

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DEMOLITION 05-001 - DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF AN EXISTING HOUSE AT 2127 OAK STREET - DEMOLITION PERMIT APPLICATION (MURRELL)

DATE: APRIL 5, 2005

Needs: For the City Council to consider making a determination as to the historic or architectural significance of an existing house located at 2127 Oak Street.

- Facts:
1. A demolition request has been filed by Tom Murrell on behalf of Searidge Investments.
 2. The request is to demolish the existing house which would permit the property owner to proceed with approved plans to construct four houses on the existing parcel.
 3. The Planning Commission on March 8, 2005 approved PR 04-065 to subdivide the 14,000 square foot R2 Zoned lot, into four parcels approximately 3,500 square feet in size. One house would be constructed on each parcel. The Commission's approval of PR 04-065 is subject to the Council approving the removal of the existing house.
 4. The house is situated on a site that is included on the 1981-1984 Historic Resources Survey (see attached survey form).
 5. 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 existing house is of historic or architectural significance.
 6. 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.

Analysis
And

Conclusions: The applicant is requesting to remove the existing house. The house has had various additions over the years that do not meet City Standards. The applicant's goal is to develop the property with four new homes consistent with the R2 zoning district.

The proposed houses have been reviewed by the Development Review Committee and Planning Commission, where it was concluded that the proposed homes would be consistent with the character of the neighborhood.

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.

Policy

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

Fiscal

Impact: There is not a fiscal impact with the demolition request. The subdivision proposal is subject to the Community Facilities District. The three parcels that are the incremental increase in land use intensity would be required to join the City Services Community Facilities District to offset the impacts on Police, Fire and other City Services.

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. 05-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.

Attachments:

1. Attachment 1 - Vicinity Map
2. Attachment 2 - Historic Resources Survey Form
3. Attachment 3 - Tentative Map PR 04-0625
4. Attachment 4 – Proposed Site Plan
5. Attachment 5 - Architectural Elevations-Front houses
6. Attachment 6 – Architectural Elevations – Rear houses

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RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR DEMOLITION
OF A RESIDENTIAL STRUCTURES AT 2127 OAK STREET
(DEMOLITION 05-001 - APPLICANT: TOM MURRELL)

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, 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, it is not on any local or State Register of historic structures; 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; 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 5th day of April 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

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 05-001 (Applicant: Tom Murrell)
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: Darren Nash, (805) 237-3970
4. Project Location: 2127 Oak Street
5. Project Sponsor's Name and Address: same as above
6. General Plan Designation: RMF -8 (Residential Multi-Family- 8)
7. Zoning: R-2 (Residential Multi- Family)
8. Description of Project: To demolish an existing structure. Construct four homes on the 14,000 square foot lot, Planning Commission has determined that proposed homes would be consistent with the neighborhood.
9. Surrounding Land Uses and Setting: Residential to the north, south and west. Ralph's Grocery Store to the east.
10. Other public agencies whose approval is required: None

Related Information: The City's Historic Resources Inventory reflects the building as a "Bungalow" architecture. The building is not on any local, State or Federal register.

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

Date

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 buildings and replacement with confirming structure would be consistent with the General Plan, Zoning, and the land use patterns of the immediate area.				
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 code compliant structures would be a public safety 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"/>

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"/>

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"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>
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"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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. New construction would be per current standards.

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 structures are in the City's Historic Resources Inventory, its demolition is expected to raise public concerns. The structure is not on any adopted State or Local Register of Historic Places.

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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

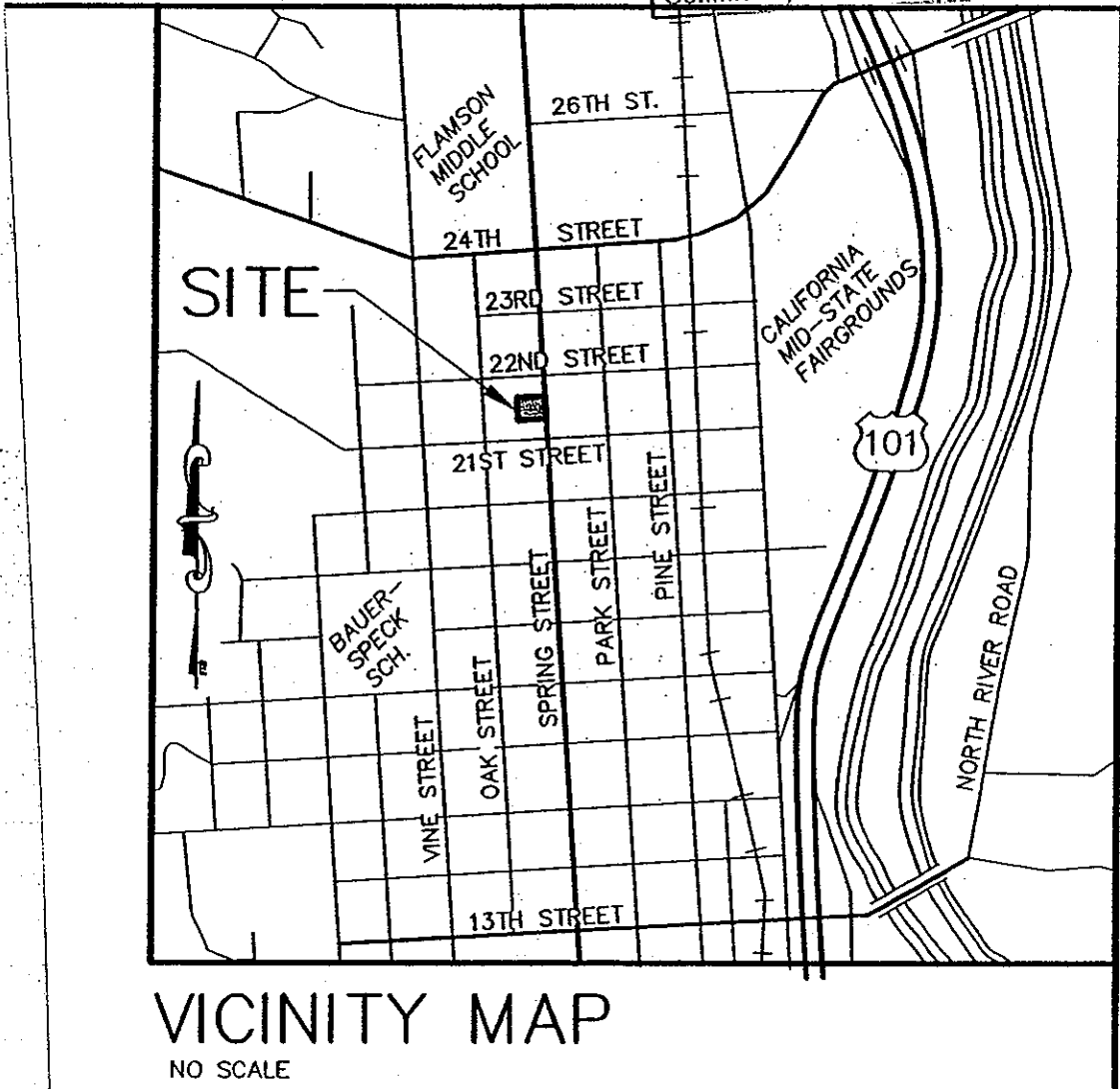
Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)

- | | | | | |
|---|-----|-----|-----|-----|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | [] | [] | [] | [X] |
|---|-----|-----|-----|-----|

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).



VICINITY MAP

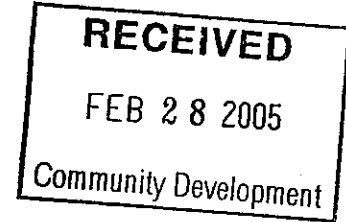
NO SCALE

Vicinity Map
Demo 05-001
(Murrell)

**Searidge Investments, LLC
197 Searidge Court
Pismo Beach, Ca. 93449**

February 28, 2005

Darren Nash
City of Paso Robles
Planning Department
1000 Spring Street
Paso Robles, California



RE: 2127 Oaks Street, Paso Robles Demolition

Darren:

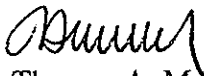
We are planning to request a demolition permit for the above referenced house in order to build four new homes on the subject parcel. There are several reasons for the demolition.

1. The existing home has a couple of unpermitted additions that do not meet current building standards.
2. The existing house sits in the middle of two planned lots and would require a zigzag lot line, which is not consistent with the neighborhood.
3. The cost to bring the existing house up to current standards would be prohibitive.
4. The proposed lot and home designs will be much more functional and attractive than any design which includes the existing structure.

The proposed parcel map and building of four new homes on this property is consistent with the City's plans for this area of the city. Unfortunately, keeping the existing structure would prevent a good quality project from occurring on the property and therefore we will be requesting a demolition permit.

Thank you for your help and consideration.

Yours truly,


Thomas A. Murrell

Attachment 1
Applicant's Letter requesting Demo
Demo 05-001
(Murrell)

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 4D SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

IDENTIFICATION

- 1. Common name: Anderson's
- 2. Historic name: Tucker Home
- 3. Street or rural address: 2127 Oak Street (170/3-4)
City Paso Robles, CA. Zip 93446 County San Luis Obispo
- 4. Parcel number: 8-221-09
- 5. Present Owner: R.D. & M.M. Anderson Address: 2127 Oak St.
City Paso Robles Zip 93446 Ownership is: Public _____ Private XX
- 6. Present Use: Residential Original use: Same

DESCRIPTION

- 7a. Architectural style: Bungalow
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This rectangular bungalow variation has undergone much modification. A glassed in sun/family room was extended on the south side, enhanced by a patio, garden area and bar-b-q site. The original components of clapboard siding is about all that remains of the structures' original character. Extremely well maintained.



- 8. Construction date: Estimated 1920 Factual _____
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage, 0.32
- 12. Date(s) of enclosed photograph(s)
1/20/82

Attachment 2
Historic Inventory
Demo 05-001
(Murrell)

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Room additions
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

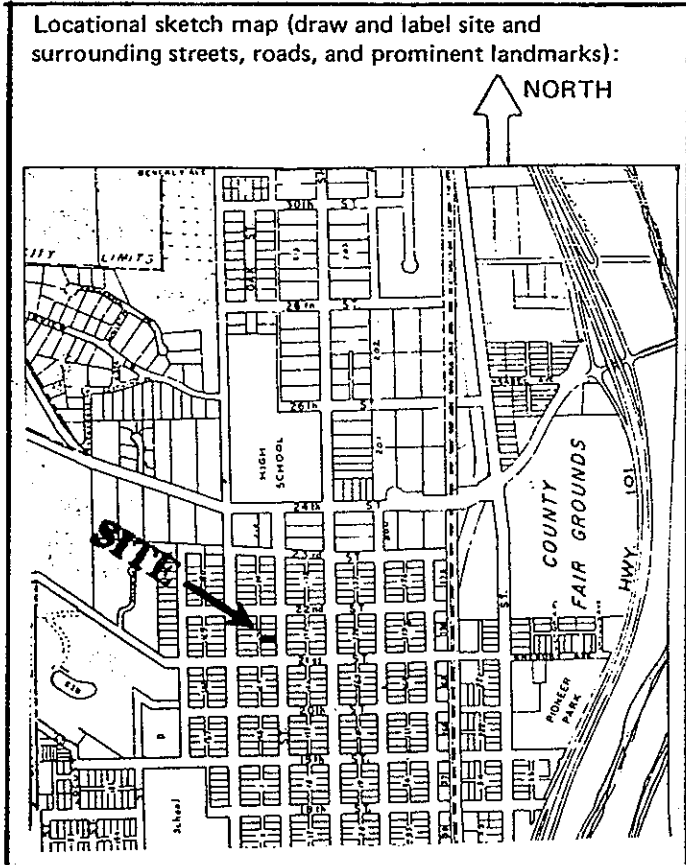
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

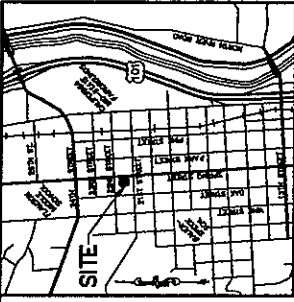
This bungalow, retaining its original style after many years, contributes to the scale and rhythm of this street. Widely found throughout Paso Robles, bungalows reflect a period of growth for this community.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
Tax Assessor's Records, 1946
Field Survey: 1982, 1984
Sanborn Map: Jan, 1926

22. Date form prepared 7/82
By (name) M. Aguinaga
Organization Planning Dept.
Address: 1030 Spring St.
City Paso Robles, CA zip 93446
Phone: (805) 238-1529





VICINITY MAP
AS SHOWN

OWNER'S STATEMENT
 I HEREBY STATE FOR THE APPROVAL OF RECORDING
 THIS TENTATIVE PARCEL MAP THAT THE INFORMATION
 CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.

