

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF A MEDICAL OFFICE STRUCTURE AT 1213 VINE STREET AND A REQUEST TO PROCESS A PENDING DEMOLITION PERMIT APPLICATION (DEMOLITION 04-009; APPLICANT: HENDERSON FAMILY TRUST)

DATE: SEPTEMBER 21, 2004

Needs: For the City Council to consider making a determination as to the historic or architectural significance of a office professional structure proposed for demolition, and to authorize a demolition permit. This is a continued open public hearing.

Facts:

1. A request has been received to demolish an unreinforced masonry office professional structure at 1213 Vine Street.
2. The structure proposed for demolition is listed in both the City Inventory of Historic Resources and the State of California Historic Properties Directory. A copy of the City's Historic Resources Inventory for this building is attached.
3. 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 building is of historic or architectural significance, and to authorize a demolition permit. A copy of the referenced code section is attached.
4. 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.
5. The applicant's consultant, Darin Traverso, R.C.E., has submitted a structural assessment dated July 21, 2004. A copy is attached to the Initial Study.
6. The applicant has not submitted plans for replacement structure. New structures will need to comply with applicable Design Guidelines and/or Development Review Committee approval.

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 in the City's Historic Resources Inventory and the State's Historic Properties Directory, they are not on any local or State Register of historic structures.

Although the subject building is in the City's Historic Resources Inventory and the State's Historic Properties Directory, and is classed as "Eligible for local listing only", it is not on any local or State Register of historic structures. Since it is not on a Register, the building's demolition is not subject to review other than that provided by the City Council.

Based on the information presented in the historic inventory, "this is one of the few brick residential structures in Paso Robles, and [this] structure is a good representative of the turn-of-the-century architecture, and lends well to the rhythm of this street". Hence, there seems little question but that the building are of historic architecture and character.

Notwithstanding the age and design of the building, the documentation presented by the engineer points to a conclusion that the existing unreinforced masonry walls have major structural cracks penetrate through both courses of brick. The report indicates that there are cracks, significant in their size and locations and occur throughout the structure. The engineer indicates that masonry failure is apparent at many of the building corners and that this type of cracking is significant and will continue to fail with time. The engineer concluded that the possibility of repair of the existing structure and upgrades to current retrofitting standards appears to be low.

Replacement of the existing structures with buildings that are consistent with the Main Street Design Guidelines for the Downtown Area and current building codes would contribute toward the long-term economic viability of the Downtown Area.

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. 04-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. Any replacement structure(s) will be the subject future Development Review Committee consideration and would be subject to whatever public policy requirements as may apply at the time of a request for a project approval.

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

- Attachments:
- 1. Excerpt from City's Historic Resources Inventory
 - 2. Letter from applicant's engineer requesting demolition
 - 3. Draft Resolution adopting a Negative Declaration Status
 - 4. Mail and Newspaper Affidavits

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A 10/708920/3944780
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1213 Vine Sreet (150/5)
City Paso Robles, CA Zip 93446 County San Luis Obispo
4. Parcel number: 9-034-13
5. Present Owner: EC & CC Henderson Address: 420 10th St.
City Paso Robles, CA Zip 93446 Ownership is: Public _____ Private X
6. Present Use: Commercial Original use: Residential

DESCRIPTION

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

This rectangular brick cottage is topped by a truncated hip roof with composition shingles, eaves are boxed. A bay window extends from the northeast corner. A gable extends from the hip roof over the bay and has a pedimented boxed cornice, small vent and decorative shingles. Windows in the bay have radiating brick arches and stone lugsills. Latticed sash on the picture window. The slightly raised porch on the east end goes from the bay window to the south side. Its hip roof is supported by small square wooden posts. There is an external brick fireplace on the north side. Front doorway has a transom, windows are double hung. Yard is open.



8. Construction date:
Estimated _____ Factual 1899
9. Architect S.T. Allen
10. Builder S.T. Allen
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 0.16
12. Date(s) of enclosed photograph(s)
5/5/81

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.)

