

TO: JAMES L. APP, CITY MANAGER

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CERTIFICATE OF APPROPRIATENESS 12-002  
(VANSTEENWYK) APN: 009-021-023

DATE: SEPTEMBER 4, 2012

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- Needs: For the City Council to consider approval of the following applications:
- HPC 12-002: Certificate of Appropriateness related to the request to rehabilitate and add additions to a building listed in the City's Historic Resource Inventory;
  - Variance 12-001: a request to allow a setback from the front property line to the garage door less than the required 20-feet, as a result of topography changes between the house and the existing street;
  - OTR 12-009: request to remove two oak trees.
  - Waiver 12-002: waiver of sidewalk installation.

- Facts:
1. The project is located at 1301 Chestnut Street. See Vicinity Map, Attachment 1.
  2. The house is listed on the City's Historic Resource Inventory, as eligible for local listing, and is identified as a contributor to the Vine Street Overlay Zone.
  3. The City's Historic Preservation Ordinance requires that renovation and expansion to a historic resource requires the approval of a Certificate of Appropriateness.
  4. A Certificate of Appropriateness is an approved Certificate authorizing work on a historic resource. Section 21.50.130.C, of the Historic Preservation Ordinance, requires that the Planning Commission review a request for the Certificate, and make a recommendation to the City Council based on the following findings:
    - The proposed work is found to be consistent with applicable design guidelines adopted by the City Council;
    - In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation;
    - If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines;
    - Any designated historic landmark or contributor to a historic district may, upon request of the applicant for a certificate of appropriateness, be subject to the provisions of the California Historical Building Code

if the work is required to comply with the Secretary of Interior Standards;

- The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historical designation;
5. David Brown, Architect, on behalf of Mr. VanSteenwyk, has developed plans to restore and renovate the house which includes constructing a new foundation and restoring/remodeling the existing house and constructing additions to the house. See letter from David Brown, Attachment 3.
  6. With the reconstruction of the foundation, the plans include the addition of a new garage/basement for the house. As a result of the topography along Chestnut Street in this block, the edge of the street pavement is approximately 20-feet away from the property line, which is located at the top of the slope (See Attachment 2, Site Plan). The setback to the new garage door to the property line is 18-feet, and does not comply with the required 20-foot setback. The applicants have requested a Variance to allow for the 18-foot setback.
  7. In conjunction with the renovation/additions, the applicants are proposing to remove two oak trees. A 20-inch Blue Oak (#668) is causing the existing retaining wall to crack and lean. Since the wall is planned to remain, removal of the tree would prevent further damage to the wall. The second tree proposed for removal is a 16-inch Coast Live Oak is in poor condition, and is covered in Ivy.
  8. A waiver of street improvements on Chestnut Street appears to be warranted given the constraints posed by the topography and oak trees. (Please See City Engineer's Memo, Attachment 4), According to Section 11.12.030D of the Municipal Code, the Planning Commission has the authority to waive the requirement for street improvements, and require in-lieu fees to be paid.
  9. The project was reviewed by the Development Review Committee (DRC) on July 9, 2012. The DRC was in favor of the project as proposed including the garage door setback variance. The DRC did not discuss the sidewalk waiver, or the oak tree removal requests.
  10. See the attached letter from Grace Pucci (Attachment 5), on behalf of the El Paso de Robles Historical Society, in support of the proposed project.
  11. Based on the applicants proposing to re-use the existing building, which would include exterior and interior improvements that would be consistent with the Secretary of Interior Standards for Historic buildings, Section 15331 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), would allow the City to Categorical Exempt (Class 31) the project from environmental review.
  12. At their meeting on August 14, 2012, the Planning Commission reviewed the proposed applications and recommended the City Council approve the applications as proposed.

Analysis  
and

Conclusions: Certificate of Appropriateness:

As mentioned above, a Certificate of Appropriateness requires that the Planning Commission make a recommendation to the City Council based on specific findings. The findings are listed below with a statement on how the proposed project would comply with each finding:

- The proposed work is found to be consistent with applicable design guidelines adopted by the City Council; *Since the rebuilding of the house with the additions will be done in a manner that will complement the existing design, color, texture and materials, it will maintain the historic quality of the building and will therefore comply with the West Side Historic District Guidelines;*
- In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation. *The project would meet applicable design guidelines as described above however; the project will also comply with the Secretary of Interior Standards.*
- If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines; *Since this project consists of rehabilitation and additions built in a manner consistent with the Secretary of Interior Standards, the project will not cause a significant adverse effect as defined by CEQA.*
- Any designated historic landmark or contributor to a historic district may, upon request of the applicant for a Certificate of Appropriateness, be subject to the provisions of the California Historical Building Code if the work is required to comply with the Secretary of Interior Standards. *The house is a contributor to the Vine Street Overlay Zone. The Architect is familiar with the Historic Building Code and is prepared to address the code as necessary.*
- The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historical designation. *The building is listed on the City's Historic Resource Inventory and is eligible to receive a Certificate of Appropriateness.*

In addition to the Standards above, the Secretary of Interior Guidelines for Rehabilitation indicate that when rehabilitating a historic resource that it is important to identify the character defining elements, such as materials, architectural features, site and setting, and to take the elements into consideration with design the project. David Brown addresses these elements in his letter (Attachment 3).

*Variance:* In this situation, the front property line is 20 feet away from the edge of Chestnut Street, allowing for the reduction in the garage door setback to 18-feet seems reasonable, since the garage door setback to the edge of pavement will be approximately 38-feet.

*Oak Tree Removals:* The Arborist Report for this project indicates that with the removal of the two oak trees there will be six trees preserved with the project. The proposal for removal of the two trees seems reasonable based on the future damage to the existing retaining wall for Tree #666, and based on the poor health of tree #671. Replacement trees will be required.

*Waiver:* Based on the topographic constraints of this property, a waiver of the installation of sidewalk would seem warranted.

*Conclusion:* One of the primary reasons the City adopted a Historic Preservation Ordinance was to be able to accommodate a project such as this one. In this case the applicants are taking the necessary steps to restore this building to its historic form and character, but also improve the residence to accommodate current needs and function. The Ordinance provides the process to allow for rehabilitation and addition to a historic structure, which is the Certificate of Appropriateness. As described above it appears that the findings can be made which would give the Planning Commission enough information to recommend to the City Council approval of the Certificate that would allow the applicants the ability to move forward with the restoration of the 1301 Chestnut house as proposed by Mr. VanSteenwyk.

This project is a good example of how a historically significant building can be adapted and re-used to meet the owner's needs, but still comply with local and State historic preservation requirements.

The project could be redesigned to save the two oak trees, and comply with the 20-foot garage door setback, however by granting the requests as proposed would give the owner and architect additional flexibility in design and seem reasonable since the project would remain compatible with the surrounding neighborhood.

Reference: Secretary of Interior Standards for Historic Buildings, Paso Robles Historic Preservation Ordinance and CEQA.

Fiscal

Impact: None.

Options: After opening the public hearing and taking public testimony, the City Council take one of the actions listed below:

By separate motions:

- a. 1. Adopt the attached Resolution approving a Certificate of Appropriateness which would allow for the rehabilitation and addition to the house at 1301 Chestnut Street in a manner that would comply with the Secretary of Interior Standards, approve Variance 12-001, allowing an 18-foot garage door setback;

2. Adopt the attached Resolution approving Waiver 12-002, allowing the waiver for the installation sidewalk and require that in-lieu fees be paid;
  3. Adopt the attached Resolution approving OTR 12-009, allowing the removal of two oak trees; or
- b. Amend, modify, or reject the above-listed action.
  - c. Request additional information and analysis.

Attachments:

1. Vicinity Map
2. Site Plan
3. Letter from David Brown, Architect
4. City Engineer Memo
5. Letter from Historical Society
6. Resolution to Approve Certificate of Appropriateness and Variance
7. Resolution to Approve Waiver
8. Resolution to Approve Oak Tree Removals
9. Affidavits



Attachment 1  
Vicinity Map  
HPC 12-002 et al  
(VanSteenwyk)



# HISTORICAL RESIDENCE

## 1301 Chestnut Street, Paso Robles

### BACKGROUND

Described, with some license, as a Romanesque cottage, this house is an interesting blend of features with elements of “Craftsman Gothic” and “Classical Revival”. The house fronts Chestnut Street and sits on a large double lot at the west end of 13<sup>th</sup> Street. It is located within the Vine Street Historical and Architectural Overlay Zone and referred to as the Hamilton House. The home’s historical status is classified as being a “contributor” to the the Paso Robles Historical District and, on it’s own, it is considered to be, ”individually significant”

Built in 1903, it was first constructed as a speculative house commissioned by the Paso Robles Realty Company and designed by Frances Reid. Mr. Reid was Pastor of the Plymouth Congregational Church, which he also designed (1901), located down 13<sup>th</sup> street at Oak. There are striking architectural similarities in elements of both buildings. The County records still refer to the house as being with the “Parsonage Properties.” It is believed that Reid also figured strongly in the design of what is known as the “Judge’s House” at 1720 Johnson Avenue in San Luis Obispo.

### RECENT HISTORY

The house was condemned by the City of Paso Robles as a result of the December 2003, San Simeon Earthquake. While the wood framed portions of the house appear to have survived without substantial damage, the unreinforced Adelaida Stone foundation crumbled. It was only the historical status of the structure that kept it from being torn down. It sat vacant, and was frequently broken into and vandalized. Most of the ground floor windows were broken and have subsequently been covered over with sheets of plywood. Temporary structural strap reinforcing has been installed to keep it from deteriorating even further. In July, Brett VanSteenwyk, (associated with Paso Robles for nearly 40 years ), purchased the property with the intent of making it a habitable residence once again.

### OWNERSHIP

There have been many owners over the years since the residence was part of the parsonage. The following list may be incomplete:

1. Hamiltons (1930’s)
2. Jim Douglas (1940’s into the 1950’s). He was a geologist and did all of the original oil leases for the San Ardo fields.
3. The Smiths (1955)
4. The Averilles (1959 - ?)
5. Weinkes (1980’s)

Attachment 3  
Architect Letter  
HPC 12-002 et al  
(VanSteenwyk)

6. Bells (1997 – 2011) He owned a jewelry Store in Paso Robles
7. VanSteenwyk (2011 – to present) He is associated with Scientific Drilling (oil) which maintains its Technology Center in Paso Robles

## **RESIDENCE DESCRIPTION**

The house sits on a large, uphill double lot at the top of 13<sup>th</sup> Street. The roof is primarily a large, steeply pitched hip with two large gables at the front and back, as well as additional dormers at each end. It is likely that Oregon Spruce was used in paneling and other decorative elements. Shingles face the gables and form the siding on the first floor. The foundation is composed of stacked unreinforced Adelaida Stone that is also used in some other “accent” features. Windows to the basement are capped with radiating stonework.

Two rooms stand out in the home. A living room that one enters from the front door is nicely paneled. Next to it is an octagonal dining room that is similarly paneled. The wood flooring for these rooms is also quite attractive. A study was built between the living room and the main floor bedroom (possibly the former master bedroom). A doorway from the living room to the back of the house has been blocked off. Another room of unknown use exists between the kitchen and the main floor bedroom, and includes elements of a bathroom whose configuration is, to say the least, curious.

The second floor was not originally finished, but without any cross beams to speak of, it provided large open covered space that was used for parties and dances. Since that time, the walls and ceiling have been paneled by pine, and the space partitioned into a master bedroom/bathroom. The durable wood floor is still up there under the carpet.

The screened porch at the rear of the house was sided early on (before 1945). With a shed roof, it has a fairly low ceiling and no real foundation. Eventually, the porches were fully enclosed with fixed glass panels and an aluminum sliding glass door. It is believed that they were used as another bedroom and a laundry room.

## **THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES FOR REHABILITATING AN HISTORIC BUILDING.**

The Applicant is proposing a project that includes both rehabilitation and additions to the existing historical residence located at 1301 Chestnut Street in Paso Robles. The general approach to rehabilitation is to identify and retain those features and materials that are the most important in defining the buildings historical character. The Standards and Guidelines are intended to address exterior and interior materials, finishes and features, site and setting specifics and finally any special requirements including additions and alterations.

The character defining, historical elements of the existing residence are identified as follows:

### **Exterior**

- Adelaida stone foundation, basement and landscape walls.
- Steep pitched hip roofs with gable dormers on all sides and deep front and side roof overhangs
- Wood shingle siding and gable end shingles with details.
- Multiple physical shapes including rectangle, octagon, triangular gables and rounded rock patios
- Rounded roof support columns

### **Interior**

- Wood wall paneling , floors and ceiling in living and dining rooms
- Wood , built-in cabinetry
- Tile faced, diagonal masonry fireplaces
- Painted interior plaster walls
- Upper attic space used extensively with dormers.

### **Site and Setting**

- The site is a large, double up sloped lot with multiple oak trees
- Two sets of concrete stairs from street below.
- Rock lined walkways
- Located on western edge of the Historical district.
- The neighborhood contains an eclectic mix of residences, some of an historical nature with various architectural styles from different periods.

### **Special requirements**

- The existing mechanical and electrical systems are generally complete
- Narrow 24" wide stairway to attic space
- No guardrails on exterior patios
- The historical residence is subject to the provisions of the California Historical Building Code.

## **Additions and Alterations**

The rehabilitation process includes opportunities for additions and alterations that will allow for contemporary use and function.

The additions and alterations for this project include the following proposed project :

- A Expansion and finishes for the basement area including an office, two car garage, Bedroom and bath, utility , exercise area mechanical, workshop and storage areas.
- B Remodel and update interior rooms and finishes
- C Expand master bedroom approximately 8 feet to the south
- D Relocate code required stairs to the rear of the building.
- E Add a balcony and terrace to front of structure.
- F Add a family room and a partial covered patio.
- G Remove rear portion of poorly constructed addition and shift residence back from street by approximately 8 feet.

## **PROPOSED WORK**

The proposed work includes the above work associated with the additions and alterations as well as the following :

- 1 Excavation and grading for basement , garage and driveway
- 2 Construct new concrete foundations and retaining walls for the structure.
- 3 Reinstall Adelaida stone as a veneer for the basement walls , patio and landscaping rock walls
- 4 Provide for proper drainage around building including installation of gutters and downspouts.
- 5 Repair and maintain all rock lined walkways and other hardscape landscape features.
- 6 Repair and / or replace wood shingles and trim. ( Option to install Hardi concrete shingles and trim
- 7 Add and / or reconstruct dormers for additional light, ventilation, and egress
- 8 Repair and / or replace any deteriorated trim or columns with like materials.
- 9 Repaint or seal all wood surfaces with a color or stain consistent with the historical colors of this period of homes.
- 10 Relocate master bath to front hallway and omit angled wall.
- 11 Narrow front porch and rebuild sagging, overextended overhang.
- 12 Prepare a structural analysis of the residence and upgrade all structural aspects of residence including vertical and lateral loading requirements.
- 13 Remove 2<sup>nd</sup> set of concrete stairs at north end to make way for driveway.
- 14 Provide for attic ventilation.
- 15 Repair existing roofing and add flashings etc as required.
- 16 Replace damaged fireplaces and chimneys with metal inserts or equal. Save and reinstall facing tile and stone or install similar.
- 17 Add metal guardrails to meet code requirements.
- 18 Repair and / or replace damaged windows and doors with energy efficient types
- 19 Repair and retain existing woodwork in dining and living room areas.
- 20 Reuse existing hardware, doors, trims, etc. where feasible.