WELLS LAND SURVEY, INC.
 2540-2550
 DATED

OWNER
 SEARIDGE INVESTMENTS, LLC
 10000 WILSON BLVD
 SUITE 200
 FOLSOM, CALIFORNIA 95630

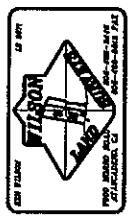
APN
 009-221-008

ACREAGE

ORIGINAL	1.4071 (0.26 AC)
PROPOSED	3.2449 (0.59 AC)
PARCEL 1	3.2449 (0.59 AC)
PARCEL 2	3.2449 (0.59 AC)
PARCEL 3	3.2449 (0.59 AC)
PARCEL 4	3.2449 (0.59 AC)
TOTAL	12.9896 (2.35 AC)

NOTE

1. EXISTING HOUSE, MANAGE PAVED AREA, WALKWAYS, ETC. TO BE DEMOLISHED AND RECONSTRUCTED.
2. ALL UTILITIES SHALL BE CHECKED FOR PROPOSED BUILDING AND EXISTING UTILITIES SHALL BE RELOCATED AS NECESSARY.
3. THERE ARE NO EXISTING ORK TREES LOCATED ON PROJECT SITE.



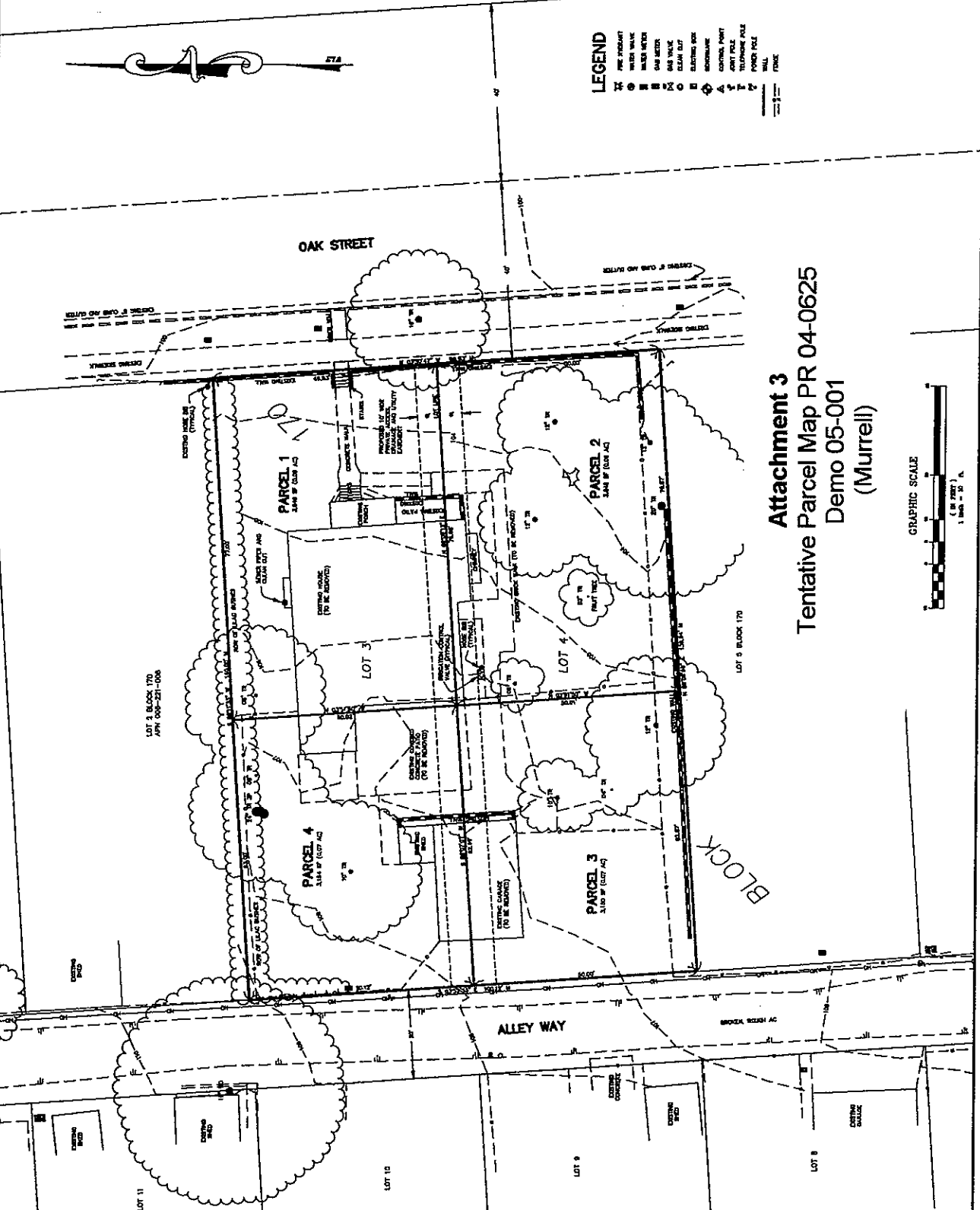
TENTATIVE PARCEL MAP

PR 04-0625

SEARIDGE INVESTMENTS, LLC

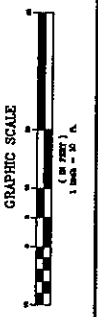


LOCAL ORDINANCES
 LOTS 3 AND 4 IN BLOCK 170 OF THE CITY OF FOLSOM, CALIFORNIA, ARE PART OF THE CITY OF FOLSOM, CALIFORNIA, AND ARE SUBJECT TO THE CITY OF FOLSOM, CALIFORNIA, LOCAL ORDINANCES.
 Folsom, CA 95630
 FOLDSOM, CALIFORNIA, LOCAL ORDINANCES




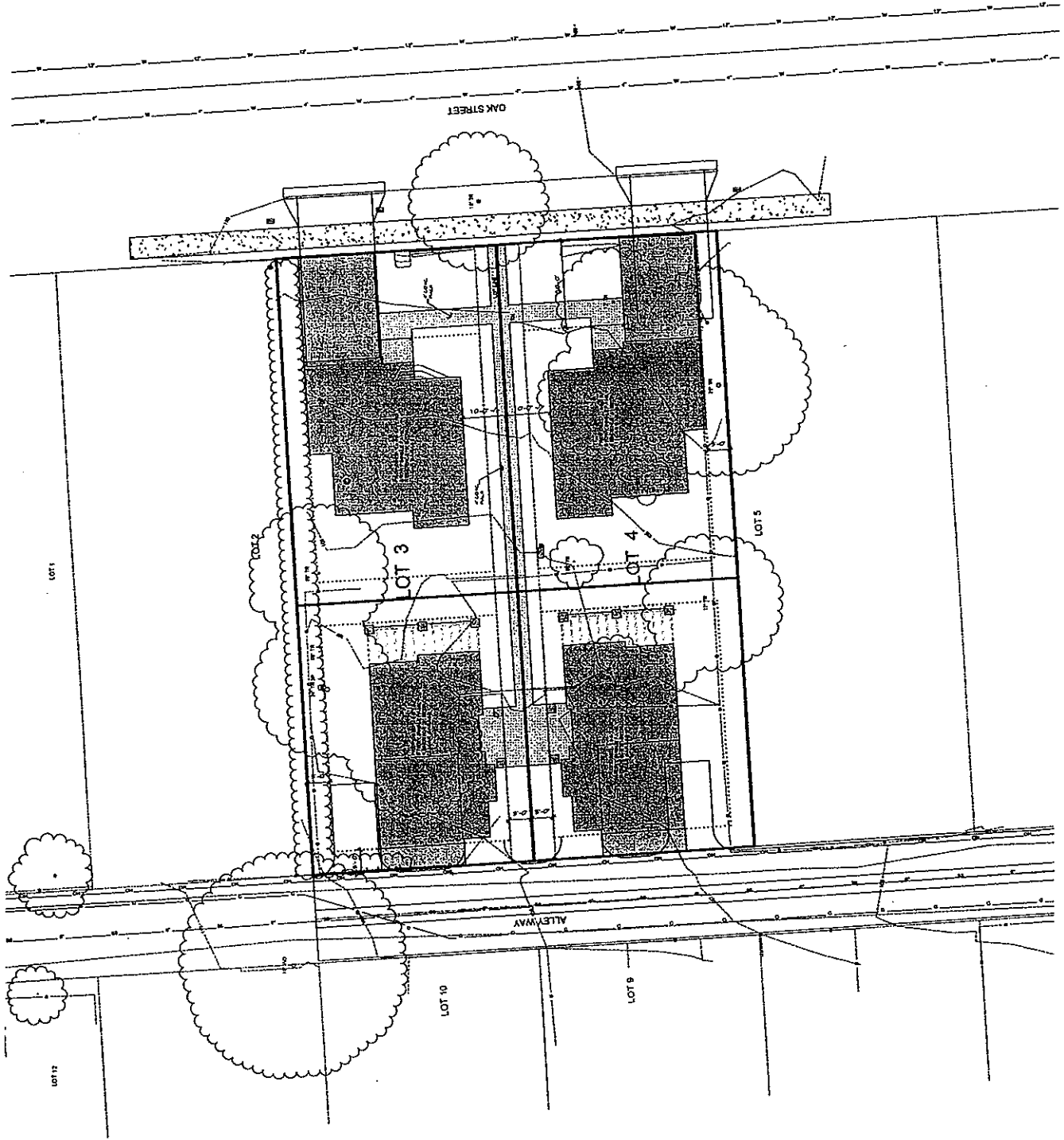
- LEGEND**
- XX FENCE
 - WALL
 - WATER MAIN
 - WATER METER
 - GAS MAIN
 - GAS VALVE
 - GAS SHUT OFF
 - ELECTRIC POLE
 - TELEPHONE POLE
 - TELEPHONE POLE
 - POWER POLE
 - WALL
 - FENCE

Attachment 3
 Tentative Parcel Map PR 04-0625
 Demo 05-001
 (Murrell)

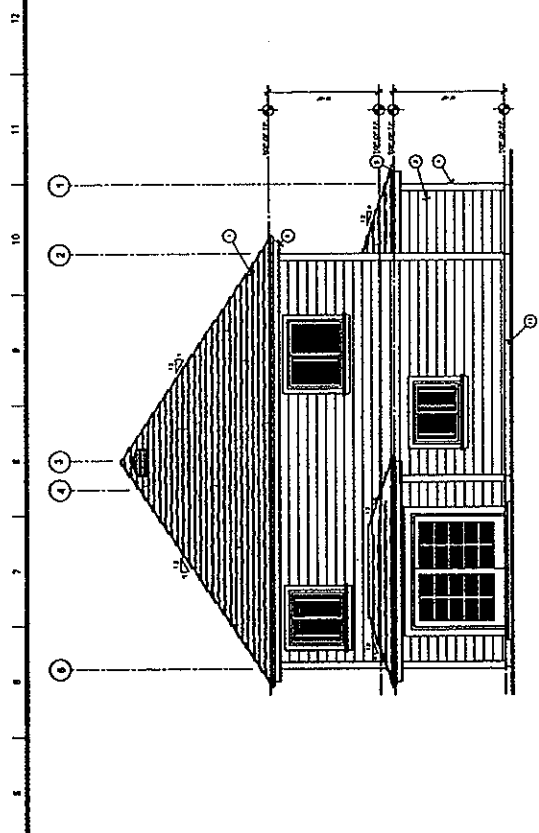


RECEIVED
 FEB 28 2005
 Community Development

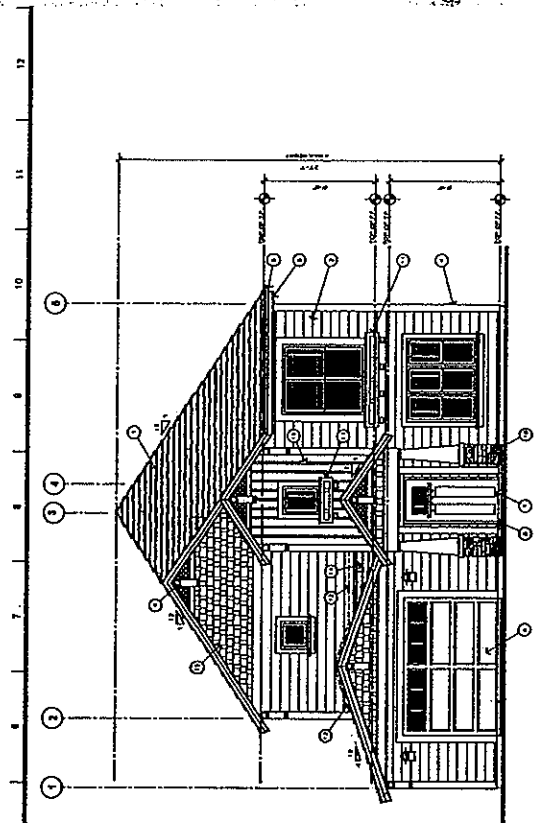
	
PREPARED BY: PVA DATE: 01/05/05 DRAWN BY: PVA CHECKED BY: PVA TITLE:	PROJECT NO.: 05-001 SHEET NO.: 1 TOTAL SHEETS: 1
PLAT PLAN, FLOOR PLAN	