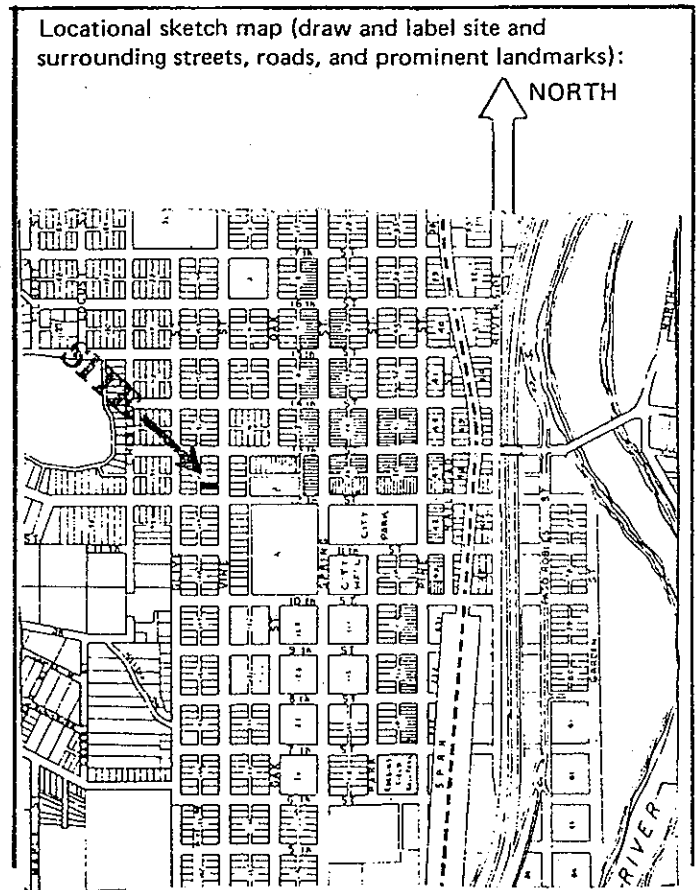
One of the few remaining brick residences in Paso Robles, this structure is a good representative of the turn-of-the-century architecture, and lends well to the rhythm of this street.

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 _____

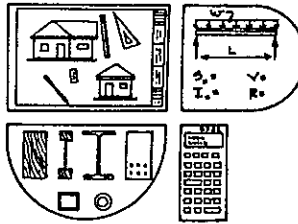
21. Sources (List books, documents, surveys, personal interviews and their dates).

Tax Assessor's Records, 1946
Field surveys: 1981, 1984
Sanborn Map: Jan 1903

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



1/3



DARIN TRAVERSO, R.C.E.

STRUCTURAL CONSULTANT

Phone: (805) 434-2950

Fax: (805) 434-2909

1155 Rolfe Lane
Templeton, CA 93465

July 21, 2004

UNIQUE PERSPECTIVES
ARCHITECTURAL ENGINEERING

TO: City of Paso Robles
Department of Building and Inspections

ATTN: Doug Monn, Chief Building Official

SUBJECT: Unreinforced masonry structure located at 1215 Vine Street in the city of Paso Robles (*A single story office complex*).

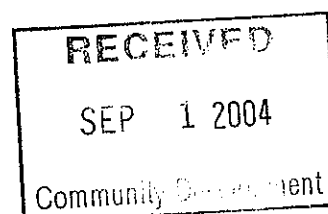
RE: Post earthquake structural damage assessment report

Dear Doug:

At the request of the building owner, Alice Rodriguez, our office submits the following San Simeon Earthquake structural assessment report for the single-story unreinforced masonry building located at 1215 Vine Street. It should be noted, our observations are limited to a visual, non-destructive review of existing damage. However, due to the degree of visible exterior damage, our office submits the following report:

Item #1: *Description of structural damage:*

The existing unreinforced masonry (URM) walls have major structural cracks which penetrate through both courses of brick. The cracks are significant in their size and locations and occur throughout the structure. A number of wall sections between windows or doors, called "piers", have linear cracking beginning at the openings and radiating away at +/- 45°. Cracks can also be found vertically above openings at the masonry lintels. Finally, masonry failure is apparent at many of the building corners, particularly at the north-west side where the outer layer of bricks has completely failed and collapsed away from the building. This type of masonry cracking is significant and will continue to fail with time. Further stress may be attributed to aftershocks as well as building settlement (gravity).



Item #2: Overall structural rating of current condition:

The structure is currently “red tagged” by the City of Paso which indicates an “unsafe” structural condition for occupants.

Our office agrees with this assessment and recommends immediate action to either shore the building for repair and retrofitting, *or to remove the building entirely*. Furthermore, we *do not* recommend accessing or occupying the building for extended periods of time* until the wall shoring is installed and the masonry is repaired and tied to the horizontal diaphragms .

(*quick, supervised trips ‘in-and-out’ by a licensed contractor to begin work or to retrieve items.)

Item #3: Areas of immediate concern:

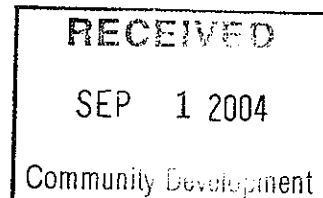
The unreinforced masonry walls will continue to fail and at some point may cause a partial or total collapse of the structure. These walls should immediately be braced and shored *or* the entire structure shall be removed to mitigate the possibility of collapse and damage to surrounding structures. It should be noted, shoring recommendations are to provide temporary access for further structural repair and retrofitting.

Item #4: Retrofitting/Repair feasibility:

The possibility for repair of the existing structure and upgrades to current retrofitting standards appears to be low.

Repair will, at a minimum, require removal and replacement of all areas of cracked masonry and mortar joints. Areas of brick not replaced shall be randomly “shear tested” to discover if the brick-to-mortar bond has failed. This bond is critical in the ability of the unreinforced masonry wall assembly to transfer lateral loads both in-plane (shear) and out-of-plane (wall spanning from floor-roof and floor-floor). If this test fails to provide the minimum shear stress specified by code, the entire wall surface (interior and exterior) will require pointing. *Pointing* is the process of removing the outer 1½ inches of old mortar and replacing it with new mortar hand packed back into each joint.

After the building is repaired, the City of Paso will require *retrofitting* of the structure in accordance with the new “seismic strengthening ordinance”. At a minimum, this will require roof-to-wall ties at full building perimeter and interior URM walls, bracing of wall heights at approximately 9’-0” above



floor, removal or bracing of URM parapets (where applicable), possible infill of windows walls to create longer shear piers, foundation reinforcement as required, and adding independent support columns for roof beams (where applicable).

A complete retrofitting analysis can be provided upon separate contract.

Should you have any questions regarding the above items, please contact my office at 805-434-2950.



Respectfully submitted

A handwritten signature in black ink, appearing to read "Darin Traverso", written over a horizontal line.

Darin Traverso, P.E.

RECEIVED
SEP 1 2004
Community Development

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

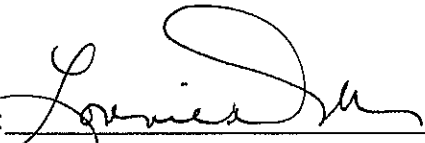
Newspaper: Press

Date of Publication: June 16, 2004

Meeting Date: July 6, 2004
(City Council)

Project: Demolition 04-009
(Henderson Family Tr.)

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

forms\nnewsaffi.691

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE OF NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider Demolition 04-009, a request by Henderson Family Trust, to demolish the unreinforced masonry building located at 1213 Vine Street (Parcel No. 009-034-013).

The property owner has not indicated in what form they plan on replacing the building. Any application for new construction would be subject to separate consideration consistent with Zoning Code requirements.

The public review period for the Draft Negative Declaration commences on June 16, 2004 and ends at the Public Hearing, which is scheduled to take place on Tuesday, July 6, 2004 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.

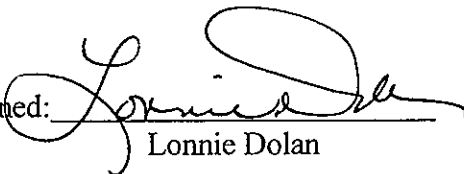
Darren Nash,
Associate Planner

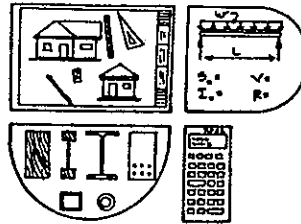
**AFFIDAVIT
OF MAIL NOTICES**

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 04-009 (Henderson Family Trust – EQ Related Demolition) on this 1st day of July 2004.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Lonnie Dolan



DARIN TRAVERSO, R.C.E.

STRUCTURAL
CONSULTANT

Phone: (805) 434-2950

Fax: (805) 434-2909

1155 Rolfe Lane
Templeton, CA 93465

September 9, 2004

UNIQUE PERSPECTIVES
ARCHITECTURAL ENGINEERING

TO: City of Paso Robles
Department of Building and Inspections

ATTN: Doug Monn, Chief Building Official

SUBJECT: Unreinforced masonry structure located at 1215 Vine Street in the city of Paso Robles (*A single story office complex*).

RE: Supplemental earthquake structural damage assessment report

Dear Doug:

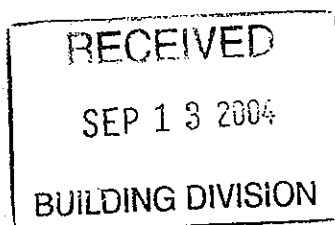
At the request of the building owner, Alice Rodriguez, our office submits the following supplemental San Simeon Earthquake structural assessment for the single-story unreinforced masonry building located at 1215 Vine Street. It should be noted, our observations are limited to a visual, non-destructive review of existing damage. However, due to the degree of visible structural damage, our office submits the following:

Repair/Retrofitting feasibility:

Upon a review of the proposed structural repair and retrofitting requirements with several general contractors, we submit the following feasibility assessment.