- 21 Upgrade all existing plumbing, mechanical and electrical systems. Use energy efficient systems as necessary.
- 22 Install drywall and insulation in walls ceilings and floors.
- 23 Locate AC condenser unit to rear of building
- 24 Preserve and enhance natural landscaping features.
- 25 Rework bathrooms and kitchen with new cabinets, tile, appliances, fixtures, etc
- 26 Install safety features , ie smoke detectors, fire rated doors, carbon monoxide detectors etc.
- 27 Convert attic space from one bedroom and bath to two bedrooms and bath.
- 28 Remove two oak trees, ( see attached arborists report )
- 29 Add windows, walls and doors per plan.
- 30 Add and relocate dormers as per plan
- 31 General miscellaneous work as required to preserve, repair, remodel and add to an existing residence so as to rehabilitate the building with respect to retaining the historical aspects of the residence. .

### **Conclusion**

The proposed project is consistent with the applicable design guidelines adopted by the City Council of Paso Robles with the exception of the front setback to the garage, which is currently at 18 feet . This setback is consistent with approximately ten other residences with garages fronting on Chestnut Street that also appear to have front setbacks less than the required 20 feet. In addition, the proposed work on the historical residence generally conforms to the Standards and Guidelines of the Secretary of the Interior with respect to Rehabilitation. Consequently, the applicant, as the owner of the historical residence, requests that a “ **Certificate of Appropriateness** “ be issued for this rehabilitation project.

## **PROJECT INFORMATION**

**OWNER :** BRETT VANSTEENWYK  
1929 Vine St. Paso Robles Ca. 93446

**LEGAL DESCRIPTION** Lots 12 and 13 of  
Division of Villa Lot 7 in City of Paso  
Robles A.P.No. 009-021-023

**JOB ADDRESS :** 1301 Chestnut Ave. Paso Robles  
Ca. 93446

**HISTORICAL DATA** Historic designated name-  
HAMILTON HOUSE  
Part of VINE STREET HISTORIC AND  
ARCHITECTURAL OVERLAY ZONE  
Status – Contributor and individually  
Significant  
HRI Evaluation 35, Local 553

**INTEGRITY** Former condition – FAIR  
Condition since 2003 Earthquake –  
UNSAFE and NON HABITABLE  
As per City of Paso Robles

### **AREA DATA**

All areas are approximate

#### **Existing**

Lot Area	14,177 SF
Basement Area	750 SF
Main Floor Area	1,685 SF
Upper Floor Area	663 SF
Covered Porch Area	150 SF
Total Living Area	2,348 SF

#### **PROPOSED**

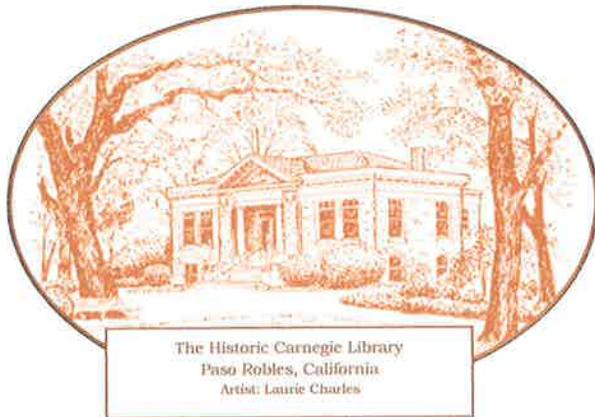
Garage / Shop Area	1,158 SF
Basement Area	1,100 SF
Main Floor Area	1,689 SF
Upper Floor Area	683 SF
Covered Porch Area	113 SF
Terrace / Balcony	700 SF
Total Living Area	3,472 SF

**MEMORANDUM**

**TO: Darren Nash**  
**FROM: John Falkenstien**  
**SUBJECT: Sidewalk Waiver 1301 Chestnut Avenue**  
**DATE: July 31, 2012**

While the 2011 Circulation Element is a strong proponent of sidewalks, in this case it appears that a waiver of sidewalk improvements is appropriate. The sidewalk adjacent to the property to the north is not ADA compliant in that it is less than four feet wide. Topographic issues appear to preclude extension of sidewalk to the south of the subject property.

Expensive retaining walls would be required to provide for a sidewalk along the frontage of 1301 Chestnut that would likely never have reasonable connections in either direction. For these reasons I recommend a sidewalk waiver; subject to an in-lieu fee as required by Section 11.12.030D of the Municipal Code.



El Paso de Robles Area Historical Society  
P.O. Box 2875  
Paso Robles, CA 93447  
pasohistory1@sbcglobal.net  
(805) 238 - 4996

August 1, 2012

Planning Commission  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

RECEIVED

AUG 01 2012

Engineering Division

RE: Hamilton House Restoration  
Brett Van Steenwyk, Owner

Members of the Planning Commission:

This letter is written in support of Brett Van Steenwyk's application for restoration of the Hamilton House at 1301 Chestnut Street. For years after this home was severely damaged in the San Simeon Earthquake of 2003, it was the fear of most preservationists in Paso Robles that this beautiful, historic home would eventually be demolished as the cost of restoration would most likely deter hopeful buyers from taking on such a project. It was therefore with great pleasure that we learned of Mr. Van Steenwyk's purchase of the house and his subsequent plans to rehabilitate and restore the home to its former glory.

In considering the merits of the project and the justification for preserving the structure there are several points worthy of recognition. First the original architect of the home, Francis W. Reid, was a well known architect in the bay area. According to historical records he designed over 500 residences, 26 churches, 11 schools and two Carnegie libraries during his career. Additionally Francis Reid was an ordained minister and served as Pastor at Plymouth Congregational Church here in Paso Robles. Interestingly, Reverend Reid was the architect of Plymouth Congregational Church as well as the Hamilton House.

Paso Robles Planning Commission  
August 1, 2012  
Page Two

The Hamilton House is listed in the city of Paso Robles' Historic Resources Inventory as being of Romanesque style and appears eligible for historic listing. The home also possesses many of the architectural elements of the early Craftsman style including the covered porch with large support columns, windows with multiple panes in the upper portion and single pane in the lower and decorative braces.

In reviewing Mr. Van Steenwyk's proposed plans for the home, it appears that every effort is being made to ensure that the building retains its historic integrity and that the materials to be used will be appropriate to the architectural period of the home. Once the Hamilton House is fully restored it will be a tremendous asset to the Westside Historic District, as well as to the City of Paso Robles. It is therefore with great pleasure that the El Paso de Robles Area Historical Society gives its full support to Mr. Van Steenwyk's application to the City of Paso Robles for the restoration of the Hamilton House.

Sincerely,



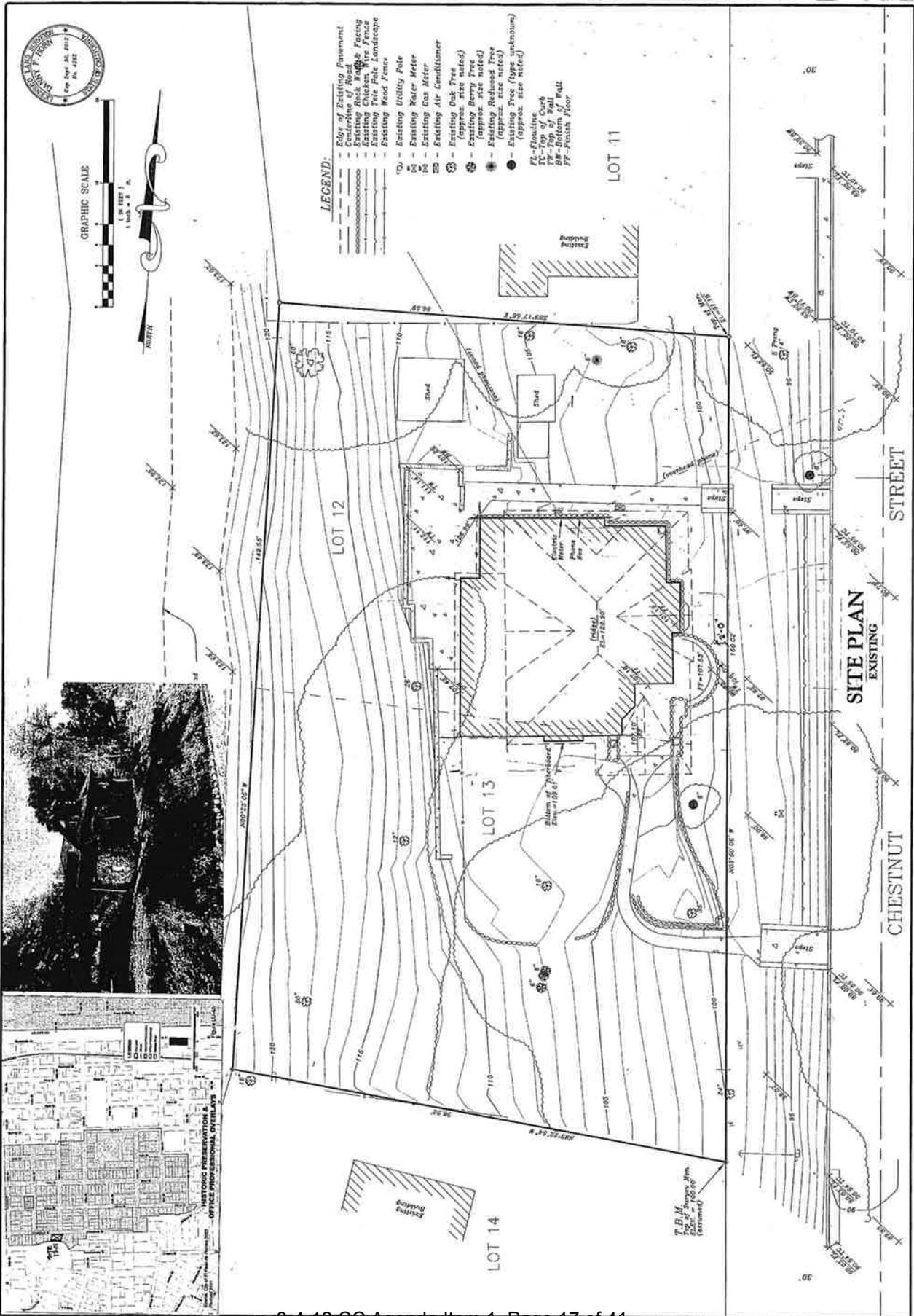
Grace Pucci  
President

REVISIONS:	

DAVID M. BROWN  
ARCHITECT  
10001 24th Street, Suite 200  
Pasadena, CA 91109

**BRETT VAN STEENWYK RESIDENCE**  
1301 CHESTNUT STREET  
PASO ROBLES, CALIFORNIA

PROJECT NUMBER: 1301 CHESTNUT STREET  
DATE: 12-04-2011  
SCALE: 1/4" = 1'-0"  
JOB NUMBER: 1301 CHESTNUT STREET  
SHEET: A2  
OF 3 SHEETS





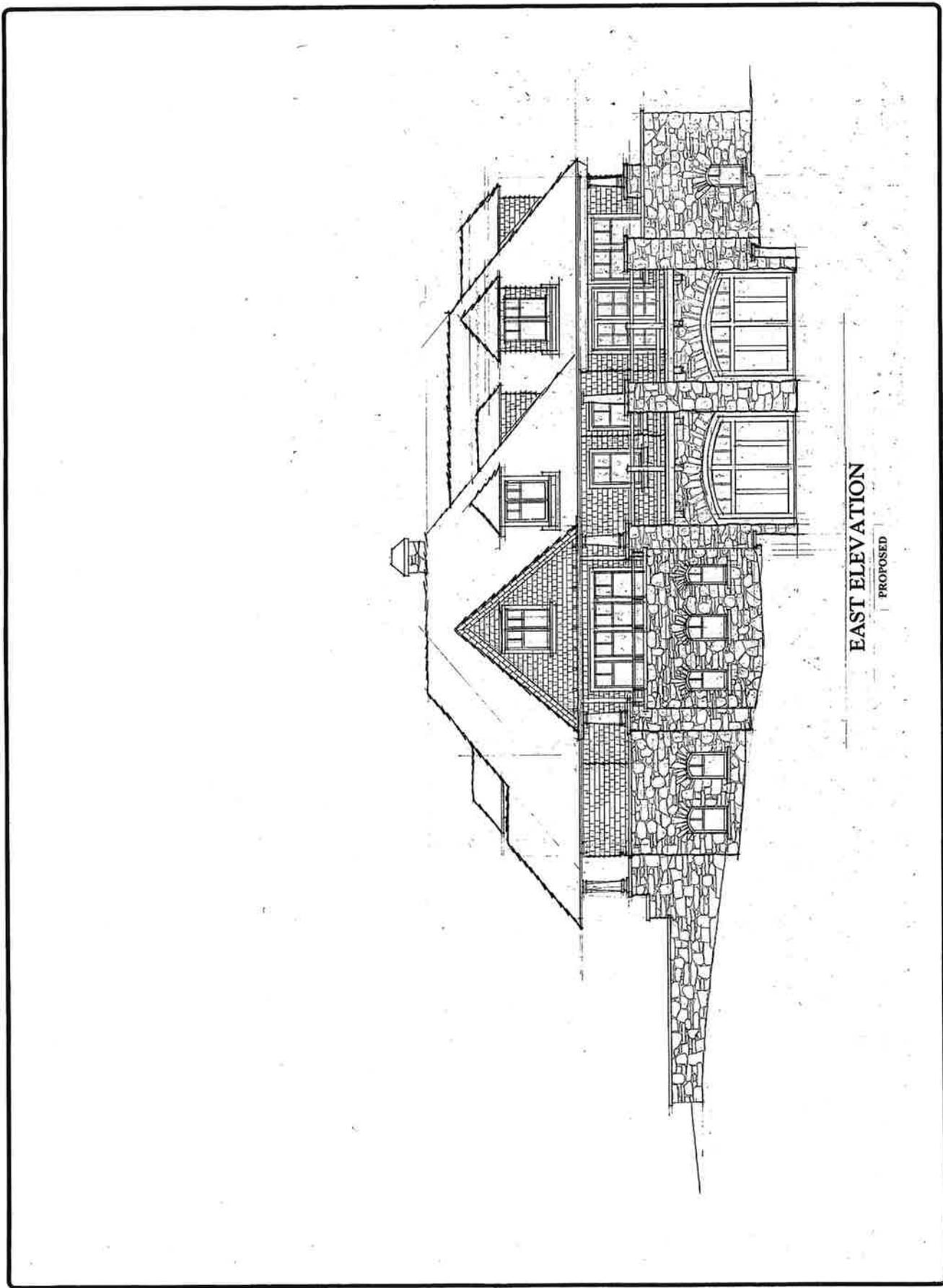
REVISIONS	BY

DAVID M. BROWN  
ARCHITECT  
1001 N. 20TH  
PASO ROBLES, CALIFORNIA 93528  
TEL: 805-328-1234

**BRETT VAN STEENWYK RESIDENCE**  
PROPOSED REMODEL/ADDITION FOR:  
1301 CHESTNUT STREET  
PASO ROBLES, CALIFORNIA

DATE	
SCALE	
JOB NO.	
SHEET	
OF	

**A-4**



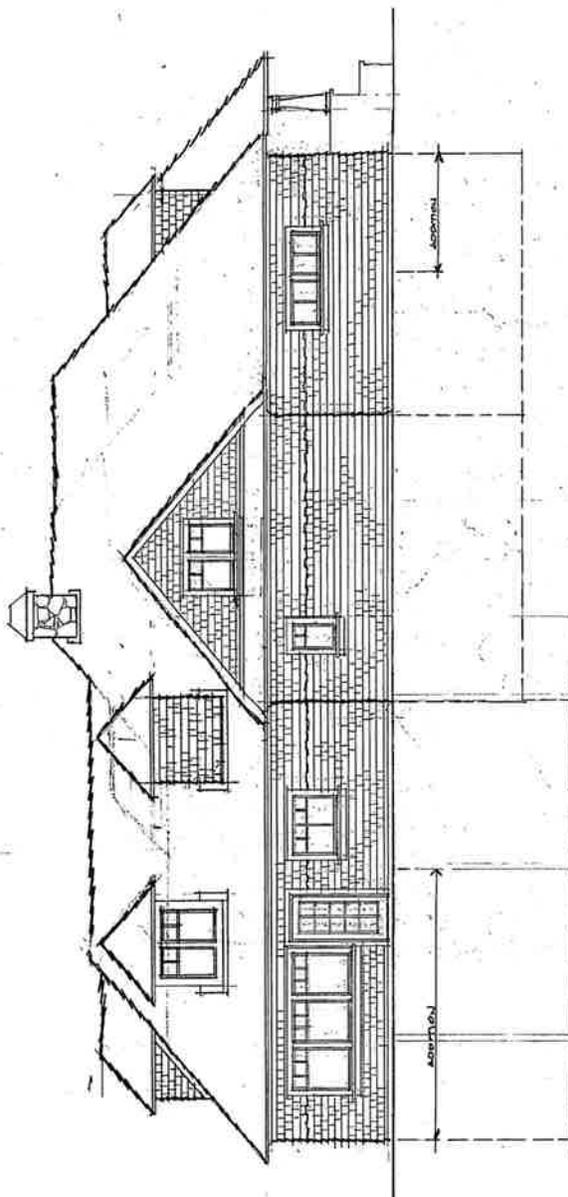
**EAST ELEVATION**  
PROPOSED

NO.	DATE	BY

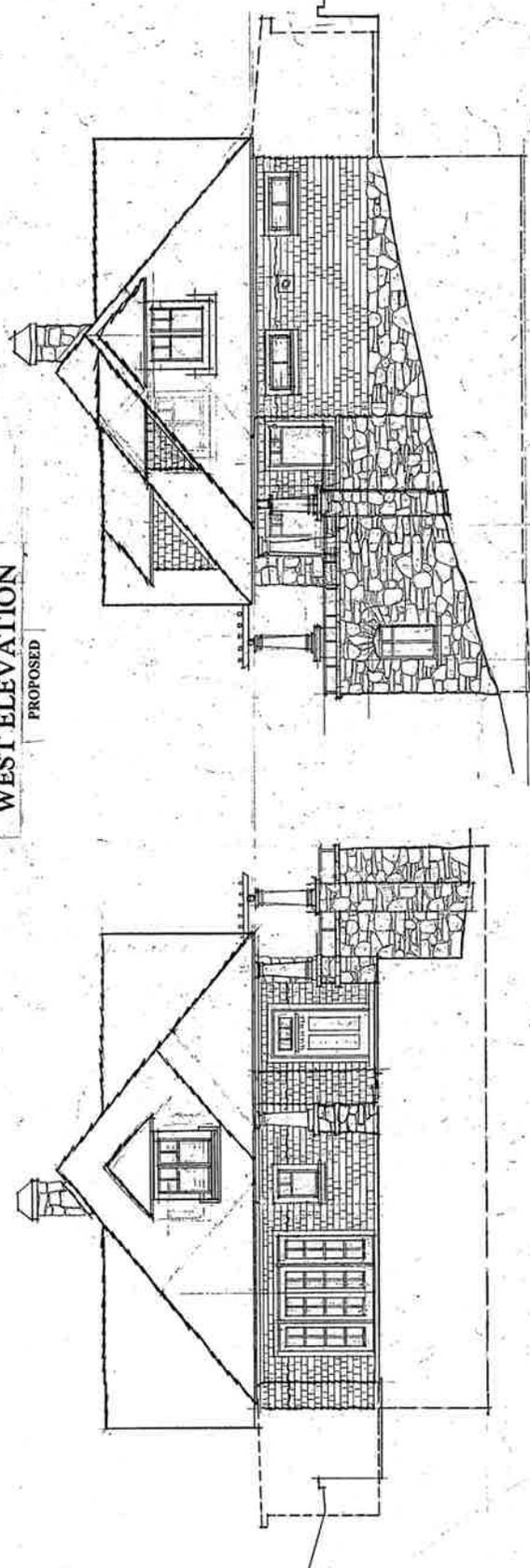
DAVID M. BROWN  
ARCHITECT  
10001 113 - CANON - CA 92628  
PHONE 951-338-1000 FAX 951-338-1001

BRETT VAN STEENWYK RESIDENCE  
1301 CHESTNUT STREET  
PASO ROBLES, CALIFORNIA  
PREPARED FOR: BRETT VAN STEENWYK

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
SHEET: \_\_\_\_\_  
A-5  
OF \_\_\_\_\_



WEST ELEVATION  
PROPOSED



NORTH ELEVATION  
PROPOSED

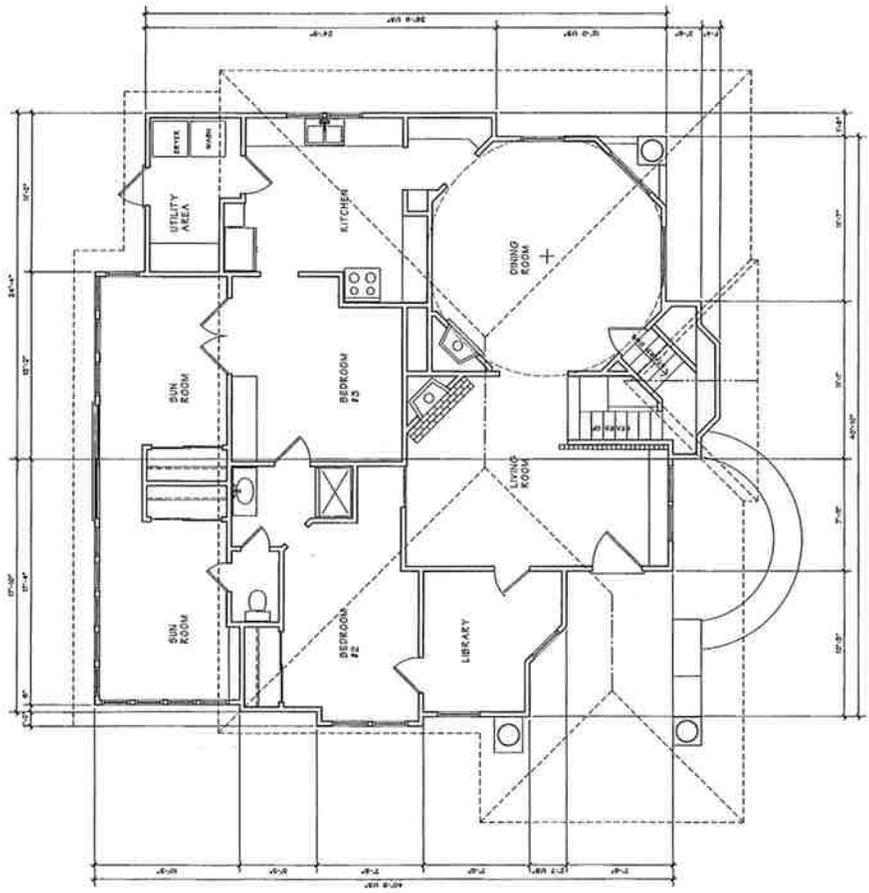
SOUTH ELEVATION  
PROPOSED

DATE	
BY	
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DAVID M. BROWN  
ARCHITECT  
1000 832-0278 FAX 832-1778  
PASO ROBLES - CALIFORNIA - CA 92568

