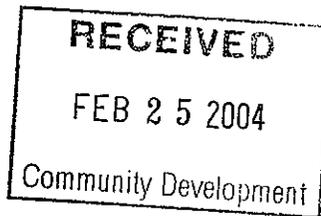
Attached: find photos of observed conditions











2/20.04

Mr. Robert Lata
Community Development Director
City of El Paso De Robles

Dear Mr. Lata,

In response to your 2/9/04 letter to Nick Gilman regarding the Demolition Permit Application (1236-1238 Pine Street), I believe that item 1, ie retrofitting the buildings, is no longer an option. If Mr. Gilman has not already forwarded the additional findings, which unfortunately reveal the buildings as damaged beyond repair, they should be arriving shortly.

Item 2, regarding my intent for replacement, is still in the formative stages. It is my opinion that property values in the downtown area are such that building new single story structures is no longer feasible. However, I do believe that any construction in the downtown area should be of a style, or design, that is in keeping with the historical significance of the former Paso Robles downtown area.

While the replacement plans have not been finalized, it is now obvious to all involved that these two buildings are dangerous and, in the interest of public safety, should be demolished as soon as possibly.

As an aside, I received the information regarding the Downtown Visioning Workshops. While I would have liked to participate in these workshops, business had taken me out of town during the first one and I will be out of the country for the second.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Woodland". The signature is written in dark ink and is positioned above the printed name.

Richard Woodland

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Press

Date of Publication: March 10, 2004

Meeting Date: April 6, 2004
(City Council)

Project: Demolition 04-005
(Woodland)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed: 
Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO
DE ROBLES NOTICE OF
PUBLIC HEARING
NOTICE OF NEGATIVE
DECLARATION
OF ENVIRONMENTAL
IMPACT

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider Demolition 5-04, a request by Nick Gilman, on behalf of Richard Woodland, to demolish two buildings located at 1236-38 Pine Street (former retail and service land uses; Parcel No. 009-046-009). The property owner's intent is to replace the structure with one or more structures of a style or design that is in keeping with the downtown area. Conceptual plans for the replacement structures have not yet been prepared. An application for the proposed new construction would be subject to a separate noticed public hearing.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, April 6, 2004, at which time all interested parties may appear and be heard. The Negative Declaration will be available for public review from Monday, March 15, 2004 through Tuesday, April 6, 2004.

Copies of the staff report to the City Council will be available for review in the City Library and City Hall on the Friday before the City Council meeting. Photocopies of the staff report may be purchased for the cost of reproduction.

Comments on the proposed demolition may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

If you challenge the demolition application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

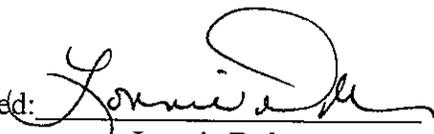
/s/Bob Lata, Community Development Director

Pub: 3/10/2004
Paso Robles Press
Legal #9942

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Demolition 04-005 (Woodland – 1236-38 Pine Street) on this 23rd day of March 2004.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan

RESOLUTION NO. 04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR DEMOLITION OF TWO
STRUCTURES AT 1236-38 PINE STREET (FORMER PASO PUB AND PINE STREET
SALOON; DEMOLITION 04-005; APPLICANT: WOODLAND FAMILY TRUST)

WHEREAS, pursuant to 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 buildings are of historic or architectural significance, and to authorize a demolition permit; and

WHEREAS, the buildings that are proposed for demolition are documented in the City's Inventory of Historic Resources and listed in the State of California Historic Properties Directory; and

WHEREAS, consistent with the requirements of the California Environmental Quality Act (CEQA), an Initial Study has been prepared and the required notice has been published regarding consideration of a Negative Declaration of Environmental Impact; and

WHEREAS, an Initial Study was prepared for this project, a copy of which is attached; and

WHEREAS, the applicant's consultants, Nick Gilman and C.A. Dobbs, have prepared an analysis of the structural stability of the buildings; a copy is attached to the Initial Study; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, 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; and

WHEREAS, although the subject buildings are in the City's Historic Resources Inventory and the State's Historic Properties Directory, they are not on any local or State Register of historic structures; and

WHEREAS, since they are not on a Register, they are not subject to review other than that provided by the City Council. It should however be noted that within the State's Historic Properties Directory the buildings are classed as "Appears eligible for local listing in National Register as a separate building"; and

WHEREAS, based on analysis prepared by the applicant's architect, it would appear that the subject buildings are damaged beyond the ability to be repaired and, in their present state, are dangerous buildings; and

WHEREAS, any proposal to replace the existing buildings with new structures would need to comply with all applicable code standards and being considered in the context of the adopted Main Street Design Guidelines for the downtown area; and

WHEREAS, a new structure or structures built in a manner consistent with current seismic safety standards would be an asset to the downtown area and avoid the danger to public safety presented by a seismically unsafe building; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds no substantial evidence that there would be a significant impact on the environment if the application was approved.

NOW, THEREFORE, BE IT RESOLVED, that based on the City Council's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration in conjunction with determining that the subject structures are of architectural significance but in light of their physical condition it would be appropriate to process a demolition permit for the structures, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6th day of April, 2004 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk