



CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

To: Historic Resources Committee

From: Anastazia Aziz, AICP, Senior Planner

Meeting Date: September 30, 2015

Subject: **Pumphouse Historic Demolition Permit HDP 14-405**

Property Address: 260 Sinex Ave.

Property Owner: City of Pacific Grove

Zoning: Unclassified

General Plan Land Use Designation: Public

CEQA Status: Environmental Impact Report

RECOMMENDATION

Make recommendation of approval or denial to Architectural Review Board per PGMC S. 23.76.090.e.2 regarding Historic Demolition Permit HDP14-405 for the Pumphouse located at 260 Sinex Ave.

BACKGROUND

The pump house is a one-story building, approximately 860 square feet, located at the center of a roundabout at the intersection of Sinex Avenue, Eardley Avenue and 9th St. The structure is an unreinforced masonry bearing wall building. The building's exterior is finished with a grouted Spanish tile roof and painted walls, surrounded by landscaping, mature trees, and roadways.

The structure was listed on the City's Historic Resources Inventory in 2004 due to its unique and unusual characteristics and the integrity of its original design. Although no original building permit exists for the site, based on the 1926 Sanborn Map and a 1928 Building Classification and Computation Record, it can be assumed that the building was built in 1926. Since 1926, the building has been used as a pump station by the water company in Pacific Grove. During the historic listing process, it was determined that the structure was an example of the Spanish-influenced architecture built around the city.

The pump house is now owned by California American Water (Cal-Am). The use of the building as a pump station was discontinued in 2008, when the pump station was moved to the reservoir located between David Avenue and Hillcrest Avenue.

On June 10, 2014, the City of Pacific Grove Building Official determined that the pump house was damaged beyond repair and issued an emergency “Notice and Order to Demolish the Structure” to California American Water. On June 25, 2014 the Order was brought to the HRC for discussion.

A Historic Demolition Permit HDP 14-405 was submitted by the owner to the City’s Community and Economic Development Department on July 7, 2014 to demolish the structure due to ongoing safety concerns. Chain link fencing was placed around the property as a temporary measure to provide additional safety measures.

DISCUSSION

PGMC S. 23.76.090 governs demolitions of historic structures. The proposed historic demolition permit was brought before the Historic Resources Committee on April 15, 2015, May 27, 2015 and July 22, 2015 for comment and information.

The historic demolition permit has been on file for almost 15 months (since July 7, 2014), primarily due to the California Environmental Quality Act Environmental Impact Report (EIR) requirement which is discussed below. Documentation, relocation and other alternatives to demolition were considered as part of the EIR process.

On April 20, 2015 a Phase 1 Historic Report was prepared by architectural historian Richard Brandi. The report found the structure is eligible for listing on the California Register of Historical Resources under Criterion 1 (Event) because it is associated with the growth of Pacific Grove’s water system, beginning with Monterey County Water Works and extending through all the successor companies and ownership changes. Additionally, the structure appears to be largely unaltered. Its location, design, materials, and workmanship have not changed and the setting, feeling, and association have remained largely the same as those found in 1926.

Per PGMC S. 23.76.090.e.2 the Historic Resources Committee shall make recommendation to Architectural Review Board regarding Historic Demolition Permits. Should the Historic Resources Committee forward a recommendation of denial, the following findings must be made:

- A. The proposed action is not consistent with the purposed of historic preservation as set forth in PGMC 23.76.010 and in the historic preservation element of the General Plan; or
- B. There are reasonable alternatives to the demolition at the time of the hearing.

CEQA

The proposed demolition of an historic resource is considered a significant and unavoidable impact and subject to an Environmental Impact Report. On December 18, 2014, the City issues a Request for Proposals to prepare an Environmental Impact Report. On March 13, 2015 the City executed a contract with Pacific Municipal Consulting (now Michael Baker International). On April 13, 2015 a Notice of Preparation was issued and on April 30, 2015 a Public Scoping Meeting was held.

The Draft Environmental Impact Report was released for comment on June 12 and closed July 27, 2015. The Final Environmental Impact Report was released on September 15, 2015. The report concluded that the project would result in a significant and unavoidable impact to a historic resource (Impact 3.3.1). If the proposed demolition project is approved, a Mitigation and Monitoring Program would be required as a condition of approval. Several mitigation measures are required including:

- a. Retention of a qualified historian to prepare a written report to document the pump house;
- b. Placement of a historical plaque as near as possible to the pump house location commemorating the structure's historical importance and directing people to resources about the structure;

The EIR also identified four alternatives:

1. No Project;
2. Relocated Pump House;
3. Leave In Place
4. Adaptive Reuse/Residential Use.

Alternative 3, Leave In Place would result in the fewest environmental impacts and is considered the environmentally superior alternative in comparison with other alternatives. Leaving the pump house in place would require mitigation measures to properly shutter the building and maintain it in perpetuity. Further, the structure would be reinforced to prevent collapse from smaller events as deemed necessary by the City Public Works Department.

FISCAL IMPACT

None.

