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CITY MANAGER'S OFFICE
RECEIVED
MAY 10 1989

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

APPROVED
BY THE CITY COUNCIL
MAY 16 1989
OFFICE OF THE
CITY CLERK

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

May 10, 1989

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: RESOLUTION APPROVING THE EXTENSION OF DEMOLITION SUSPENSION FOR 180 DAYS ON 1119 D STREET, AN ESSENTIAL STRUCTURE ON THE CITY OFFICIAL REGISTER **(PB88-036)**

LOCATION: 1119 D Street and 1123 D Street

SUMMARY

A request for demolition of 1119 D street, an Essential Structure, has been suspended by the Design Review/Preservation Board for 180 days. A request for demolition of 1123 D Street was approved. An ongoing program, headed by Sacramento Heritage Incorporated, is attempting to market the building. Staff and the Board request the Council to extend the demolition suspension for an additional 180 days to allow Sacramento Heritage Incorporated and City Planning staff the opportunity to continue working on retention and rehabilitation of 1119 D Street.

BACKGROUND INFORMATION

On November 16, 1988, the Design Review/Preservation Board reviewed a demolition request for the buildings at 1119 and 1123 D Street. 1119 D Street is an Essential Structure known as the Maria Hastings Building. 1123 D Street is a Retrievable Structure. The board suspended demolition on the Essential Structure (1119 D Street) for 180 days and approved the demolition of the Retrievable Structure (1123 D Street). The Design Review/Preservation Board and staff is requesting that the City Council extend the demolition period suspension of 1119 D Street for an additional 180 days as provided by Chapter 32 of the City Code.

The brick residence at 1119 D Street was constructed by Maria Hastings in 1860. Maria Hastings was an early Sacramento woman pioneer who was the proprietress of the Orleans Hotel. The brick residence which she built has significance because of its architectural style and its early construction date. The building has been listed in the National Register of Historical Places as a contributing structure in the Alkali Flat North Historic District.

Starting in July of 1988, Sacramento Heritage Incorporated has been active in attempts to preserve and rehabilitate the Maria Hastings Building. Sacramento Heritage supported the demolition suspension on the building when the project was brought to the Preservation Board. Sacramento Heritage has attempted to work with the current owner of the building in marketing the structure so that a future owner would be found to rehabilitate this structure back to its original architectural character. This is an on-going process and Sacramento Heritage is preceding on the assumption that the Council will extend the demolition suspension so that the marketing process may continue to take place. The Alkali Flat Project Area Committee, in September of 1988, voted to recommend retention of the Maria Hastings Building and approved an allocation of $10,000.00 to Sacramento Heritage Incorporated to implement a marketing program for the structure.

After the building became vacant in 1988, the redevelopment Agency, at the request of the City Planning Division, secured the Maria Hastings Building and placed a chain link fence around the property. This was done to prevent further use of the structure by transients. This not only protected the building from further vandalism but also prevented physical harm to persons illegally entering the structure.

In April of 1989, Ken Marr of Marr, Shaffer and Associates, consulting structural engineers, performed a survey and an analysis of the building. Their findings are that the building is capable of being rehabilitated; there is restoration and stabilization work needed for the brick walls, foundation, connecting wood floor and roof structures. The condition of the Martha Hastings Building is similar to that which was found on many of the buildings in Old Sacramento. The construction date is of the same time period and the materials and methods used in constructing the building is similar.

POLICY CONSIDERATION

The proposed demolition suspension is consistent with the policy established in Chapter 32 of the City Code - Preservation of Historic Structures.

MBE/WBE

No impact.

FINANCIAL DATA

There will be no additional financial impacts associated with this item other than the money already allocated by the Redevelopment Agency to assist Sacramento Heritage Incorporated in marketing the site.

VOTE OF THE DESIGN REVIEW/PRESERVATION BOARD

The Design Review/Preservation Board voted unanimously by those present (six ayes, two absent, on vacancy) to ratify the Negative Declaration and approve staff recommendations to suspend demolition on the essential structure.

