

RESOLUTION NO. 12-146

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)

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 4th day of September, 2012 by the following vote:

AYES: Gilman, Steinbeck, Picanco
NOES:
ABSTAIN: Hamon
ABSENT: Strong

Duane Picanco, Mayor

ATTEST:

Caryn Jackson, Deputy City Clerk

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,

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Duane Picanco, Mayor

ATTEST:



Caryn Jackson, Deputy City Clerk

ATTACHED BY	

DANNY F. HORN - Land Surveyor
 566 Spring Street
 Paso Robles, CA. 93446
 (805) 239-0255 Fax: (805) 239-1248

Brett VanSteenwyk
 644 Patricia Drive
 San Luis Obispo, CA 93405
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 20230

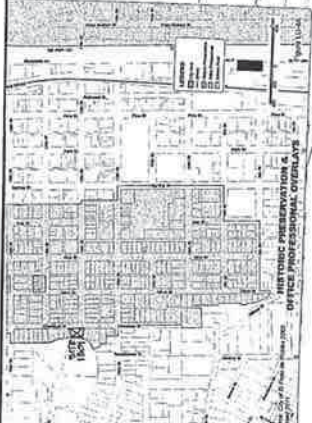
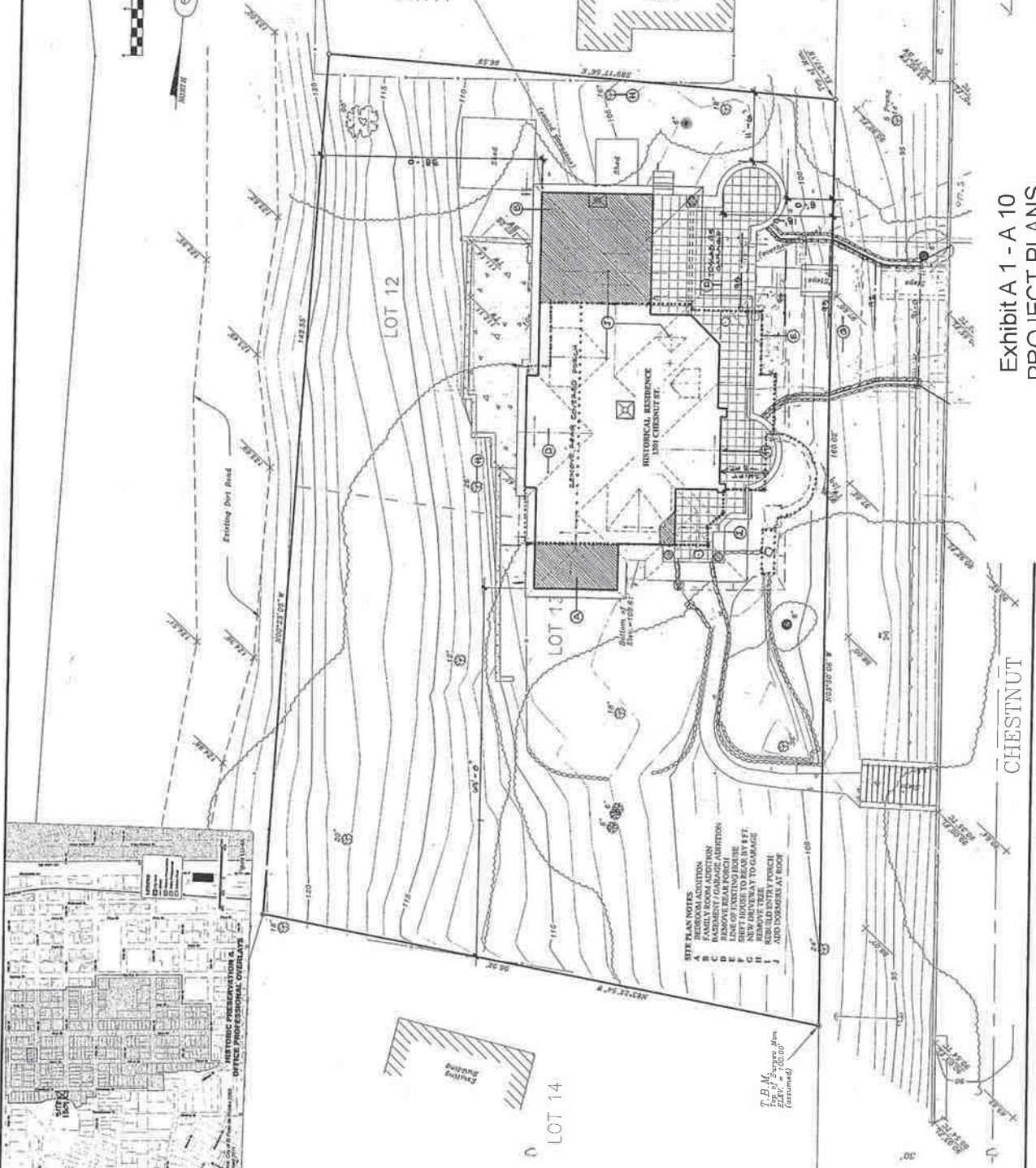
TOPOGRAPHICAL SURVEY
 A-DIVISION OF PASO ROBLES
 CITY OF PASO ROBLES
 A.P.N. 009-021-023
 SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

PROJECT: (CHECKED)
 D.P.L.
 DATE: March, 2011
 SCALE: 1" = 8'
 JOB NO: 18771
 SHEET
 A-1



- LEGEND:**
- Edge of Existing Pavement
 - Existing of Road & Existing
 - Existing Chicken Wire Fence
 - Existing Tule Pole Landscape
 - Existing Wood Fence
 - Existing Utility Pole
 - Existing Water Meter
 - Existing Car Meter
 - Existing Air Conditioner
 - Existing Oak Tree (retained)
 - Existing Berry Tree (approx. size noted)
 - Existing Redwood Tree (approx. size noted)
 - Existing Tree (type unknown) (approx. size noted)
 - Proposed Oak
 - Proposed Oak
 - Top of Wall
 - Bottom of Wall
 - Finish Floor

PROJECT INFORMATION
 OWNER: BRETT VANSTEENWYK
 644 Patricia Drive
 San Luis Obispo, CA 93405
 LEGAL DESCRIPTION: Lots 12 and 13 of the Division of Villa Lot 7 in the City of Paso Robles, San Luis Obispo County, California, as shown on the map recorded as Map No. 20230, and as shown on the map recorded as Map No. 20230, and as shown on the map recorded as Map No. 20230.
 JOB ADDRESS: 1301 Chestnut Street, Paso Robles, CA 93446
 HISTORICAL: Hamilton House, designed by Peter of Van Street Historic and Architectural Ordinance Zone, Santa Cruz, California
 INTENT: Rebuild and renovate existing structure.
 EXISTING: 1301 Chestnut Street, Lot 12
 CONDITION: Since 2003, the structure has been abandoned and is in poor condition.
 AREA DATA:
 Lot Area: 14,777 SF
 Main Floor Area: 750 SF
 Upper Floor Area: 650 SF
 Covered Deck Area: 150 SF
 Covered Porch Area: 2,341 SF
 PHOTOCOPYED:
 Garage: 1,118 SF
 Main Floor Area: 1,487 SF
 Upper Floor Area: 650 SF
 Terrace: 250 SF
 Total Living Area: 3,475 SF
 HPC# 12-002 (C) 2445 SF



SITE PLAN NOTES
 BEDROOM ADDITION
 REMOVE REAR PORCH
 WASHING / GARAGE ADDITION
 SHUT HOUSE TO REAR BY SET
 NEW DRIVEWAY TO GARAGE
 REBUILD ENTRY PORCH
 ADD DOWNERS AT ROOF

