

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR 

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF A PORTION OF A RESIDENTIAL HOUSE AND DETACHED GARAGE AND A REQUEST TO PROCESS A PENDING DEMOLITION PERMIT APPLICATION (DEMOLITION 07-001; APPLICANT: BRUCE WHITE)

DATE: APRIL 3, 2007

Needs: For the City Council to consider an application filed by Ken Nagahara on behalf of Bruce White to authorize a demolition permit for the following buildings (or portions of buildings):

- An approximate 560 square foot addition to the existing residence (Bldg. A). The addition is at the rear of the original house and was added after the original house was built;
- The 440 square foot detached garage;
- The existing barn building at the rear of the site (Bldg. B).

Facts:

1. The site is located at 1337 Vine Street, see attached Vicinity Map (Attachment 1)
2. The original house is listed in the City Inventory of Historic Resources. Although the addition to the house and the detached garage are not photographed or mentioned in the narrative as having significant historic or architectural significance, they are noted on the data sheets included in the inventory. A copy of the City's Historic Resources Inventory for this building is attached (Attachment 2).
3. Demo 07-001 is also requesting to remove the existing barn located at the rear of the property (Building B), this building is not listed in the Inventory and is clearly does not have significant historic or architectural significance.
4. Per Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, the City Council is being asked to make a determination as to whether or not the buildings are of historic or architectural significance, and to authorize a demolition permit. A copy of the referenced code section is attached (Attachment 3).
5. 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.

6. Ken Nagahara has provided a letter describing the proposed demolition request and proposed conversion of the house to a professional office (Attachment 4).
7. Additionally, Grace Pucci along with Norma Moye and Barbara Rowland, submitted a letter giving a background of the house and their opinion that the demolition of the addition and the detached garage do not have architectural or historical significance, thereby supporting the demolition request (Attachment 5).

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 mentioned in the City's Historic Resources Inventory, they are not on any local or State Register of historic structures. Although not specifically listed, state law will still require analysis and a determination of historic significance prior to Council authorizing demolition.

As discussed in Ken Nagahara's letter, Bruce White is in the process of developing plans to convert the house to a professional office. The addition that is proposed to be removed will be reconstructed in a manner that would be consistent with the house's architectural style, colors and materials. The barn at the rear of the property would be removed and in its place, a new two story building would be built with office on the ground floor and an apartment unit on the second floor. The architecture, colors and materials would be consistent with the main house/office.

The Planning Commission on November 28, 2006, approved Conditional Use Permit (CUP) 06-009, which would allow the conversion of the existing house to an office (Building A) and allow the construction of the building in the rear (Building B) and associated parking layout. The Commission's approval of CUP 06-009 is pending the City Council's approval of the subject demolition request.

Along with the CUP, the Commission approved the site plan, architectural elevations for the Building A & B, making the findings that the proposed project would comply with the Westside Design Guidelines and meet the intent of development within the Office Professional Overlay District. Reductions of the architectural plans attached to this staff report (Attachment 6).

As noted above, a letter was submitted by Grace Pucci along with Norma Moye and Barbara Rowland, discussing the history of the house and concluding that the proposed demolition would not have architectural or historical significance since

the buildings proposed for removal were constructed at a later date and the original house would be preserved. Staff would tend to agree with their conclusion, additionally the proposed demolition would allow for the conversion of the house to a professional office, which would be consistent with the intent of the City's Economic Strategy by encouraging the adaptive reuse of historic buildings.

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.

