



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 28, 2016**
FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT
SUBJECT: PLANNING CASE P16-0292 – DEDESIGNATION OF STRUCTURE OF MERIT
302 LOCATED AT 4049 - 4053 MAIN STREET

ISSUE:

The issue for City Council consideration is whether to dedesignate the building located at 4049 - 4053 Main Street by repealing the Structure of Merit and Contributor to the Mission Inn Historic District status.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P16-0292 (Dedesignation) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 21084.1 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment;
2. Approve Planning Case P16-0292 based on the facts for findings outlined in the attached Cultural Heritage Board staff report (Attachment 1 – CHB Staff Report); and
3. Adopt the attached Resolution (Attachment 3) dedesignating Structure of Merit 302 located at 4049 - 4053 Main Street.

STAFF / CULTURAL HERITAGE BOARD RECOMMENDATIONS:

On June 15, 2016, the Cultural Heritage Board (CHB) considered and recommended to City Council approval of Planning Case P16-0292 to dedesignate 4049 - 4053 Main Street as City Structure of Merit 302 and a Contributor to the Mission Inn Historic District (Attachment 2 – CHB Minutes).

BACKGROUND:

This dedesignation request is associated with a potential project to develop Chow Alley @ Courthouse Piazza, which would propose to demolish a building on the property located at 4049 - 4053 Main Street and construct an open air venue for food and open space. This project will receive approvals at a later date.

A Cultural Resources Assessment was prepared by LSA Associates, Inc. (LSA) to consider potential impacts of demolition to this designated building in order to further inform the Chow Alley @ Courthouse Piazza project. The study identified that these designations were made more than thirty years ago and that more recent evaluations (2003 and 2007) were conflicting, prompting the re-evaluation of the 4049 - 4053 Main Street, known presently as Michelle's.

Located on the eastside of Main Street between Tenth and Eleventh Streets, this one-story, rectangular storefront retail building (1909) is utilitarian in appearance with only minor Art Deco influence that reflects little, if any, of its original decorative detailing.

In order for a property to maintain its integrity, it must retain the majority of the physical structure that conveys design materials, craftsmanship, feeling and association. LSA's property evaluation determined that the integrity of the physical structure no longer exists as the commercial building has been "completely altered from its original (1909) design and the Art Deco remodel (circa 1930) is only a modest and utilitarian interpretation of the style." Accordingly, the study found that the building does not appear eligible for designation at any level and recommended dedesignation. Although proposed to be dedesignated, the property remains as a Non-Contributor within the current boundaries of the Mission Inn Historic District.

Moreover, in order to facilitate demolition of the building and clear the site for the proposed Chow Alley @ Courthouse Piazza, development project, the General Services Department issued Bid Package No. 02032016 in late February of 2016. Shortly thereafter, the General Services Department received three (3) bids. Of the bids received, Dakeno, Inc. of Riverside, California, was the lowest, most responsive bidder with a total bid of \$45,347 and was awarded the demolition contract shortly thereafter.

Upon City Council approval of Planning Case P16-0292, to dedesignate 4049 - 4053 Main Street as City Structure of Merit 302 and a Contributor to the Mission Inn Historic District, Dakeno, Inc. will commence demolition and will complete the site clearance within sixty working days.

FISCAL IMPACT:

There is no fiscal impact to the General Fund resulting from the dedesignation.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds:	Scott G. Miller, Interim Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report – June 15, 2016
2. Cultural Heritage Board Minutes – June 15, 2016
3. Resolution
4. Legal Description
5. Presentation