PROPOSED REMODEL/ADDITION FORM  
**BRETT VAN STEENWYK RESIDENCE**  
1301 CHESTNUT STREET  
PASO ROBLES, CALIFORNIA

DATE: 06/20/12  
SCALE: 1/4" = 1'-0"  
JOB NUMBER: PASO-DMR-12-001  
SHEET: A 6  
OF SHEETS



EXISTING MAIN FLOOR PLAN

MAINT







RESOLUTION NO. 12-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
AUTHORIZING A CERTIFICATE OF APPROPRIATENESS AND VARIANCE FOR THE  
PROPERTY LOCATED AT 1301 CHESTNUT STREET  
(VANSTEENWYK)

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WHEREAS, the existing house located at 1301 Chestnut Street is listed in the City's Historic Resources Inventory; and

WHEREAS, Dave Brown, on behalf of Bret VanSteenwyk, has submitted an application for a Certificate of Appropriateness to allow for the rehabilitation and addition to the existing house at 1301 Chestnut Street; and

WHEREAS, the house was severely damaged by the 2003 San Simeon Earth Quake, and has been condemned since 2003; and

WHEREAS, it has been determined by David Brown, that in order to preserve the house it is necessary to remove the existing stacked rock foundation and replace it with a new foundation; and

WHEREAS, since the foundation needs to be replaced along with various repairs and restoration to the current house, the owner would like to add square footage to the house in the form of a basement/garage, and additions to either end of the house, and thereby requests that the City process a Certificate of Appropriateness; and

WHEREAS, Section 21.50.130.C, of the Historic Preservation Ordinance, requires that the Planning Commission review a request for the Certificate and make a recommendation to the City Council based on findings; and

WHEREAS, in conjunction with the Certificate of Compliance, the applicant is also requesting a Variance, in order to allow for an 18-foot setback to the garage door, rather than the required 20-foot; and

WHEREAS, based on the applicant's proposal to re-use the existing building, which would include exterior and interior improvements that would be consistent with the Secretary of Interior Standards for Historic buildings, Section 15331 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), would allow the City to Categorically Exempt (Class 31) the project from environmental review; and

WHEREAS, on August 14, 2012, the Planning Commission reviewed the proposed Certificate of Appropriateness and Variance, and based upon facts and analysis presented in the staff report and the attachments thereto, and the public testimony received, recommended that the City Council approve the Certificate of Appropriateness; and

1. Now, therefore be it resolved , based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, the City Council makes the following findings:
  - a. The proposed work is found to be consistent with applicable design guidelines adopted by the City Council; Since the rebuilding of the house with the additions will be done in a manner that will complement the existing design, color, texture and materials, it will maintain the historic quality of the building and will therefore comply with the West Side Historic District Guidelines;
  - b. In the absence of applicable design guidelines, the proposed work is found to be consistent with the Secretary of Interior Standards for Rehabilitation. The project would meet applicable design

guidelines as described above however; the project will also comply with the Secretary of Interior Standards.

- c. If the project is a demolition or relocation, the project will not cause a significant adverse effect as defined in the state CEQA guidelines; Since this project consists of rehabilitation and additions built in a manner consistent with the Secretary of Interior Standards, the project will not cause a significant adverse effect as defined by CEQA.
  - d. Any designated historic landmark or contributor to a historic district may, upon request of the applicant for a Certificate of Appropriateness, be subject to the provisions of the California Historical Building Code if the work is required to comply with the Secretary of Interior Standards. The house is a contributor to the Vine Street Overlay Zone. The Architect is familiar with the Historic Building Code and is prepared to address the code as necessary.
  - e. The California Historical Building Code may also apply to a property that has not been designated if the City Council determines that the property qualifies for a historical designation. The building is listed on the City's Historic Resource Inventory and is eligible to receive a Certificate of Appropriateness.
2. Let it also be resolved, that based upon facts and analysis presented in the staff report and the attachments thereto, the public testimony received, the City Council makes the following findings:
    - a. That the Variance allowing the 18-foot setback between the proposed garage door and the edge of pavement is warranted based on the front property line being approximately 20-feet behind the current edge of pavement of Chestnut Street, and when the 18-foot setback is applied, the distance between the proposed garage and the edge of pavement will exceed 38-feet. If the variance is not allowed, the existing topography and the 20-foot setback requirement, would prevent the property from being able to have a garage, similar to what other R-1 zoned properties in the neighborhood have.
  3. The City Council of the City of El Paso de Robles hereby approves a Certificate of Appropriateness and authorizes the rehabilitation of the house at 1301 Chestnut along with the proposed additions and require that its reconstruction be done in a manner that retains the character defining features such as the design, color, texture, and visual qualities as indicated in the project plans attached as Exhibit A, and approve the Variance allowing the 18-foot garage door setback subject to the necessary Building Codes and Historic Building Code as determined by the Building Official,

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 4<sup>th</sup> day of September 2012 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

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Duane Picanco, Mayor

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Caryn Jackson, Deputy City Clerk