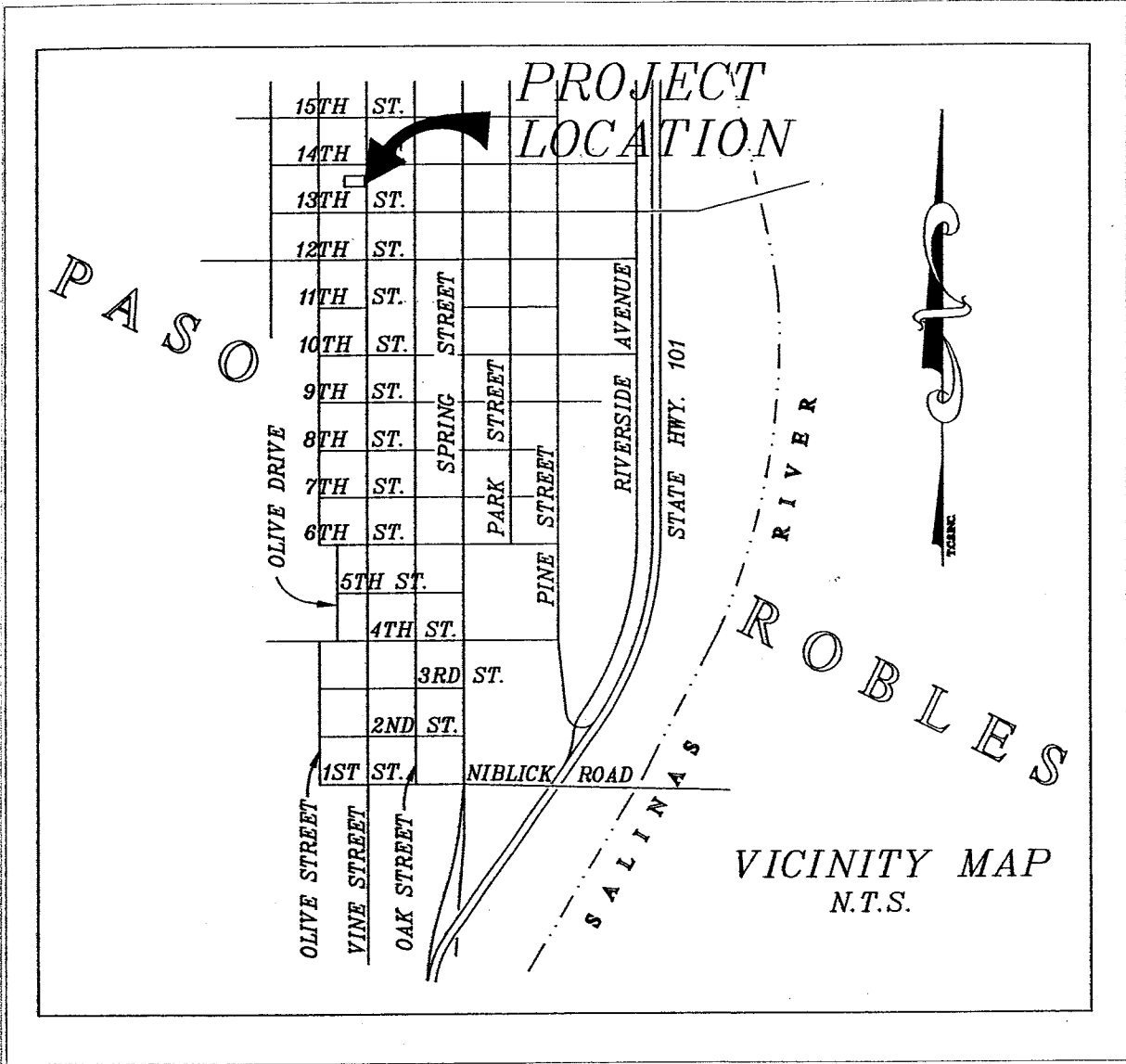
Fiscal

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. 07-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.
- b. Amend, modify, or reject the above option.

- Attachments:**
1. Vicinity Map
 2. Excerpt from City's Historic Resources Inventory
 3. Chapter 17.16, Demolition of Buildings and Structures Demolition.
 4. Letter from Ken Nagahara
 5. Grace Pucci Letter
 6. Proposed Remodel Reductions
 7. Draft Resolution adopting a Negative Declaration Status
 8. Mail and Newspaper Affidavits



Attachment 1
 Vicinity Map
 Demo 07-001
 (Bruce White)

HISTORIC RESOURCES INVENTORY

HABS _____
UTM: _____

Attachment 2
Excerpt from Historic Resources Inventory
Demo 07-001
(Bruce White)

IDENTIFICATION

- 1. Common name: Lewis Home
- 2. Historic name: Liddle House
- 3. Street or rural address: 1337 Vine Street (151/2-3)
City Paso Robles, CA Zip 93446 County San Luis Obispo
- 4. Parcel number: 9-033-12
- 5. Present Owner: DE & LL Lewis Address: 1337 Vine ST.
City Paso Robles, CA Zip 93446 Ownership is: Public _____ Private X
- 6. Present Use: Residential Original use: Same

DESCRIPTION

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

A large two-story frame Victorian farm house. Composition shingled roof is offset gable. Eaves are boxed. Gable ends have stickwork, vents, and fishscale shingles. South, east and north sides have two story bay windows, east bays each have hip awnings and brackets. A raised half-porch, with wooden steps and shed roof, extends on southeast corner from the bay window to the south face. Supports are small, wooden squares with decorative brackets. The porch window is leaded glass. Screen door is wooden. Double hung windows have wood frame screens, white picket fence borders a large yard with shrubs, flowers and shade trees.



Construction date:
Estimated _____ Factual 1889

Architect Unknown

Builder Unknown

Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.24

Date(s) of enclosed photograph(s)
5/5/81

GEORGE T. & PAULINE LIDDLE

ADDRESS 1337 VINE ST

PARCEL 151-2-3-1
SHEET OF SHEET

DESCRIPTION OF BUILDING

CONST. CLASS	FOUNDATION	EXTERIOR	LIGHTING		ROOM AND FINISH DETAIL											
			ROOMS	FLOORS	FLOOR FINISH		TRIM	INTERIOR FINIS								
ARCHITECTURE	Concrete	Stucco on	X Electric	K.T.	Bx.	B		1	2	Material	Grade	Walls	Ceiling			
D74 (C) 2 Story	Reinforced	Brick	X Siding				Cond.							Cable	All	
	Wood	Shingles		X Average	X Med.	Ent. Hall	1		PAK	F	O.P.	ON METAL				
	Piers	Shakes				Living	1		"	"	"	"	"			
						Dining	1		"	"	"	"	"			
TYPE (USE)	Lt. Med. Wry.	B & B T&G		Many	Special											
X Single	STRUCTURAL	Brick		PLUMB. ROUGH		Bed	2		"	"	"	"	"			
Duplex	X Frame			Poor	Good	Bed	2		"	"	"	PAPER ON				
Flat	2X4X16	Veneer				REC-HALL	1		"	"	"	PLASTER				
Apartment	Sheathing		ROOF	X Water Heater		Bath	1	1								
Court		Flat	A	X Automatic												
Motel	B & B T&G	X Gable High	A	X Gas	Elect.											
	Brick	Hip	A	AIR - COND.		Kitchen	1		LINO.	"	"	"	"			
Units	Concrete Block	Shed		X Heating	Cooling	Drain Bd.	Material	1/2	1/2	1/2	1/2	Lgth. 5	Fl. Splash: 1/2"			
STRUCTURE		Cut Up		Humid.	Clean'g		BATH DETAIL									
Light	X Sub Floor.	Dormers		Gravity	Forced	No.	FINISH		FIXTURES			SHOWER				
Sub-Standard	2X6X24			X Fireplace	1	Floors	Walls	Wc.	La.	Tab.	Type	Grade	St.	OT.	GD.	Finist.
X Standard	Insulated	Gutters		Wall Unit	1	LINA	PLASTO	1	1	1	1	1	1	1	1	1
Above Standard	Walls	Shingle		X Floor Unit	1	2	PLASTER	1	1	1	1	1	1	1	1	1
Special	Ceilings	Tile		Zone Unit	3	3										
WORKMANSHIP	Windows	Tile Trim		Central Unit												
Inferior	X Double Hung	Composition					SPECIAL FEATURES									
X Average	French	X Comp. Shingle		Oil Burner		Book Cases		Built-in Beds								
Superior	Steel Sash			M-B.T.U.		Buffets		Venetian Blinds								

CONSTRUCTION RECORD					APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)				
Permit No.	For	Amount	Date	Effective Year	YEAR	Age	Remaning Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form.	Storage Space CupBd. Closet
			1992	1960	1946	46	16	RSE	40	C	G	G	G	AMPLE
✓	alter.	750	1939											

COMPUTATION

Appraiser & Date		COMPUTATION											
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
		4.35	5124										
7/8 2nd Floor	1178	3.80	2736										
Fireplace			150										
Air Cond.			50										
Garage	440	.50	220										
Store House	356	.40	142										
Conc. Steps	65	.50	33										
Conc. Walks	500	.15	75										
Fence													
TOTAL			2530										
NORMAL % GOOD			40										
R.C.L.N.D.			3412										

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)

KMN ARCHITECT

ARCHITECTURE GRAPHICS DESIGN

610 10th Street, Suite A, Paso Robles, CA 93446
Phone(805)238-5501 Fax(805)239-5853

Date: December 14, 2004

To: City of Paso Robles
Building Division

Paso Robles

Re: A Remodel and addition for
Bruce & Terry White
1337 Vine Street, Paso Robles, CA
A.P.N.: 009 – 033 – 012

FEB 13 2007

Planning Division

Mr. & Mrs. White are proposing to convert an existing residential property into office spaces and a residential studio located at the above address. The existing residential Building (Building A) is two-story in the front portion and one-story in the back portion. The Building is approximately 2049 square feet and will be converted into offices. The main (front) portion of this building is considered a "historically significant" building in the city of Paso Robles. The back portion of the building was added on at a later time (approximately in the 1940's). The back portion of the building has an existing utility basement for mechanical equipments. We will be demolishing and replacing the back portion because of some severe structural degradation. The replaced portion will again have a basement to house the mechanical equipments. We will also be adding a small amount (approximately 52 square feet) for a tower to the back of the building for "Architectural" reasons.

In the attempt to maintain the "historically significant" of the front building (Building A), there are several areas which would create an "unreasonable hardship" to bring it up to current codes. The "unreasonable hardships" concerns structural upgrade to current structural lateral designs of the building and access stairs to the upper floor area. The undue cost to upgrade these areas to the current codes would make the project too much of a burden to undertake. The new and remodeled areas however, will meet all applicable current codes.

There is currently an existing 440 square foot garage which doesn't appear to be "historically significant, that will also be demolished and removed.

If you have any questions and/or comments, please feel free to contact me.

Respectfully,

Ken M. Nagahara, Architect
License No. C24346

Attachment 4

Letter from Ken Nagahara
Demo 07-001
(Bruce White)

Grace L. Pucci
1415 Vine Street
Paso Robles, CA 93446
(805) 238-6414

February 16, 2007

Ron Whisenand, Community Development Director
City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

RE: CUP 06-009 (Bruce White)
1337 Vine Street
White Oak Investments, Inc.
Bruce & Terry White

Historical analysis for proposed demolition of
single story addition and detached Garage

Dear Mr. Whisenand:

Mr. and Mrs. White have requested assistance in determining the impacts to the historical significance of their property at 1337 Vine Street through the demolition of a single-story addition at the rear of the house, and a detached garage. This letter is a summary of those findings.

Assisting in evaluation of the subject property were the following individuals:

- Barbara Rowland, Past President and current Corresponding Secretary of the El Paso de Robles Area Historical Society, Committee to draft the Westside Historic District Design Guidelines, member Friends of the Adobes, Native Daughters of the Golden West, Eastern Star, Agua Caliente Chapter of Questers and Design Committee for Paso Robles Main Street and the Paso Robles Children's Museum.
- Grace Pucci, Committee to draft the Westside Historic District Design Guidelines, member of the National Trust for Historic Preservation, Main Street Design Committee, Friends of the Adobes, Agua Caliente Chapter of Questers, past Financial Secretary of the El Paso de Robles Area Historical Society, past Historical Society Liaison to the Pioneer Museum Board of Directors, past Publicity Chair for promotion of the Carnegie Historic Library.
- Norma Moye, Executive Director Paso Robles Main Street.

Attachment 5
Letter from Grace Pucci
Demo 07-001
(Bruce White)

Ron Whisenand
February 16, 2007
Page Two

On Wednesday, February 14th, Mrs. Rowland and I met with Mr. and Mrs. White on site, and walked through the primary residence and the detached garage. Mark Stanley, grandson of former owner Daniel E. Lewis and one time resident of the property in question accompanied us on this site tour and provided additional background information on the structures in question.

Our findings were as follows:

1. The single-story addition was added to the main residence in approximately 1939. The addition does not embody the distinctive characteristics of the primary residence and there appears to be no architectural features or items of historic significance that would be impacted by the demolition of this structure. As such it does not appear that this addition would be considered a qualified historical improvement. From our analysis we believe that this addition does not have merit even as a contributing element to the overall historical significance of the home.

It was our determination that there would be no impact to the historical significance of the primary residence if the single-story rear addition were demolished.

2. A date could not be ascertained for the construction of the detached garage at the rear of the primary residence. Upon examination there appeared to be no architecturally significant elements to this structure. In addition, there appears to be significant damage to the floors and substructure of the garage. We also concluded that this structure has no value as a contributing element to the overall historical significance of the property.


It was our determination that there would be no impact to the historical significance of the property through the demolition of the detached garage.

Thank you for this opportunity to participate in the analysis of this property. We appreciate the city of Paso Robles' continuing interest in maintaining the historic integrity of our remaining Victorian era homes. Please contact me if you wish further information regarding this evaluation.

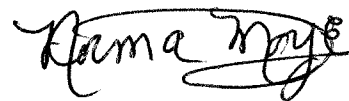
Sincerely,



Grace Pucci



Barbara Rowland



Norma Moye

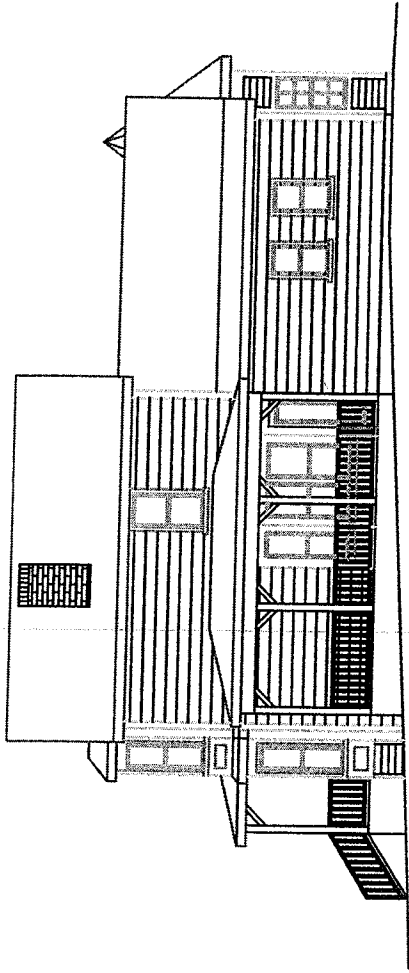
Cc: Bruce and Terry White

Enclosure: Historic Resources Inventory for 1337 Vine Street

ARCHITECTURE
 • ARCHITECTURE
 • GRAPHICS
 • DESIGN
 KEN M. MAGNANA
 610 10th Street, Suite A
 Paso Robles, Ca. 93446
 PH. (805) 238-5501 Fax (805) 238-5853

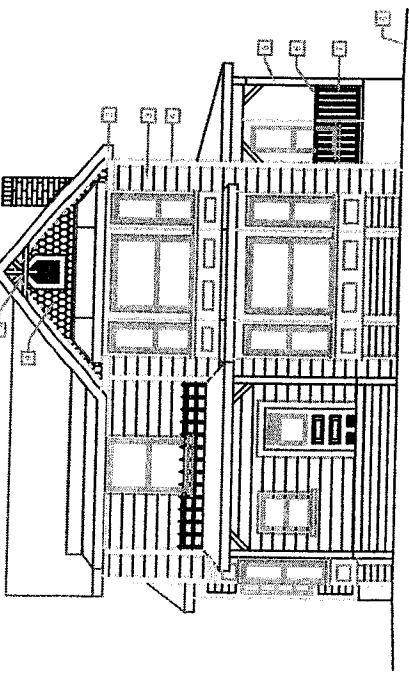
PLAN PREPARED FOR:
 BRUCE WHITE
 1337 VINE STREET
 PASO ROBLES, CA 93446

SHEET NAME: ELEVATIONS
 SHEET NUMBER: A-3

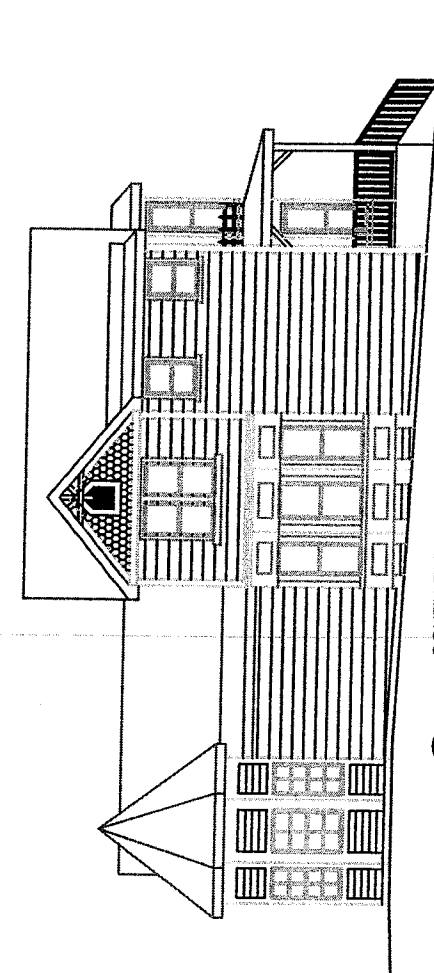


NORTH ELEVATION
 SCALE= 1/4" = 1'-0"

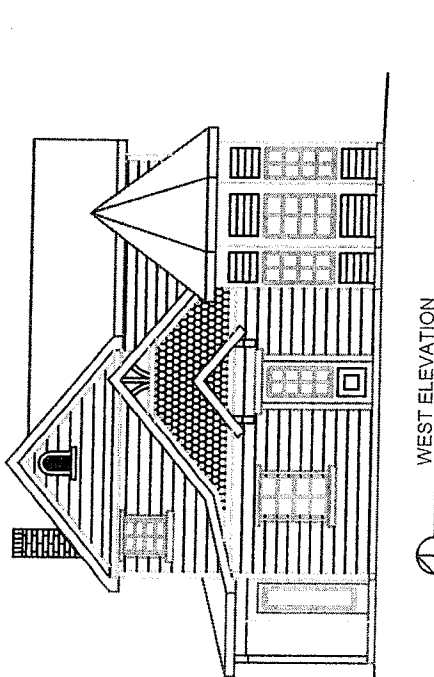
- ELEVATION CALLOUTS**
1. 10' MAXIMUM HEIGHT, COMBINATION SHIMMABLE PROFILES OVER 1/4"
 2. 24" PITCH, 1/2" (1/4")
 3. 2 X 4 HORIZONTAL SILLING, 2 X 4 VERTICAL SILLING
 4. 2 X 4 HORIZONTAL SILLING @ ALL EXTERIOR CORNERS & EDDGES (1/4")
 5. 1/2" (1/4")
 6. HANDRAILS SHALL BE PLACED BETWEEN 34" HIGHS AND 48" HIGHS ABOVE THE FINISHED FLOOR SURFACE AND LOCATED IN THE HANDING PORTION OF THE RAILING SYSTEM. THE HANDRAIL SHALL BE PLACED BETWEEN 34" HIGHS AND 48" HIGHS ABOVE THE FINISHED FLOOR SURFACE AND LOCATED IN THE HANDING PORTION OF THE RAILING SYSTEM. THE HANDRAIL SHALL BE PLACED BETWEEN 34" HIGHS AND 48" HIGHS ABOVE THE FINISHED FLOOR SURFACE AND LOCATED IN THE HANDING PORTION OF THE RAILING SYSTEM.
 7. BETWEEN INTERMEDIATE RAILS OF GUARDRAIL SHALL BE LESS THAN 4" AND BOTTOM RAILS WITH SPACING MORE THAN ONE UNIT.
 8. SEE DETAIL F-102.
 9. GUARDRAIL WITH 2 X 4 HORIZONTAL SILLING @ 2' O.C.
 10. SEE DETAIL F-103.
 11. GUARDRAIL WITH 2 X 4 HORIZONTAL SILLING @ 2' O.C.
 12. DECORATIVE GABLE TRIM.



EAST ELEVATION
 SCALE= 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE= 1/4" = 1'-0"



WEST ELEVATION
 SCALE= 1/4" = 1'-0"

ELEVATIONS - BUILDING A
 SCALE: 1/4" = 1'-0"

Exhibit 6B
Elevations Bldg. A
(Bruce White)

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR DEMOLITION
OF A PORTION OF A RESIDENTIAL HOUSE AND A DETACHED GARAGE
AT 1337 VINE STREET
(DEMOLITION 07-001 - APPLICANT: BRUCE WHITE)

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, Demo 07-001 is proposing to demolish the following buildings or portions buildings:

- An approximate 560 square foot addition to the existing residence (Bldg. A). The addition is at the rear of the original house and was added after the original house was built;
- The 440 square foot detached garage;
- The existing barn building at the rear of the site (Bldg. B).

WHEREAS, Building B is not discussed in the inventory and is clearly not historic; 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 (Exhibit A attached) was prepared for this project; 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 (or portions there of) are in the City's Historic Resources Inventory, they are not on any local or State Register of historic structures; and

WHEREAS, although not specifically listed, state law will still require analysis and a determination of historic significance prior to City Council authorizing demolition; and

WHEREAS, a letter was submitted by Grace Pucci along with Norma Moye and Barbara Rowland, discussing the history of the house and concluding that the proposed demolition would not have architectural or historical significance since the buildings proposed for removal were constructed at a later date and the original house would be preserved; 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 portion of the house being removed (Building A) along with the detached garage, and the detached barn at the rear of the property (Building B), are not of architectural significance and that 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 3rd day of April 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Frank R. Mecham, Mayor

Deborah Robinson, 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 07-001 (Bruce White)
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: 1337 Vine Street
5. Project Sponsor's Name and Address: same as above
6. General Plan Designation: Residential Multi-Family, Office Professional Overlay (RMF-8, OP Overlay District)
7. Zoning: R2-OP (Residential Multi-Family, Office Professional Overlay)
8. Description of Project: For the City Council to consider an application filed by Ken Nagahara on behalf of Bruce white to authorize a demolition permit for the following buildings:
 - An approximate 560 square foot addition to the existing residence (Bldg. A). The addition is at the rear of the original house and was added after the original house was built;
 - The 440 square foot detached garage;
 - The existing barn building at the rear of the site (Bldg. B).
9. Surrounding Land Uses and Setting: Office Professional/OP Overlay, R2 on all sides
10. Other public agencies whose approval is required: None

Related Information: The City's Historic Resources Inventory reflects the portion of Building A, and the detached garage in the data sheets as accessory to the main house. The main house (Building A) is not on any local, State or Federal register. The inventory does not mention Building B.

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)? Demolition of the existing buildings and replacement with conforming structure would be consistent with the General Plan, Zoning, and the land use patterns of the immediate area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
The demolition permit will be processed through the Building Department as well as be reviewed by APCD to get necessary permits prior to demo.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants?				
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"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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
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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. 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 main House Building A is listed in the City's Historic Resources Inventory and the subject addition to Building A and the detached garage are identified in the fact sheets of the inventory, its demolition may raise public concerns. The structure is not on any adopted State or Local Register of Historic Places. Building A will be preserved.

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"/> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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).

Grace L. Pucci
1415 Vine Street
Paso Robles, CA 93446
(805) 238-6414

February 16, 2007

Ron Whisenand, Community Development Director
City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446

RE: CUP 06-009 (Bruce White)
1337 Vine Street
White Oak Investments, Inc.
Bruce & Terry White

Historical analysis for proposed demolition of
single story addition and detached Garage

Dear Mr. Whisenand:

Mr. and Mrs. White have requested assistance in determining the impacts to the historical significance of their property at 1337 Vine Street through the demolition of a single-story addition at the rear of the house, and a detached garage. This letter is a summary of those findings.

Assisting in evaluation of the subject property were the following individuals:

- Barbara Rowland, Past President and current Corresponding Secretary of the El Paso de Robles Area Historical Society, Committee to draft the Westside Historic District Design Guidelines, member Friends of the Adobes, Native Daughters of the Golden West, Eastern Star, Agua Caliente Chapter of Questers and Design Committee for Paso Robles Main Street and the Paso Robles Children's Museum.
- Grace Pucci, Committee to draft the Westside Historic District Design Guidelines, member of the National Trust for Historic Preservation, Main Street Design Committee, Friends of the Adobes, Agua Caliente Chapter of Questers, past Financial Secretary of the El Paso de Robles Area Historical Society, past Historical Society Liaison to the Pioneer Museum Board of Directors, past Publicity Chair for promotion of the Carnegie Historic Library.
- Norma Moye, Executive Director Paso Robles Main Street.

Attachment 1
Letter from Grace Pucci
Demo 07-001
(Bruce White)

Ron Whisenand
February 16, 2007
Page Two

On Wednesday, February 14th, Mrs. Rowland and I met with Mr. and Mrs. White on site, and walked through the primary residence and the detached garage. Mark Stanley, grandson of former owner Daniel E. Lewis and one time resident of the property in question accompanied us on this site tour and provided additional background information on the structures in question.

Our findings were as follows:

1. The single-story addition was added to the main residence in approximately 1939. The addition does not embody the distinctive characteristics of the primary residence and there appears to be no architectural features or items of historic significance that would be impacted by the demolition of this structure. As such it does not appear that this addition would be considered a qualified historical improvement. From our analysis we believe that this addition does not have merit even as a contributing element to the overall historical significance of the home.

It was our determination that there would be no impact to the historical significance of the primary residence if the single-story rear addition were demolished.

2. A date could not be ascertained for the construction of the detached garage at the rear of the primary residence. Upon examination there appeared to be no architecturally significant elements to this structure. In addition, there appears to be significant damage to the floors and substructure of the garage. We also concluded that this structure has no value as a contributing element to the overall historical significance of the property.

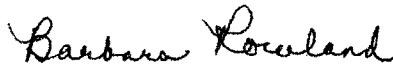
It was our determination that there would be no impact to the historical significance of the property through the demolition of the detached garage.

Thank you for this opportunity to participate in the analysis of this property. We appreciate the city of Paso Robles' continuing interest in maintaining the historic integrity of our remaining Victorian era homes. Please contact me if you wish further information regarding this evaluation.

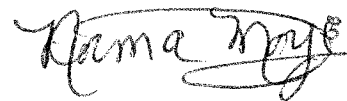
Sincerely,



Grace Pucci



Barbara Rowland



Norma Moye

Cc: Bruce and Terry White

Enclosure: Historic Resources Inventory for 1337 Vine Street

HISTORIC RESOURCES INVENTORY

HABS _____
UTM: _____

Attachment 2
Excerpt from Historic Resources Inventory
Demo 07-001
(Bruce White)

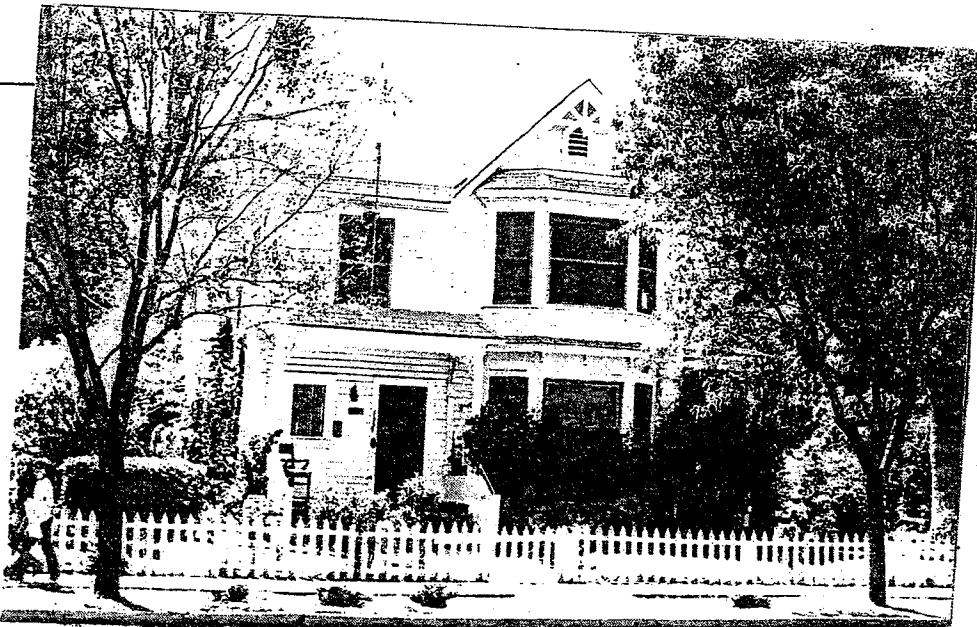
IDENTIFICATION

- 1. Common name: Lewis Home
- 2. Historic name: Liddle House
- 3. Street or rural address: 1337 Vine Street (151/2-3)
City Paso Robles, CA Zip 93446 County San Luis Obispo
- 4. Parcel number: 9-033-12
- 5. Present Owner: DE & LL Lewis Address: 1337 Vine ST.
City Paso Robles, CA Zip 93446 Ownership is: Public _____ Private X
- 6. Present Use: Residential Original use: Same

DESCRIPTION

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

A large two-story frame Victorian farm house. Composition shingled roof is offset gable. Eaves are boxed. Gable ends have stickwork, vents; and fishscale shingles. South, east and north sides have two story bay windows, east bays each have hip awnings and brackets. A raised half-porch, with wooden steps and shed roof, extends on southeast corner from the bay window to the south face. Supports are small, wooden squares with decorative brackets. The porch window is leaded glass. Screen door is wooden. Double hung windows have wood frame screens, white picket fence borders a large yard with shrubs, flowers and shade trees.



Construction date:
Estimated _____ Factual 1889

Architect Unknown

Builder Unknown

Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.24

Date(s) of enclosed photograph(s)
5/5/81

13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Closed in porch
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.)