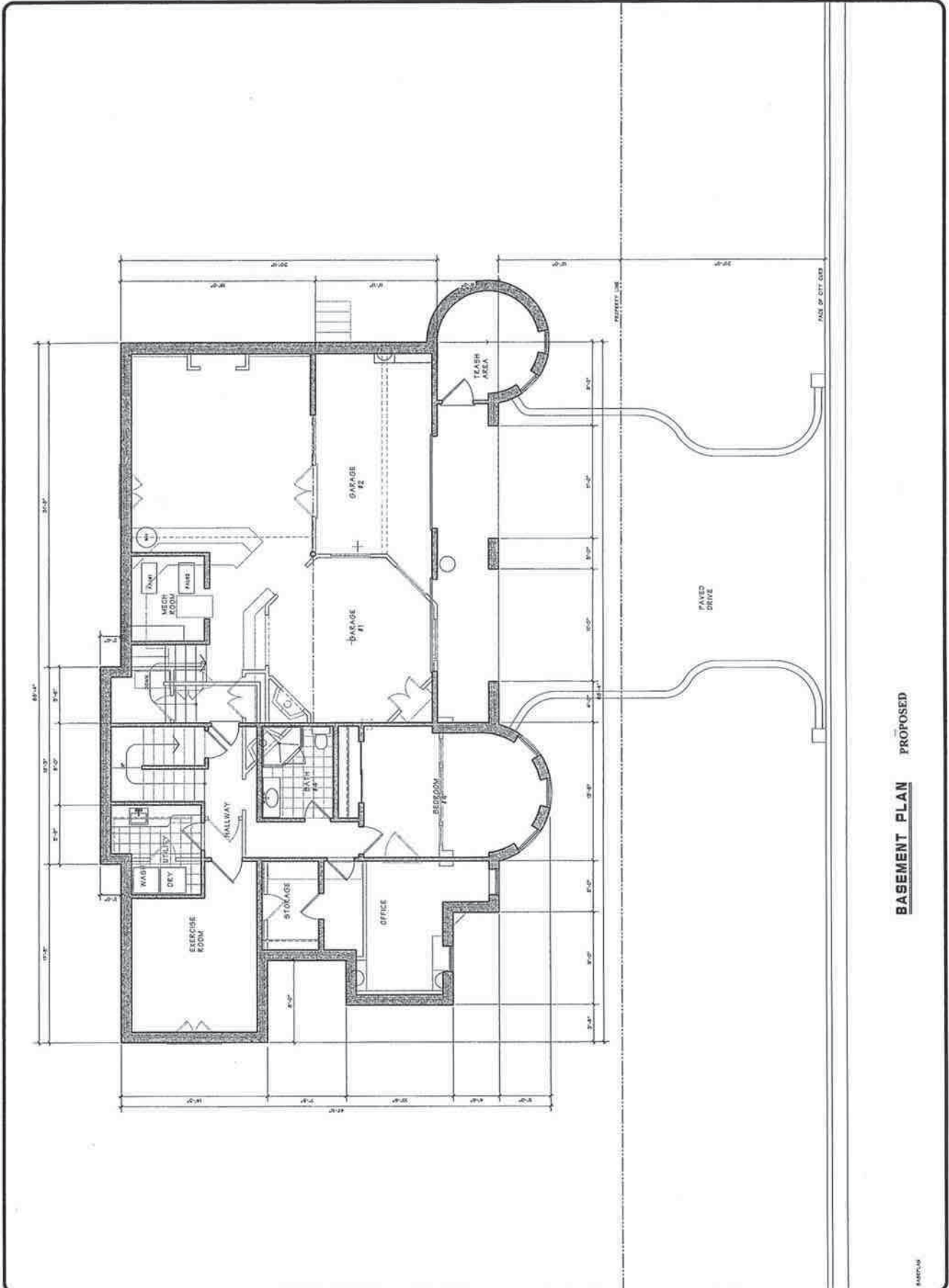
Exhibit A 1 - A 10
 PROJECT PLANS
 HPC 12-002 et al
 1301 CHESTNUT STREET
 (VanSteenwyk)

NO.	BY	DATE

DAVID M. BROWN
 ARCHITECT
 1001 W. 30th St. #100
 PASO ROBLES, CA 93242
 (805) 238-1111

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"
 NUMBER:
 PASO-DR-
 SHEET
A 10
 OF 10 SHEETS



BASEMENT PLAN PROPOSED