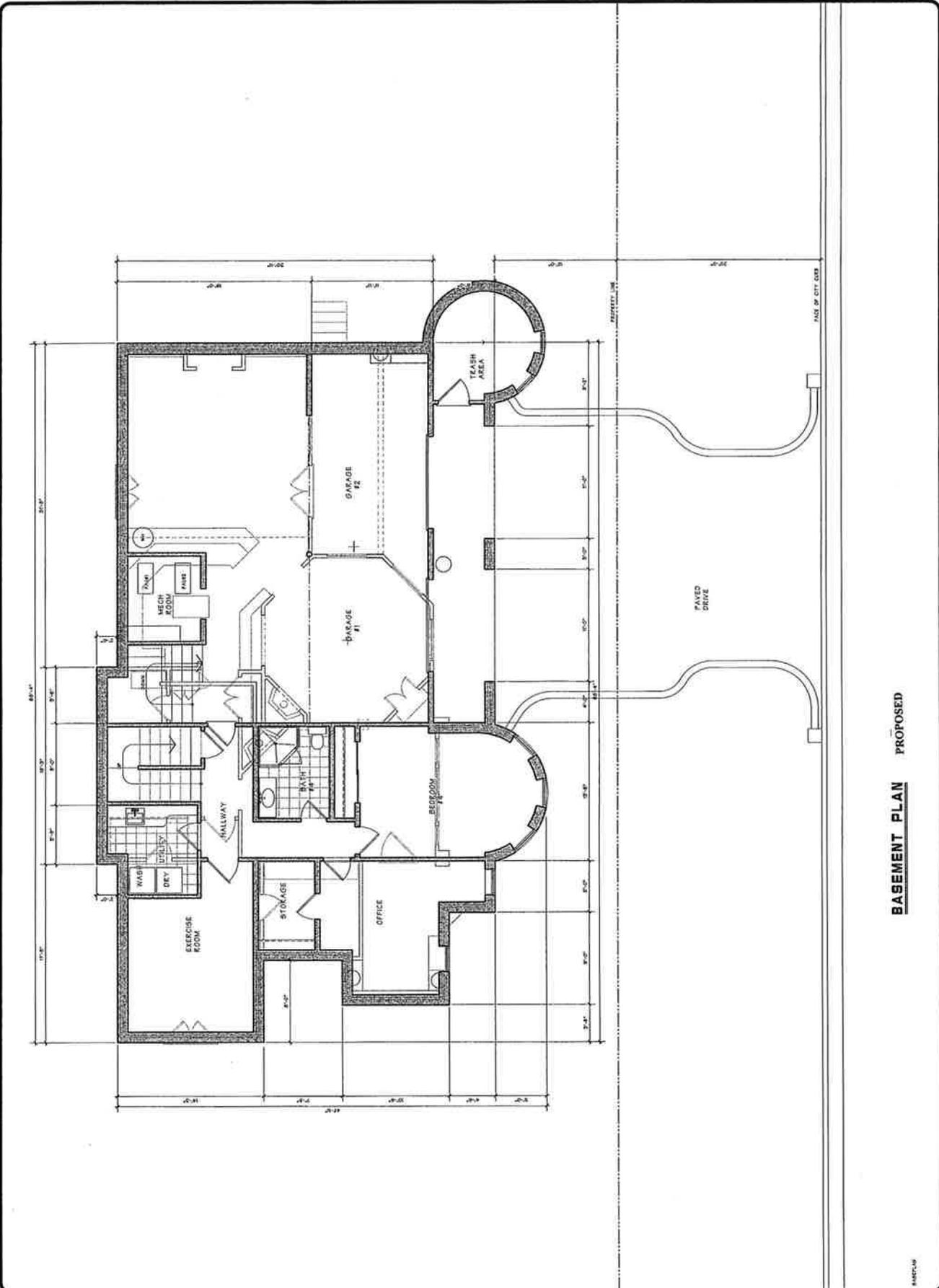


NO.	BY	DATE

DAVID M. BROWN  
ARCHITECT  
1000 17th Street, Suite 100  
Pasadena, CA 91106  
Phone: 626-791-1111  
Fax: 626-791-1111

PROPOSED REMODEL/ADDITION FOR:  
**BRETT VAN STEENWYK RESIDENCE**  
1301 CHESTNUT STREET  
PASO ROBLES, CALIFORNIA

DRAWN BY:  
DAVID BROWN  
CHECKED BY:  
DAVID BROWN  
DATE:  
06-07-2012  
SCALE:  
1/2" = 1'-0"  
PROJECT NUMBER:  
PASO-04-01  
SHEET:  
**A 10**  
OF 10 SHEETS



**BASEMENT PLAN** PROPOSED

RESOLUTION NO. 12-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES  
APPROVING WAIVER 12-002 FOR SIDEWALK AT 1301 CHESTNUT STREET  
(VANSTEENWYK)  
APN: 009-021-023

---

WHEREAS, Waiver 12-002 has been filed by Bret VanSteenwyk for the waiver of sidewalk improvements at 1301 Chestnut Street; and

WHEREAS, Section 11.12.030D of the Municipal Code, states that, in the event the construction of sidewalk is not feasible due to street locations, hardship due to fire or acts of God, topography or other physical factors, the City Council, after hearing the recommendation of the City Engineer, may waive, or modify the provisions of the chapters that apply to sidewalks, curb, gutters and driveway aprons, upon application of the owner of the property or other persons to whom this chapter may apply; and

WHEREAS, sidewalk construction at 1301 Chestnut Street would involve significant grading activity and retaining wall construction, inconsistent with neighborhood character, due to topographic constraints; and

WHEREAS, the City Engineer recommends that the City Council waive the provisions of Section 11.12.030, based upon the topographic constraints along Chestnut Street, and allow the applicant to forgo the installation of required City standard sidewalk; and

WHEREAS, on August 14, 2012, the Planning Commission recommended that the City Council approve Waiver 12-002; and

WHEREAS, a public hearing was conducted by the City Council on September 4, 2012, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed Waiver; and

NOW, THEREFORE, BE IT RESOLVED, That based upon the facts and analysis presented in the staff report, and the provisions for waivers set out in Section 11.12.030D of the Municipal Code, the City Council of the City of El Paso de Robles does hereby approve Waiver 12-002 with the following provisions:

SECTION 1: Approve waiving the requirement for installation of sidewalk adjacent to the subject site due to the topography along Chestnut Street and subject to the applicant's deposit of in-lieu fees as determined by the City Engineer.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 4<sup>th</sup> day of September, 2012 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

Duane Picanco, Mayor

ATTEST:

---

Caryn Jackson, Deputy City Clerk

RESOLUTION NO. 12-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
AUTHORIZING THE REMOVAL OF TWO OAK TREES AT 1301 CHESTNUT STREET  
(VANSTEENWYK)

---

WHEREAS, David Brown, on behalf of Bret VanSteenwyk, has submitted a request to remove two Oak trees, in relation to a rehabilitation and addition to the existing house located at 1301 Chestnut Street; and

WHEREAS, the Community Development Director could not make the determination that the tree is “clearly dead or diseased beyond correction,” and therefore, Section 10.01.050.C of the Oak Tree Ordinance would consider the tree “healthy” and require that the City Council make the determination of whether the tree should be removed or not, after consideration of the factors listed in Section 10.01.050.D; and

WHEREAS, Chip Tamagni of A & T Arborists submitted an Arborist Report (Attachment A) indicating that Tree #668, a 20-inch Blue Oak, is causing damage to a retaining wall and needs to be removed to prevent further damage to the wall, and Tree #671, a 24-inch Coast Live Oak is in poor condition, including ivy growing up the tree and should be removed based on the trees poor health; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of El Paso de Robles does hereby:

1. Authorize the removal of two (2) Oak trees based on the one tree negatively impacting the existing retaining wall and the other being of poor health, allowing Mr. VanSteenwyk to rehabilitate and to construction additions to the existing house and therefore allow the reasonable use of the property for the purpose for which it has been zoned;
2. Require twelve (7) 1.5-inch diameter Valley Oak replacement trees to be plated at the direction of the Arborist.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 4<sup>th</sup> day of September 2012 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

---

Duane Picanco, Mayor

---

Caryn Jackson, Deputy City Clerk

# **A & T ARBORISTS**

**P.O. BOX 1311 TEMPLETON, CA 93465 (805) 434-0131**



## **Tree Preservation Plan For**

**1301 Chestnut Street  
Paso Robles, CA**

**Prepared by A & T Arborists  
and Vegetation Management**

**Chip Tamagni  
Certified Arborist #WE 6436-A**

**Steven Alvarez  
Certified Arborist #WE 511-A**

Tract # \_\_\_\_\_

PD # \_\_\_\_\_

Building Permit # \_\_\_\_\_

EXHIBIT A  
ARBORIST REPORT W/ PHOTOS  
OTR 12-009  
1301 CHESTNUT STREET  
(VanSteenwyk)

**Project Description:** This project involves renovating a distressed home that appears to have been severely damaged in the San Simeon Earthquake. The plans are calling for a major remodel with excavations of basement areas, retaining wall re-construction, and prior demolition of portions of the home. There are seven native oaks within the vicinity of the home that include blue oaks (*Quercus douglasii*) and coast live oaks (*Quercus agrifolia*). The plans are to remove two of the trees. Tree #668 (20" blue oak) is located directly behind the home and is pushing the retaining wall over. There are cracks in the wall that will continue to increase over time. Tree #671 is only slightly impacted from the project, however, it is covered in old ivy growth that has caused the tree to decline. The tree shows decay at the base and it is currently threatening the home. Total removal inches are 44. Mitigation tree inches is 11.