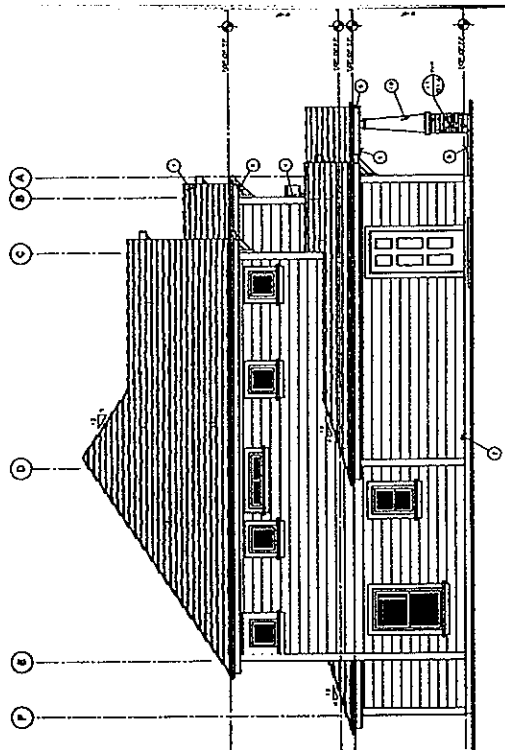
Attachment 4
 Proposed Site Plan
 Demo 05-001
 (Murrell)



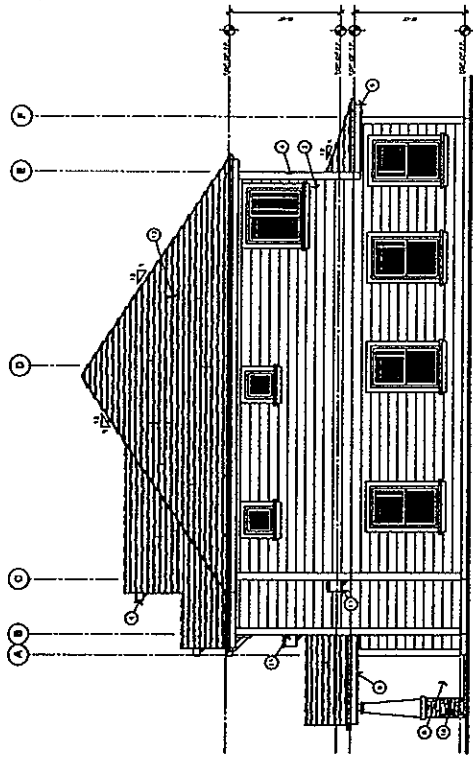
REAR



FRONT



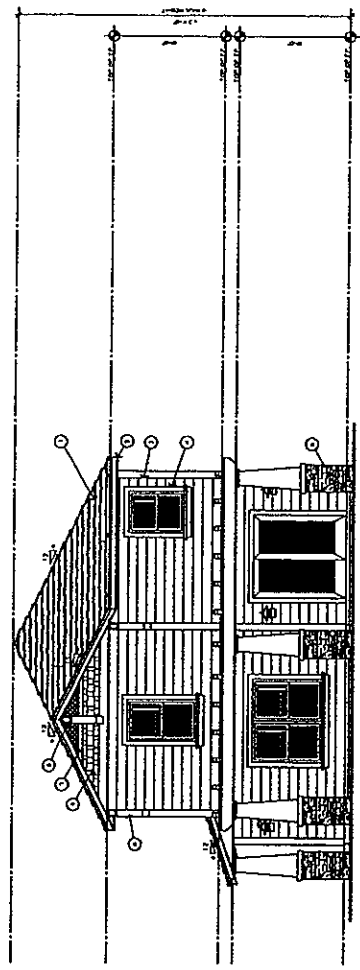
LEFT



RIGHT

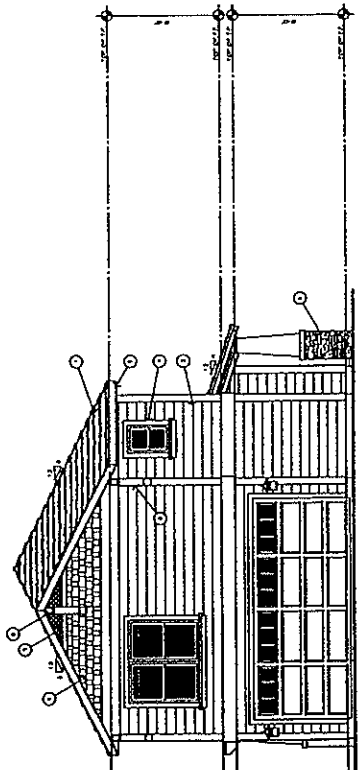
Attachment 5
 Architectural Elevations - Front houses
 Demo 05-001
 (Murrell)

14
13
12
11
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7
6
5



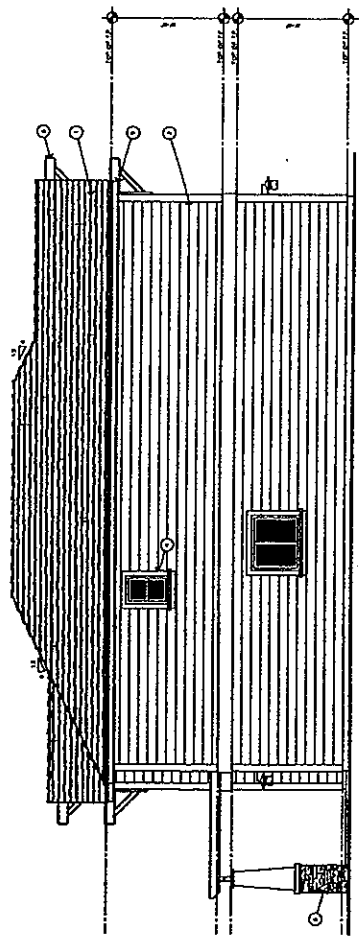
FRONT

12
11
10
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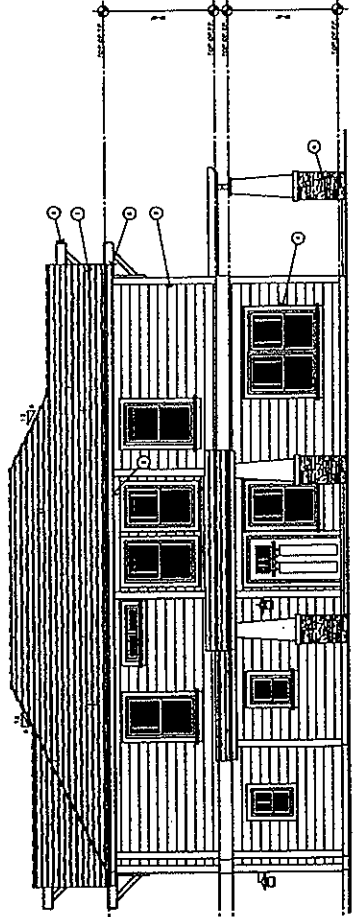
REAR

13
12
11
10
9
8
7



RIGHT

12
11
10
9
8
7



LEFT

Attachment 6
Architectural Elevations - Rear houses
Demo 05-001
(Murrell)

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: March 16, 2005

Meeting Date: April 5, 2005
(City Council)

Project: Demolition 05-001
(Murrell/Searidge Investments)

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

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

DEMO 05-001: a proposal filed by Tom Murrell on behalf of Searidge Investments, for the demolition of the existing house located at 2127 Oak Street. The applicants are proposing to demolish the structure and rebuild new residential dwelling units on the site.

The notice is consistent with the processing procedures for Significant Buildings or Structures as described in Section 17.16.050 of the City of Paso Robles Zoning Code.

The public review period for the Draft Negative Declaration commences on March 16, 2005 and ends at the Public Hearing, which is scheduled to take place on Tuesday, April 5, 2005 at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

The proposed Negative Declaration may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed Demolition Permit and Negative Declaration 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 public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the Demolition Permit or Negative Declaration applications 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.

Darren Nash, Associate Planner

March 16, 2005

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