RECOMMENDATION

The Planning staff and the Design Review/Preservation Board recommend that the City Council extend the demolition suspension of the subject structure for 180 days. The demolition suspension will allow Sacramento Heritage Incorporated to continue its attempt to market the property for rehabilitation of the subject structure.

Respectfully submitted,

for Wilfred Wertman
Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:

Walter J. Slipe
WALTER J. SLIPE, CITY MANAGER

MMD:DH:rt
attachments

May 16, 1989
District No. 1

Contact Person:
Richard Hastings, Senior Planner
449-5604

PB88-036

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APPROVED BY THE CITY COUNCIL

MAY 16 1989

OFFICE OF THE CITY CLERK

RESOLUTION No. 89-375

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING AN EXTENSION OF DEMOLITION SUSPENSION FOR 180 DAYS FOR PROPERTY LOCATED AT 1119 D STREET AND 1123 D STREET

(PB88-036) (APN: 002-0075-018)

WHEREAS, the City Council on May 16, 1989, held a public hearing on the request for approval of a suspension of demolition for 180 days for property located at the above described location;

WHEREAS, the City Environmental Coordinator, on November 2, 1988, had determined that the proposed project would not have a significant effect on the environment, and had provided notice to the public of the preparation of a Negative Declaration which was ratified by the Design Review/Preservation Board;

WHEREAS, the City Design Review/Preservation Board and/or Planning staff has submitted to the City Council its report and recommendations on the proposed demolition suspension;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration had been prepared and ratified in compliance with CEQA, State and City Guidelines.

2. The Council has reviewed and considered the information contained herein.

3. The Essential Structure is a historical, cultural and architectural resource for the City of Sacramento and contributes to the integrity of the North Alkali Flat Preservation Area.

MAYOR

ATTEST:

CITY CLERK

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: November 16, 1988

DR/PB NO: 88-036

MOTION TO: Adopt staff recommendation

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON			✓			
BALESTRERI	✓		✓			
LES						✓
MALINOWSKI		✓	✓			
McCABE			✓			
RAKELA			✓			
RUSCONE			✓			✓
TSUBOI						
MOTION CARRIED:			✓			
MOTION FAILED						

COMMENTS:

12/23/88:vf

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Request for demolition of "Essential Structure" and "Retrievable Structure" in the North Alkali Flat Preservation Area.
1119 and 1123 D Street. APN: 002-0075-018

The two structures in questions are on the same parcel in the North Alkali Flat Preservation Area. The building with the 1123 D Street address is a Retrievable Structure and is located at the front of the lot. The building with the 1119 D Street address, known as the Maria Hastings house, is an Essential Structure and is at the rear of the property.

The Maria Hastings house was built in 1860 in the Greek Revival Style and subsequently remodeled with an overlay of Italianate details. It is a valued historical, cultural and architectural resource (see attached survey sheet) for the City of Sacramento and the North Alkali Flat Preservation Area. Sacramento Heritage has involved itself in efforts to preserve the Maria Hasting's house. At present, it is in the process of obtaining Redevelopment Agency funds through the Alkali Flat PAC for the purpose of marketing the building to a new owner who would be willing to rehabilitate the structure.

The Retrievable Structure is a relocated structure that in effect blocks the view of the Maria Hastings house. A Retrievable Structure is by definition a building which the Board would support for rehabilitation if it was to be brought back to its original design or would approve for demolition if requested. Staff would have no objection to the demolition, or relocation, of the Retrievable structure.

The Housing/Dangerous Buildings section of the Building Division has active substandard building files on both buildings. Although the Retrievable structure is, in the opinion of the building inspector involved with the substandard building cases, the more structurally sound of the two buildings, it is naturally the Essential Structure that staff would be most concerned with losing.

ENVIRONMENTAL DETERMINATION: For the proposed demolition, the Environmental Coordinator has filed a Negative Declaration with mitigation.

The Cultural Resources section of the Negative Declaration reads as follows:

> The demolition will result int he removal of an Essential structure and a Retrievable structure listed in the City Official Register. The Essential building contributes to the character of this portion of D Street and to the Alkali Flat Community. As City laws governing demolition of Historic Buildings allow for a maximum 180 day delay in the issuance of a demolition permit, two possible mitigation measures to reduce the impact would be as follows:
>
> A. Retain the Essential building and offer a low-interest loan or other financing mechanism, possibly through the Housing and Redevelopment Agency, to a party which will agree to rehabilitate the building; or
>
> B. Offer the building for relocation for a period of 180 days.

