

TO: JAMES L. APP, CITY MANAGER
FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DEMO 04-010 - DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OR NON-SIGNIFICANCE OF AN EXISTING HOUSE AT 911 21ST STREET FOR DEMOLITION PERMIT APPLICATION (ANDRE LEKAI)
DATE: NOVEMBER 16, 2004

Needs: For the City Council to consider making a determination as to the historic or architectural significance or non-significance of an existing house at 911 21st Street.

Facts:

1. A demolition request (DEMO 04-010) has been filed with the City for processing.
2. The request is to demolish the existing house which is a non-conforming use in the C3 zoning district, and construct a new commercial office building in its place.
3. The "cottage" is situated on a site that is included on the 1981-1984 Historic Resources Survey (see attached survey form).
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 existing house is of historic or architectural significance.

Analysis

And

Conclusions: The Council has the discretion to make a final determination as to the building's historic or architectural significance or non significance prior to the processing of the demolition/reconstruction permit.

If the Council finds that the existing house is of significant historic, or architectural character, the issue will require a six month continuance in consideration of the demolition permit request with an option to extend the continuance for an additional six months. The purpose of the continuance, and the possible extension, is to provide adequate time to investigate alternatives to demolition. Upon making the determination that there are no feasible alternatives to demolition, the council may direct the building official to issue the demolition permit.

It would appear that the removal of the non-conforming house and the replacement of a new conforming office building would be an improvement for this area of the City.

Policy

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

Fiscal

Impact: None

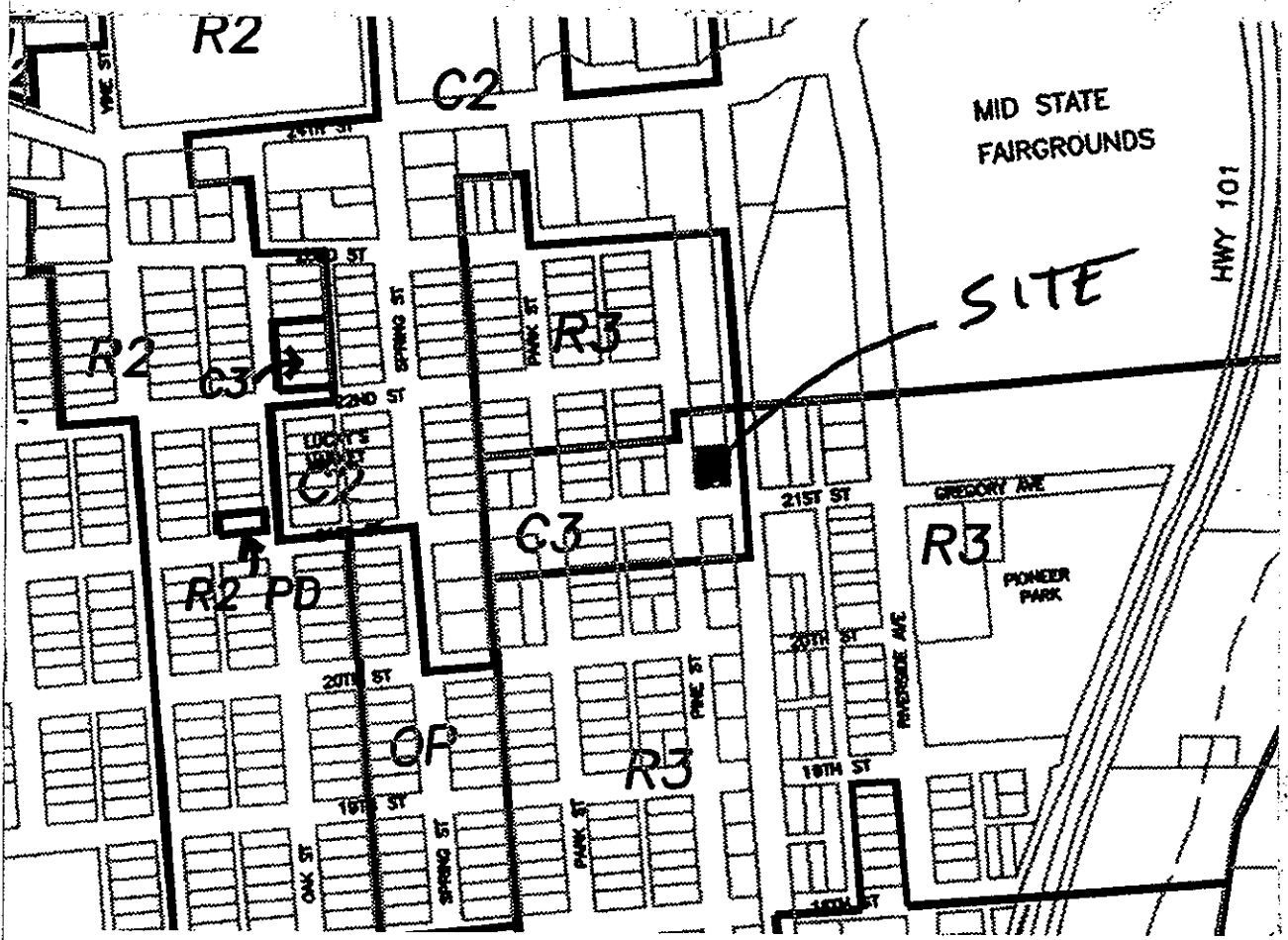
Options: After considering the information and analysis presented and the public testimony received, the City Council will be asked to select one of the following options:

- a.** Determine that the existing house is not of historic or architectural significance, and direct that the demolition permit application be processed.
- b.** Determine that the existing house is of historic or architectural significance, and delay processing of the demolition permit application for six months.
- c.** Request additional information/analysis after identifying what is needed and continuing the open public hearing to a specific date, such as the next regularly scheduled meeting on December 7, 2004.
- d.** Amend, modify, or reject the above options.

Attachments:

1. Vicinity Map
2. Historic Resources Survey Form

H:\Darren\CCreports\91121stStreetDemo-Lekai\Report



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NORTH

VICINITY MAP
 DEMO 04-010
 911 21st Street
 (Lekai)

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

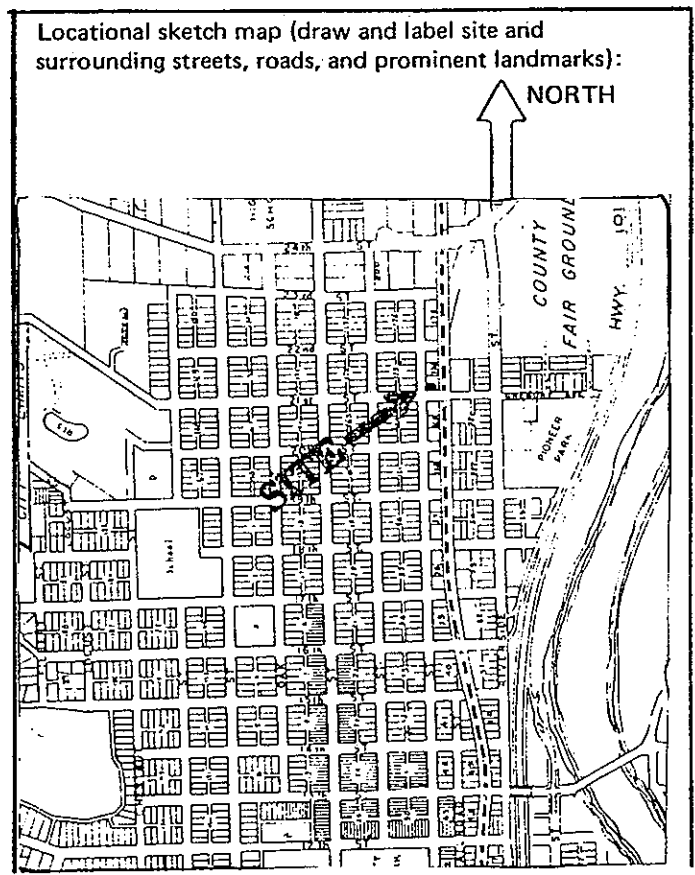
SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 This well-maintained cottage home reflects a period of time in the growth of Paso Robles. Simple in design and affordable to the "working man", cottages are found throughout the community. This structure contributes well to the harmony and rhythm of this neighborhood.

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: 1984
 Sanborn Map: Jan., 1926

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



PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

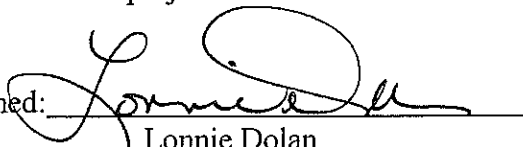
Newspaper: Tribune

Date of Publication: November 3, 2004

Meeting Date: November 16, 2004
(City Council)

Project: Demolition 04-010 (Lekai/
911 21st 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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider Demo. 04-010, a request by Andre Lekai to remove an existing non-conforming house to re-build a new office building, at 911 21st Street.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California; at the hour of 7:30 PM on Tuesday, November 16, 2004, at which time all interested parties may appear and be heard.

This application is Categorically Exempt from environmental review per Section 15302 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

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 hearing.

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 R. Nash, Associate Planner
Nov. 3, 2004

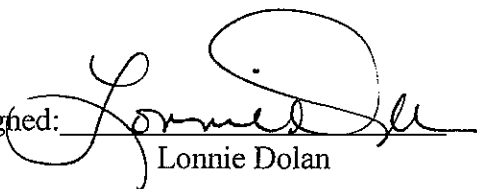
**AFFIDAVIT
OF MAIL NOTICES**

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Demolition 04-010 (Lekai/911-21st Street) on this 4th day of November, 2004.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Lonnie Dolan