**Specific Mitigations Pertaining to the Project:** Tree #665 is a large blue oak in front of the home. This tree has a large cavity at the base which has a bee hive. We recommend having the bees professionally relocated and having the cavity examined. The tree isn't quite threatening the home, however, it may require some weight reduction to help with long term stability. Tree #666 is a live oak adjacent to the home. This tree is stressed and requires systemic insecticide to treat the scale that is weakening the tree. Tree #672 is located at the north east corner of the property. This is an aesthetically good tree, however, there are bark beetles in the crotch. We recommend a treatment of topical and systemic insecticide to this tree. This project will require arborist monitoring for the excavation processes near trees #666, #667, #669, #670, and #672. The general contractor shall notify the arborist 48 hours in advance of this work. There are no utilities shown on the plans. The shall all be routed outside of the critical roots zones or must be pre-approved by the arborist.

The term "critical root zone" or CRZ is an imaginary circle around each tree. The radius of this circle (in feet) is equal to the diameter (in inches) of the tree. For example, a 10 inch diameter tree has a critical root zone with a ten foot radius from the tree. Working within the CRZ usually requires mitigations and/or monitoring by a certified arborist.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan. Both critical root zones and drip lines are outlined on the plans.

If pruning is necessary for building, road or driveway clearance, removal of limbs larger than 6 inches in diameter will require a city approved permit along with a deposit paid in advance (to the City of Paso Robles). The city will send out a representative to approve or deny the permit. Only 25% of the live crown may be removed.

### **Tree Rating System**

A rating system of 1-10 was used for visually establishing the general health and condition of each tree on the spreadsheet. The rating system is defined as follows:

<u>Rating</u>	<u>Condition</u>
---------------	------------------

0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual, structural and/or pest defects and problems.
6	Healthy tree that probably can be left in its natural state.
7-9	Has had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

Aesthetic quality on the spreadsheet is defined as follows:

- **poor** - tree has little visual quality either due to severe suppression from other trees, past pruning practices, location or sparse foliage
- **fair** - visual quality has been jeopardized by utility pruning/obstructions or partial suppression and overall symmetry is average
- **good** - tree has good structure and symmetry either naturally or from prior pruning events and is located in an area that benefits from the trees position
- **excellent** - tree has great structure, symmetry and foliage and is located in a premier location. Tree is not over mature.

The following mitigation measures/methods must be fully understood and followed by anyone working within the critical root zone of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

It is the responsibility of the **owner or project manager** to provide a copy of this tree protection plan to any and all contractors and subcontractors that work within the critical root zone of any native tree and confirm they are trained in maintaining fencing, protecting root zones and conforming to all tree protection goals. It is highly recommended that each contractor sign and acknowledge this tree protection plan.

Any future changes (within the critical root zone) in the project will need Project Arborist review and implementation of potential mitigation measures before any said changes can proceed.

**Fencing:** The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked (with t posts 8-10 feet on center) at the edge of the critical root zone or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence

placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. Weather proof signs shall be permanently posted on the fences every 50 feet, with the following information:

<p><b>Tree Protection Zone</b> No personnel, equipment, materials, and vehicles are allowed Do not remove or re-position this fence without calling: A &amp; T Arborists 434-0131</p>
---

**Soil Aeration Methods:** Soils within the critical root zone that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

**Chip Mulch:** All areas within the critical root zone of the trees that can be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

**Trenching Within Critical Root Zone:** All trenching within the critical root zone of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading contractor(s) must take place prior to work start.

**Grading Within The Critical Root Zone:** Grading should not encroach within the critical root zone unless authorized. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

**Exposed Roots:** Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

**Equipment Operation:** Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist.

**Existing Surfaces:** The existing ground surface within the critical root zone of all oak trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

**Construction Materials And Waste:** No liquid or solid construction waste shall be dumped on the ground within the critical root zone of any native tree. The critical root zone areas are not for storage of materials either.

**Arborist Monitoring:** An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the **owner(s) or their designee** to inform us prior to these events so we can make arrangements to be present. All monitoring will be documented on the field report form which will be forwarded to the project manager and the City of Paso Robles Planning Department.

- pre-construction fence placement inspection
- all grading and trenching identified on the spreadsheet
- any other encroachment the arborist feels necessary

**Pre-Construction Meeting:** An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and the earth moving team shall be required for this project. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health/condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the critical root zone of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

**Pruning** Class 4 pruning includes-Crown reduction pruning shall consist of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

**Landscape:** All landscape within the critical root zone shall consist of drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around critical root zones, otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape contractor regarding this mitigation.

**Utility Placement:** All utilities, sewer and storm drains shall be placed down the roads and driveways and when possible outside of the critical root zones. The arborist shall supervise trenching within the critical root zone. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over roots larger than 3 inches in diameter.**

**Fertilization and Cultural Practices:** As the project moves toward completion, the arborist(s) may suggest insecticide, fungicide, fertilization and/or mycorrhiza applications that will benefit tree health. Mycorrhiza offers several benefits to the host plant, including faster growth, improved nutrition, greater drought resistance, and protection from pathogens.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, scientific name, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of critical root zone impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning, aesthetic value and individual tree notes along with canopy spread.

If all the above mitigation measures are followed, we feel there will be no long-term significant impacts to the native trees.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez  
Certified Arborist #WC 0511

Chip Tamagni  
Certified Arborist #WE 6436-A



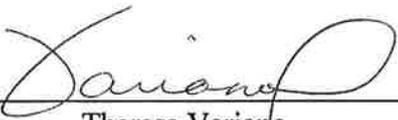




**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Theresa Variano, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Historical Preservation Certificate of Appropriateness 12-002, Variance 12-001 and Oak Tree Removal 12-009 (VanSteenwyk) on this 31<sup>st</sup> day of July 2012.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Theresa Variano

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

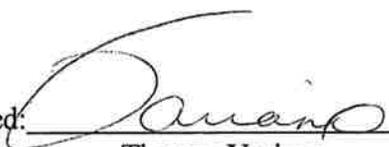
Newspaper: Tribune

Date of  
Publication: August 2, 2012

Hearing  
Date: August 14, 2012  
(Planning Commission)

Project: Historical Preservation Certificate of Appropriateness  
12-002, Variance 12-001 and Oak Tree Removal 12-009  
(VanSteenwyk)

I, Theresa Variano, 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:   
Theresa Variano

forms/newsaffi.691

**CITY OF EL PASO DE ROBLES**  
**NOTICE OF PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that the Planning Commission and City Council of the City of El Paso de Robles will hold Public Hearings regarding the property located at 1301 Chestnut Avenue (APN: 009-021-023). The project consists of the following applications:

**HPC 12-002:** Certificate of Appropriateness related to the request to rehabilitate and add additions to a building listed in the City's Historic Resource Inventory;

**Variance 12-001:** a request to allow a setback from the front property line to the garage door less than the required 20-feet, as a result of topography changes between the house and the existing street;

**OTR 12-009:** request to remove two oak trees.

The Planning Commission hearing will be held on Tuesday, August 14, 2012, and the City Council hearing will be held on Tuesday, September 4, 2012. Both hearings will begin at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers.

The applications and staff report 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 project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the 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 or by email at dnash@prcity.com.

If you challenge the project 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 Planning Commission or City Council at or prior to the public hearing.

Darren Nash  
Associate Planner  
August 2, 2012 6995288