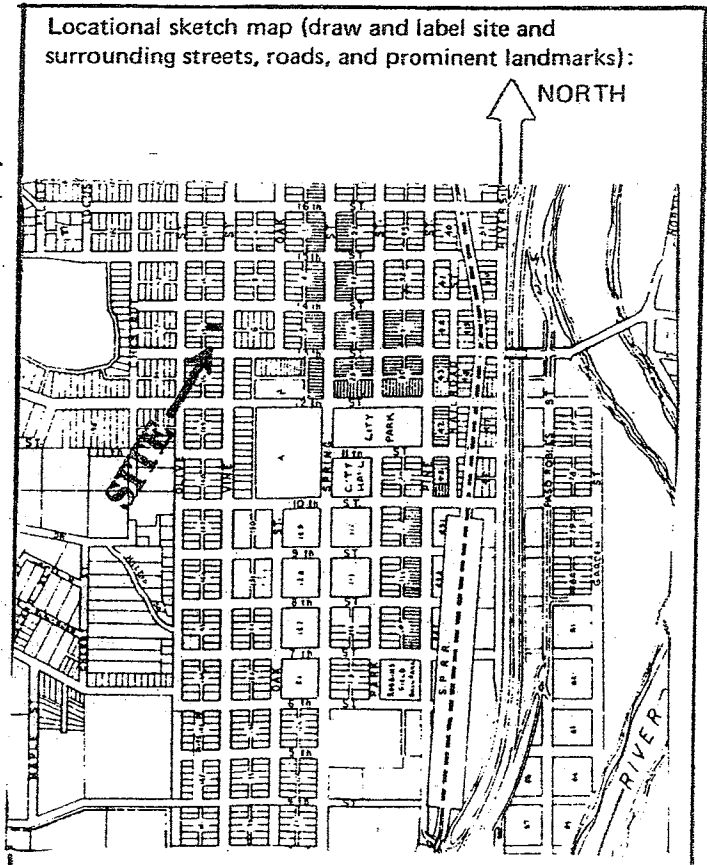
This house was built by Herman Eppinger, a local merchant, to serve as his home. Bert Cannon, who had a card and pool hall on 12th street, lived here for some time at the turn of the century. Several others lived here, included Re. JW and Mrs. Mitchell. He was pastor of the Christian Church. Geo and Pauline Liddle owned and occupied this house. He operated a billiard parlor and had rental property and was the mayor of Paso Robles at one time. The house was purchsed by Dan E & Louise Lewis in 1975. He was born in Paso Robles and is a retired school teacher. Since 1975 the house has been occupied by the Lewis's son Daniel S. Lewis II, school teacher and by the Lewis's daughter Danyce and husband James Gustafson, missionaries. It is currently occupied by the Bryan Stanley family. He is also a son of Mr. Dan E. Lewis and is a school teacher.

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 surveys: 1981, 1984
Sanborn Map: Jan 1892
Personal Interview: D Lewis
June 1984

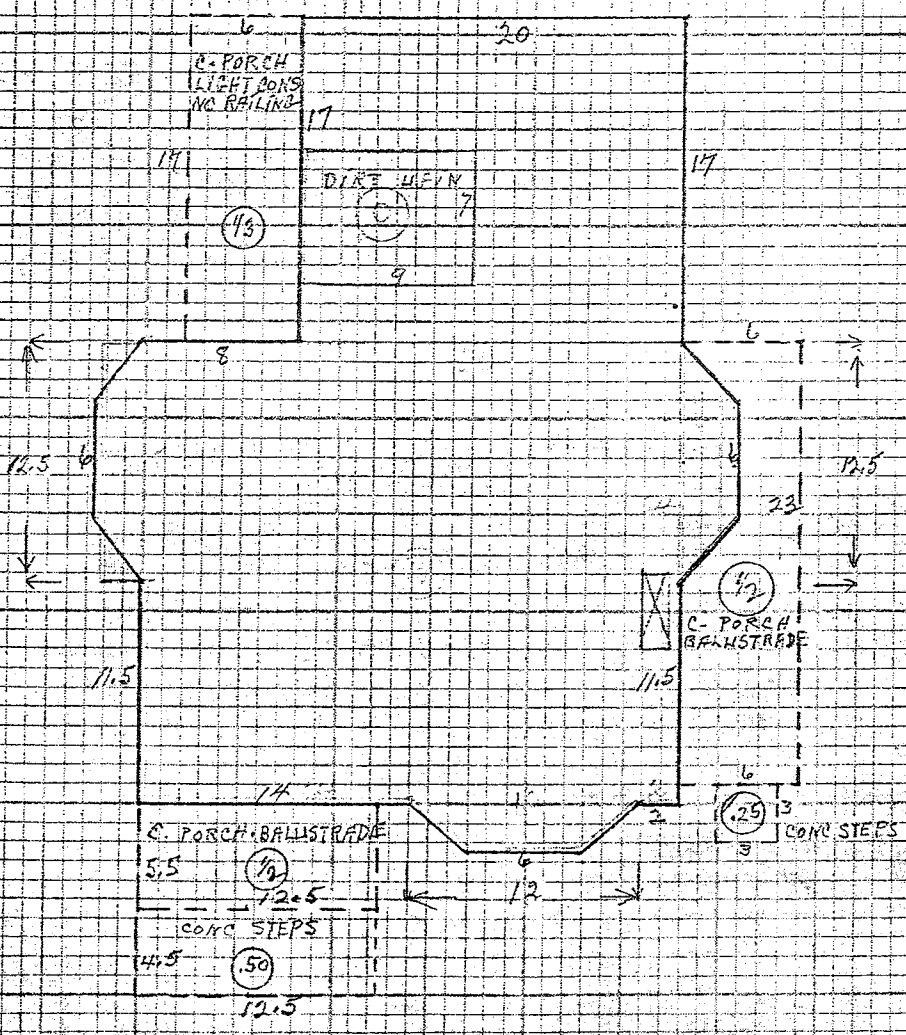
22. Date form prepared 6-30-84
By (name) Carl Morehouse
Organization Planning Department
Address: 1030 Spring Street
City Paso Robles, CA Zip 93446
Phone: 805/238-1529



17x20	=	340
24x30	=	720
		<u>1060</u>
Porches		
6x17 = 24x1/3		14
2x23 = 138x1/4		69
5.5x12.5 = 69x1/2		35
		<u>1178</u>
2nd Floor		
24x30 =		720

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
DBL-GARAGE	WOOD	2x4x4x8 FRAME	C. IRON	PLATE G. IRON	DIRT	WH FIN	20x22 = 440 @ .50
WOOD SHED → STORE HOUSE	"	"	B78-7x6 + G-IRON	SHED G-IRON	"	"	12x25 = 300 @ .40 8x16.5 = 132 @ .40
CONCRETE	NALKS						= 500 @ .15
FENCE	PICKET		3" HIGH			LIN. FT.	= 124

Remarks: GARAGE HAS SLIDING DOORS. WOOD SHED CONS. OF MIXED MATERIAL.
CELLAR UNFIN-NO CONCRETE.



GEORGE T. + PAULINE LIDDLE

PARCEL 157-2-3-4

ADDRESS 1337 VINE ST

SHEET OF SHEET

DESCRIPTION OF BUILDING

CONST. CLASS	FOUNDATION			EXTERIOR		LIGHTING		ROOM AND FINISH DETAIL										
	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINIS										
ARCHITECTURE	Reinforced	Concrete	Stucco on	X Electric	K.T.	Bx.		B	1	2	Material	Grade	Walls	Ceiling				
D74 (C)	Brick	Brick	Siding	Cond.	Cable	All						INT. STUCCO						
2 story	X Wood	Piers	Shingles	Few	Cheap	Living	1					OP. METAL						
TYPE (USE)	LI	Med	Hvy	B & B	T & G	Average	X Med	Dining	1									
X Single	STRUCTURAL			Brick	PLUMB. ROUGH		Bed	2										
Duplex	X Frame				Poor	Good	Bed		2			PAPER 24						
Flat	2x4x16		Veneer				Bed-Hall	1				PLASTER						
Apartment	Sheathing	ROOF			X Water Heater	Bath	1	1										
Court			Flat	4	X Automatic													
Motel	B & B	T & G	X Gable High	4	X Gas	Elect.												
Units	Brick		Hip	4	AIR - COND.		Kitchen	1		LINO.								
STRUCTURE	Concrete Block		Shed		X Heating	Cooling	Drain Bd.			Material	W.C.	Basinet	Lgth. 5	Ft. Splash: 6"				
Light	X Sub Floor.		Cut Up		Humid.	Clean'g	BATH DETAIL											
Sub-Standard	2x6x24		Dormers		Gravity	Forced	No.	FINISH			FIXTURES			SHOWER				
X Standard	Insulated				X Fireplace		1	Floors	Walls	Wc.	La.	Tub	Type	Grade	St.	OT. GD	Finist	
Above Standard	Walls		Gutters		Wall Unit		1	LINO	PLASTER	1	1	1	WOOD	E				
Special	Ceilings		Shingle		X Floor Unit		2		PLASTER	1	0				1	1	WOOD-STE	
WORKMANSHIP	Windows		Tile Trim		Zone Unit		3											
Inferior	X Double Hung		Composition		Central Unit			SPECIAL FEATURES										
X Average	French		X Comp. Shingle		Oil Burner			Book Cases		Built-in Beds								
Superior	Steel Sash		OVER 1000 W.P.		M-B.T.U.			Buffets		Venetian Blinds								

CONSTRUCTION RECORD				APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)					
Permit No.	For	Amount	Date	Effective Year	Age	Remcining Life	Table	%	Cond.	Arch. Affr.	Func. Plan	Con-Form.	Storage Cup.	Space Closet
✓	alter.	750	1939	1960	1946	46	16	85	40	E	G	G	G	AMPLE

COMPUTATION

Appraiser & Date		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
7/8		2nd Floor	770	3.80	2736								
		Fireplace			150								
		Air Cond.			50								
		Garage	440	.50	220								
		Store House	356	.40	142								
		Conc. Steep	65	.50	33								
		Conc. Walks	500	.15	75								
		Fence											
TOTAL					8530								
NORMAL % GOOD							40						
R.C.L.N.D.							3412						

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

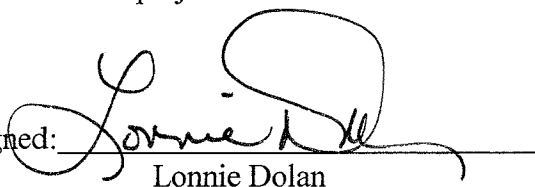
Newspaper: Tribune

Date of Publication: March 13, 2007

Meeting Date: April 3, 2007
(City Council)

Project: Demolition 07-001 (White -
1337 Vine Street)

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

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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), and approval of a demolition permit for the following project:

Demolition 07-001: a request by KMN Architect on behalf of Bruce White, to demolish two structures and a portion of the existing house on the site located at 1337 Vine Street (Parcel No. 009-033-012). The structures requested to be demolished consist of the following:

- An approximate 560 square foot portion of the existing residence (Bldg. A). This portion is at the rear of the original house and was added after the original house was built. The original house will be converted to an office while maintaining its historic architecture and character;
- The 440 square foot detached garage;
- The existing barn building at the rear of the site (Bldg. B).

The public review period for the Draft Negative Declaration commences on March 13, 2007 and ends at the Public Hearing, which is scheduled to take place on Tuesday, April 3, 2007 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.

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.

Written 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 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 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.

Darren Nash, Associate Planner
March 13, 2007 6550134

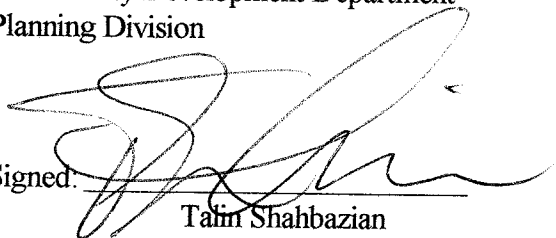
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Talin Shahbazian, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Demolition 07-001, a request by KMN Architect on behalf of Bruce White, to demolish two structures and a portion of an existing house, on this 19th day of March, 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____



Talin Shahbazian

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