Based on the existing degree of structural damage and the cost to apply the *minimum* retrofitting design requirements specified by the code, it is our conclusion that the expense of repair and retrofit will far exceed the replacement cost of this building. *At this time, we recommend the complete removal of the URM structure and foundation to mitigate future movement and potential collapse.* A new, modern structure will be designed by an architect to comply with current building codes and be engineered to updated structural standards prior to submittal to the local building department for approval.

Should you have any questions regarding the above item, please contact my office at 805-434-2950.



Respectfully submitted,


Darin Traverso, P.E.

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR DEMOLITION
OF A MEDICAL OFFICE AT 1213 VINE STREET
(DEMOLITION 04-009 - APPLICANT: HENDERSON FAMILY TRUST)

WHEREAS, the item is a continued open public hearing from the City Council meetings on July 6 and 20, July 20, August 17, and September 7, 2004; and

WHEREAS, the continuances were necessary since the applicant had not submitted the structural report from the structural engineer until September 1, 2004; and

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 documented in the City's Inventory of Historic Resources and listed in the State of California Historic Properties Directory; 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 building is in the City's Historic Resources Inventory and the State's Historic Properties Directory, and is classed as "Eligible for local listing only", it is not on any local or State Register of historic structures; and

WHEREAS, since it is not on a Register, the building's demolition is not subject to review other than that provided by the City Council; and

WHEREAS, based on analysis prepared by the applicant's structural engineer, it would appear that the subject building is damaged beyond the ability to be repaired; and

WHEREAS, any proposal to replace the existing building with new structures would need to comply with all applicable code standards; and

WHEREAS, a new structure built in a manner consistent with current seismic safety standards would be a safer residence; 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 21st day of September 2004 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, 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 9-04 (Applicant: Henderson Family Trust)
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: 1213 Vine Street
5. Project Sponsor's Name and Address: same as above
6. General Plan Designation: OP (Office Professional)
7. Zoning: OP (Office Professional)
8. Description of Project: To demolish an existing structure. No plans have been submitted for a replacement structure; any plans would be subject to a separate process consistent with Zoning Code requirements.
9. Surrounding Land Uses and Setting: Office Professional on all sides, except to the east which is Commercial
10. Other public agencies whose approval is required: None

Related Information: The subject structure was damaged as a result of the December 22, 2003 earthquake. The structure that is unreinforced masonry construction is proposed for demolition. The City's Historic Resources Inventory reflects the building as a "rectangular brick cottage" architecture. The building is not on any local, State or Federal register. The State of California Historic Preservation Office has characterized the building as "Eligible for Local Listing Only".

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Communications systems?	[]	[]	[]	[X]
c) Local or regional water treatment or distribution facilities?	[]	[]	[]	[X]
d) Sewer or septic tanks?	[]	[]	[]	[X]
e) Storm water drainage?	[]	[]	[]	[X]
f) Solid waste disposal?	[]	[]	[]	[X]
g) Local or regional water supplies?	[]	[]	[]	[X]

XIII. AESTHETICS. Would the proposal:

a) Affect a scenic vista or scenic highway?	[]	[]	[X]	[]
b) Have a demonstrable negative aesthetic effect?	[]	[]	[X]	[]
c) Create light or glare?	[]	[]	[X]	[]

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?	[]	[]	[]	[X]
b) Disturb archaeological resources?	[]	[]	[]	[X]
c) Affect historical resources?	[]	[]	[X]	[]
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	[]	[]	[]	[X]
e) Restrict existing religious or sacred uses within the potential impact area?	[]	[]	[]	[X]

Since the subject structures are in the City's Historic Resources Inventory, its demolition is expected to raise public concerns. Each structure is classified by the State of California as "Eligible for Local Listing Only". The structure is not on any adopted State or Local Register of Historic Places. Attached is a report dated July 21, 2004, from the applicants structural engineer addressing the condition of the building. Mitigation of any historic impacts should be accomplished through construction of a new building that is architecturally compatible with the neighborhood.

XV. RECREATION. Would the proposal:

a) Increase the demand for neighborhood or regional parks or other recreational facilities?	[]	[]	[]	[X]
b) Affect existing recreational opportunities?	[]	[]	[]	[X]

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?	[]	[]	[]	[X]
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	[]	[]	[]	[X]

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