

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF TWO COMMERCIAL ZONED BUILDINGS AT 1446 PARK STREET AND 818 15TH STREET AND A REQUEST TO PROCESS A PENDING DEMOLITION PERMIT APPLICATION (DEMOLITION 04-006 – APPLICANT: MR. & MRS. MOLE)

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 1446 Park Street and 818 15th 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, Hans Mumper, has submitted a structural assessment dated February 7, 2004. A copy is attached to the Initial Study.
6. The applicants have not submitted plans for replacement structures but are aware of the adopted Main Street Design Guidelines.

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 few brick residential structures in Paso Robles, and [the] only structure retaining its original carriage house." Hence, there seems little question but that the buildings are of historic architecture and character.

Notwithstanding the age and design of the buildings, the documentation presented by the architect 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 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.

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 1446 PARK STREET AND 818 15TH STREET (A FORMER
RESIDENCE AND CARRIAGE HOUSE ON A COMMERCIAL ZONED PARCEL
(DEMOLITION 04-006 - APPLICANT: MR. & MRS. MOLE)

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 architect, Hans Mumper, has 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