STAFF RECOMMENDATION: Staff recommends that the Board take the following action:

1. Ratify the Negative Declaration;

2. Suspend demolition of the "Essential" structure for 180 days;

3. Approve demolition of the "Retrievable" structure, subject to making it available for acquisition for 60 days. If the building is made available for free, the waiting period shall be only 30 days.

Findings of Fact:

1. The Essential Structure is a historical, cultural, and architectural resource for the City of Sacramento and contributes to the integrity of the North Alkali Flat Preservation Area.

2. The Retrievable structure is expendable provided that the Essential structure is to remain in place.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. tHE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

4. *Staff to request Council to extend the demolition suspension for 180 days.*

CHARLES HALL PAGE & ASSOCIATES
Urban & Environmental Planning & Design
400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

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HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1119 D Street

Name of Structure:

Present Owner:

Original Owner: Maria Hastings

Present Use: Res.

Original Use: Res.

Occupant(s): Same

Additions & Alterations:
awnings on windows, additions in alley

Ancillary Structures:
Barn

Adjacent Land Uses:
Res., Industrial in adjacent blocks

Intrusion on Neighborhood?:

File Number:

Date of Construction: 1860

Building Type: Three story masonry

Building Material: brick

Builder:

Architect:

Style: Delta Type Greek Revival with Italianate additions

Significant Architectural Features:
Porch column capitals, bracketed cornice, brick pilasters, window detailing

96119-7

Date: 1/6/76 By: MW/MC

Checked: MC Mapped: X

PB 86-036

11-16-88

EVALUATION

Historical/Cultural Significance		
Exceptional		
Major	x	
Contributing		
Non-Contributing		
Architectural Significance		
Exceptional	x	
Major		
Contributing		
Non-Contributing		
Environmental Significance		
Exceptional		
Major	x	
Contributing		
Non-Contributing		
Design Integrity: Alterations		
None or Little		
Moderate	x	
Considerable		
Physical Condition		
Good, or Minor Repairs		
Major Repairs	x	
Dilapidated		

8 Essential - 2

ITEM 5

Architectural Analysis:

A very fine brick Delta Type Greek Revival house with corner pilasters supporting a simple entablature. The windows are set in simply molded but handsome architraves. The house has been remodeled with an overlay of Italianate details, notably the cornice and porch. The elegant proportions of the house together with its rarity as a brick building in the Greek Revival Style and its location, set back from a row of compatible later houses make this a very important building.

Historical Information:

Built by Maria Hastings in 1860, owner of the Orleans Hotel, the most prominent in Sacramento during the 1850's. Lost to Charles Fox in 1863 in payment of a debt. Next owned by Robert K. Wick who founded the first funeral home in California in 1849 and was Sacramento County Coroner. Owned by Philomen E. Platt and family 1876-1920. Platt came to Sacramento in 1868 and took over the W.R. Strong and Co. which by 1880 was one of the largest fruit merchandising businesses on the Pacific Coast.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:

jr
2/75

98855-24

PB88-036

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CITY OF SACRAMENTO

NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

PB88-036 Demolition of an "Essential" Structure and a "Retrievable" Structure. APN: 002-0075-018. Loc: 1119 & 1123 D Street

The City of Sacramento, Department of Planning and Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: Marty Van Duyn

PB88-036

attachment
(w m.m.)
rev. 7/86/lao-wp

CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15063 (August 1, 1983).