Respectfully Submitted:



Anastazia Aziz, AICP
Senior Planner

Attachments:

- A. Application
- B. [Final Environmental Impact Report, Appendix A, Appendix B, Appendix C](#)
- C. Chief Building Inspector's evaluation of stability



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Permit & Request Application

for Historic Demolition Permit (HDP)

Item 7.b

App. # 14-405

- Demolition of the entire structure.
- Partial demolition: All changes to the exterior of a building, including but not limited to moving or removing windows, doorways, walls, or other structural features, if such changes alter more than twenty-five percent of the surface of all exterior walls facing a public street or streets, and/or if these changes alter more than fifty percent of the total lateral length of the exterior walls, including porches and other projections of the building, within a twenty-four month period. EXCEPTION: Maintenance and repair as defined in section 23.76.020(g)

Describe the extent of the proposed demolition including both exterior walls and interior floor area. Attach additional sheets if necessary;

Demolish and backfill Old Eardley pump station at intersection of Sinex, Eardley, Hillcrest, and 9th Street.

The following items are required to be submitted:

- A statement from the owner(s) of each site authorizing submittal of the historic relocation application.
- A copy of a survey prepared by a licensed California surveyor showing the footprint and location of all structures, trees, utilities, and known easements on each of the sites. One 8 1/2"x11" reduction of each survey is also required.
- A report prepared by a structural engineer licensed by the State of California containing information regarding the condition of the structure, including a statement regarding the feasibility of moving the structure.

Note: Incomplete applications will not be processed further until all required materials are received.

The Architectural Review Board shall consider the following criteria contained in Section 23.76.025 in making a determination regarding the demolition request. Whether the structure:

- a. has significant character, interest or value as part of the development, heritage, or cultural characteristics of the City of Pacific Grove, the State of California, or the United States;
- b. is the site of a significant historic event;
- c. is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of Pacific Grove;
- d. is a particularly good example of a period or style;
- e. is one of the few remaining examples in Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;
- f. is a notable work of an architect or master builder whose individual work has significantly influenced the development of Pacific Grove;
- g. embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;
- h. has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of Pacific Grove;
- i. retains the integrity of the original design;
- j. contributes to the architectural aesthetics and continuity of the street;
- k. is located within a geographically definable area possessing a concentration of historic properties that visually contribute to each other and are unified aesthetically.



**CALIFORNIA
AMERICAN WATER**

Eric J. Sabolsice
California American Water - Monterey
511 Forest Lodge Road, Suite 100
Pacific Grove, CA 93950
eric.sabolsice@amwater.com

P 831.646.3291
F 831.375.4367

July 31, 2014

Subject: Old Eardley Pump Station Historic Demolition Permit Application

To Whom It May Concern:

As an authorized representative of California American Water Company, I authorize the submittal of the application for a Historic Demolition Permit for the Old Eardley Pump Station, located at the intersection of Sinex and Eardley in Pacific Grove, California.

Sincerely,

Eric J. Sabolsice
Director, Operations



June 10, 2014

CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3100
FAX (831) 375-9863

California American Water
Attn: Mr. Eric Sabolsice
511 Forest Lodge Road, Suite 100
Pacific Grove, CA 93950

**RE: Pump Station
CalAm
APN:
Sinex & Eardley
*Notice to Demolish Structure***

NOTICE AND ORDER **NOTICE TO DEMOLISH**

Dear Mr. Sabolsice:

Our records indicate that California American Water is the owner of the above-referenced structure known as the "Pump Station". Our office received a structural condition report prepared by Howard Carter Associates, Inc., in which multiple building deficiencies were identified. A copy of the report is enclosed for reference. The structural assessment report further noted: "Based on the listed deficiencies, we have concerns about the building's current state and continued deterioration not surviving a significant seismic event or high wind exposure. It is our understanding that the out of service pumps inside the building will be removed, requiring underground work that could disturb the structure. We highly recommend the building be demolished before any kind of underground work is undertaken due to life safety concerns..."

Upon receipt of the structural assessment report, the Building Official of the City of Pacific Grove conducted a field inspection to verify these findings. Based on this inspection, the Building Official has concurred with Howard Carter Associates, Inc. in determining that this structure is beyond repair and is ordered it to be demolished in accordance with **Section 110 and Section 304 of the 2012 International Property Maintenance Code (IPMC)**.

A brief description of the condition found to render this structure potentially unsafe and dangerous to the public is as follows:

- The structure has received substantial damage to the North-East end of the building due to multiple occurrences of vehicle damage (304.1, 304.11 IPMC, 2012).

These conditions are defined as potentially unsafe and dangerous under the 2012 International Property Maintenance Code.

California American Water
Pump Station
Notice and Order/Notice to Demolish
Page 2 of 2

The following items must be met prior to the demolition of the structure:

1. Contact Contract Assistant Planner, Ashley Hobson (831.648.3193) for any Planning Division permits or approvals; and
2. contact Air Pollution Control District (MBUAPCD-831.647.9411) to advise of the demolition.

As such you must by July 7, 2014:

3. acquire a demolition permit from the Building Department; demolish the structure and obtain all City of Pacific Grove final approvals.

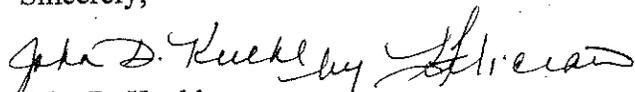
Any person having any record title or legal interest in the building may appeal from this notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in the International Property Maintenance Code, 2012 and filed with the Building Official within 30 days from the date of service of this notice and order. Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

Failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

Filing of an appeal does not negate the requirement to take the above-required actions within the times specified.

Please call our office at (831) 646.5642 if you have any questions regarding this matter.

Sincerely,


John D. Kuehl
Building Official

JDK:lf

e: Thomas Frutchey, City Manager
Ashley Hobson, Contract Assistant Planner

enc: Structural Assessment Report, Howard Carter Associates