

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF PART OF A RESIDENTIAL STRUCTURE AT 530 MAPLE STREET AND A REQUEST TO PROCESS A PENDING DEMOLITION PERMIT APPLICATION (DEMOLITION 04-007; APPLICANT: KAREN GOUZE)

DATE: APRIL 6, 2004

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

Facts:

1. A request has been received to demolish an unreinforced masonry portion of a residential structure at 530 Maple Street. A copy of the request and substantiating materials is attached. The older unreinforced brick structure is part of a larger home, the balance of which was built later than the original.
2. The part of the home proposed for demolition is 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 building is 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, C. A. Dobbs, has submitted a structural assessment dated February 18, 2004. A copy is attached to the Initial Study.

6. The applicant has not submitted plans for replacement structure. There are no adopted design guidelines that would apply to replacement of a residential structure in this area of the City.

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 building is in the City's Historic Resources Inventory and the State's Historic Properties Directory, it is not on any local or State Register of historic structures.

Since the building is not on a Register, its 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 "Eligible for local listing only".

Based on the information presented in the historic inventory, this is a "good example of brick foursquare [architecture]". The original, unreinforced masonry portion of the home is estimated to have been constructed in 1890.

As documented in the Historic Resources Inventory, the original building has had new wings added and there have been modifications to the original structure that would appear to have adversely impacted its historical significance.

The unreinforced masonry portion of the building suffered significant damage in the December 22, 2003 earthquake and, according to the applicant's consultants, that portion of the building is not feasible to be repaired / retrofitted. A replacement to the demolished portion of the home would need to be constructed to current building code requirements.

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 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 applicable building code and public policy requirements as may apply at the time of a request for project approval.
- b. Amend, modify, or reject the above option.

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR DEMOLITION
OF A PORTION OF A RESIDENTIAL STRUCTURE AT 530 MAPLE STREET
(DEMOLITION 04-007 - APPLICANT: KAREN GOUZE)

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 building is of historic or architectural significance, and to authorize a demolition permit; and

WHEREAS, the building that is proposed for demolition is 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, Rand Salke 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 building is in the City's Historic Resources Inventory and the State's Historic Properties Directory, it is not on any local or State Register of historic structures. Further, the structure has been substantially modified since its original construction, which would seem to adversely impact its value as a historic resource; and

WHEREAS, since it is not on a Register, the building's demolition is not subject to review other than that provided by the City Council. It should be noted that within the State's Historic Properties Directory the building is classed as "Eligible for local listing only"; and

WHEREAS, based on analysis prepared by the applicant's architect and structural engineer, it would appear that the subject building is damaged beyond the ability to be repaired; and

WHEREAS, any proposal to replace the existing building with new structures would need to comply with all applicable code standards; and

WHEREAS, a new structure built in a manner consistent with current seismic safety standards would be a safer residence; 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 structure is not of architectural significance and that it would be appropriate to process a demolition permit for the structure, 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