

RESOLUTION NO. 04-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR DEMOLITION
OF A STRUCTURE AT 500 13TH STREET (FORMER JOSHUA'S RESTAURANT)
(APPLICANT: HERITAGE OAKS BANK)

WHEREAS, pursuant to Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, the City Council is being asked to make a determination as to whether or not the building is of historic or architectural significance, and to authorize a demolition permit; and

WHEREAS, the building that is proposed for demolition is listed in both the City Inventory of Historic Resources and the State of California Historic Properties Directory. In the City's inventory the structure has been referred to as the Joshua's or Saint Rose Roman Catholic Church; and

WHEREAS, consistent with the requirements of the California Environmental Quality Act (CEQA), an Initial Study has been prepared and the required notice has been published regarding consideration of a Negative Declaration of Environmental Impact.; and

WHEREAS, an Initial Study was prepared for this project, a copy of which is attached; and

WHEREAS, the applicant's consultant, Rea Richmond Luker Architects, has prepared an analysis regarding the Determination of Historic or Architectural Significance. A copy is attached to the Initial Study and concludes that any historic significance that once existed at 500 13th Street has been erased by 80 or more years of physical alterations; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, the Council has the discretion to make a final determination as to the subject building's historic or architectural significance or non significance prior to the processing of the demolition permit; and

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

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

WHEREAS, the applicant's architect provides an analysis regarding the historic status of the building, including the following points:

- The building was not built where it now stands; it was moved to the current location in 1920;
- The structure has undergone a series of physical alterations, additions, and exterior modifications;
- The contribution of the building to the "rhythm and harmony of the street" can be emulated in a new structure that would have greater functional utility;
- Renovation of the existing building would not be cost-effective and would eliminate any remaining historic value;
- The interior of the existing building is in a state of disrepair and the exterior has been significantly modified over time;
- Any historic significance that once existed has been erased by 80 or more years of physical alterations;
- Today the building is vacant as a result of its limitations;
- The applicant proposed to remove the existing building so that it can be replaced with a more viable facility; and

WHEREAS, the applicant has submitted conceptual plans that is part of the file. The future design and use of the subject property is not the subject of the application before the City Council at this time, and any new building plans will be considered as a separate noticed public hearing process. The conceptual plans do, however, provide indications of the applicant's intent in terms of the architecture of the replacement structures; and

WHEREAS, over the past 15 years the subject property has been unoccupied for extended periods of time, and the building has been the home for a series of different land uses. The economic viability of the existing structure would seem questionable; and

WHEREAS, The proposal to replace the existing building with professional offices would be consistent with the City Council's adopted Economic Development Strategy which calls for the City to support professional office development in the Downtown Area; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds no substantial evidence that there would be a significant impact on the environment if the application was approved.

NOW, THEREFORE, BE IT RESOLVED, that based on the City Council's independent

judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration in conjunction with determining that the subject structure is not of architectural significance and that it would be appropriate to process a demolition permit for the structure, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of March, 2004 by the following vote:

AYES: Finigan, Heggarty, Nemeth, and Picanco
NOES: None
ABSTAIN: Picanco
ABSENT: None

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk