



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 28, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 6**

DEPARTMENT

SUBJECT: PLANNING CASE P16-0054– REQUEST BY JENNIFER MERMILLIOD FOR WAKELAND HOUSING AND DEVELOPMENT CORPORATION TO DESIGNATE THE CAMP ANZA OFFICERS CLUB LOCATED AT 5797 PICKER STREET AS A CITY LANDMARK AND A REZONING TO APPLY THE CR—CULTURAL RESOURCES OVERLAY ZONE

ISSUE:

The issues for City Council consideration are to designate the Camp Anza Officers Club located at 5797 Picker Street as a City Landmark; and rezone the subject property to apply the CR – Cultural Resources Overlay Zone to the existing R-3-2500 – Multi-family Residential Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P16-0054 (City Landmark Designation) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 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, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status;
2. Approve Planning Case P16-0054 based on and subject to the Cultural Heritage Board facts for findings outlined in the attached staff report;
3. Adopt the Resolution (Attachment 4) designating 5797 Picker Street as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment (Rezoning) to apply the CR – Cultural Resources Overlay Zone to the property at 5797 Picker Street; and,
5. Introduce and subsequently an Ordinance (Attachment 5) to rezone 5797 Picker Street from the R-3-2500 – Multi-family Residential Zone to the R-3-2500-CR – Multi-family Residential and Cultural Resources Overlay Zones.

STAFF/CULTURAL HERITAGE BOARD RECOMMENDATIONS:

On June 15, 2016, the Cultural Heritage Board (CHB) recommended to City Council to approve Planning Case P16-0054 to designate 5797 Picker Street as City Landmark #133.

BACKGROUND:

The former Camp Anza Officers Club (1942) has been substantially restored and rehabilitated with the Home Front at Camp Anza project (2015). In addition, the site was reconfigured and further developed with 30 residential units in small detached bungalow groupings and modern site amenities.

The Camp Anza Officers Club is strongly associated with United States wartime mobilization and temporary base construction during World War II, the largest domestic construction project in the history of the country with lasting effects in planning, design, and construction across America. The World War II mobilization effort has made a significant contribution to the broad patterns of United States and California history and cultural heritage (Criterion A/1), and the Officers Club embodies the distinctive characteristics of a type and period, though the degree to which the building is directly associated with and represents the work of noted military engineer Hugh J. Casey and architect, George Edwin Bergstrom, is somewhat uncertain (Criterion C/3).

The Officers Club is expected to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources, and has been found eligible for local designation as a City Landmark under the eligibility criteria outlined in Title 20. The Camp Anza Officers Club fits the following Title 20 criteria for a Landmark nomination:

- Criterion 1: Exemplifies or reflects special elements of the City's cultural and architectural history;
- Criterion 2: Is identified with events significant in local, state, and national history;
- Criterion 3: Embodies distinctive characteristics of a type, period, and method of construction;
- Criterion 7: Is one of the last remaining examples in the City, region, state, and nation, possessing distinguishing characteristics of an architectural or historical type.

FISCAL IMPACT:

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

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. Proposed Findings for CR Overlay Zone
4. Resolution
5. Ordinance