File No. and/or Project Name: PB88-036
Applicant - Name: George Milewsnic
Address: 4620 Lindh Way
Fair Oaks CA 95628

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

	Yes or No
1. **Earth**. Will the proposal result in:	
a. Unstable earth conditions or in changes in geologic substructures?	No
b. Disruptions, displacements, compaction or overcovering of the soil?	Yes
c. Change in topography or ground surface relief features?	No
d. The destruction, covering or modification of any unique geologic or physical features?	No
e. Any increase in wind or water erosion of soils, either on or off the site?	No
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake?	No
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?	No
2. **Air**. Will the proposal result in:	
a. Substantial air emissions or deterioration of ambient air quality?	Maybe
b. The creation of objectionable odors?	No
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	No
3. **Water**. Will the proposal result in:	
a. Changes in currents, or the course of direction movements, in either marine or fresh waters?	No
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	No
c. Alterations to the course of flow of flood waters?	No
d. Change in the amount of surface water in any water body?	No
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	No
f. Alteration of the direction or rate of flow of ground waters?	No
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	No
h. Substantial reduction in the amount of water otherwise available for public water supplies?	No
i. Exposure of people or property to water related hazards such as flooding?	No
4. **Plant Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of plants?	No
b. Reduction of the numbers of any unique, rare or endangered species of plants?	No
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	No
d. Reduction in acreage of any agricultural crop?	No
5. **Animal Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of animals?	No
b. Reduction of the numbers of any unique, rare or endangered species of animals?	No
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	No
d. Deterioration of existing fish or wildlife habitat?	No

	Yes or No
6. **Noise**. Will the proposal result in:	
a. Increases in existing noise levels?	No
b. Exposure of people to severe noise levels?	Yes
7. **Light and Glare**. Will the proposal produce new light or glare?	No
8. **Land Use**. Will the proposal result in a substantial alteration of the present or planned land use of an area?	Yes
9. **Natural Resources**. Will the proposal result in:	
a. Increase in the rate of use of any natural resources?	No
b. Substantial depletion of any nonrenewable natural resource?	No
10. **Risk of Upset**. Does the proposal involve:	
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	maybe
b. Possible interference with an emergency response plan or an emergency evacuation plan?	No
11. **Population**. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	No
12. **Housing**. Will the proposal affect existing housing, or create a demand for additional housing?	No
13. **Transportation/Circulation**. Will the proposal result in:	
a. Generation of substantial additional vehicular movement?	No
b. Effects on existing parking facilities, or demand for new parking?	No
c. Substantial impact upon existing transportation systems?	No
d. Alterations to present patterns of circulation or movement of people and/or goods?	No
e. Alterations to waterborne, rail or air traffic?	No
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	No
14. **Public Services**. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:	
a. Fire protection?	No
b. Police protection?	No
c. Schools?	No
d. Parks or other recreational facilities?	No
e. Maintenance of public facilities, including roads?	No
f. Other governmental services?	No
15. **Energy**. Will the proposal result in:	
a. Use of substantial amounts of fuel or energy?	No
b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	No
16. **Utilities**. Will the proposal result in a need for new system, or substantial alterations to the following utilities:	No
a. Power or natural gas?	No
b. Communications systems?	No
c. Water?	No
d. Sewer or septic tanks?	No
e. Storm water drainage?	No
f. Solid waste and disposal?	No

Yes or No

17. **Human Health**. Will the proposal result in:
    a. Creation of any health hazard or potential health hazard (excluding mental health)? No
    b. Exposure of people to potential health hazards? No

18. **Aesthetics**. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? No

19. **Recreation**. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? No

20. **Cultural Resources**.
    a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? Yes
    b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? Yes
    c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? No
    d. Will the proposal restrict existing religious or sacred uses within the potential impact area? No

21. **Mandatory Findings of Significance**.
    a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of 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? No
    b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
    c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
    d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

MITIGATION MEASURES

___ None required.
X The following mitigation measures shall become conditions of approval for the subject proposal:

See Attachment A

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1988
South Sacramento Community Plan and EIR, 1986
North Natomas Community Plan and EIR, 1986
South Natomas Community Plan and EIR, 1987
Airport-Meadowview Community Plan and EIR, 1984
North Sacramento Community Plan and EIR, 1984
Sacramento South Pocket Specific Plan & EIR, 1977
Sacto. Central City Comprehensive Plan & EIR, 1977
Downtown Redevelopment Plan Update & EIR,1985
Sacramento City Zoning Ordinance, July 1987
Renaissance Tower EIR, 1986
Laguna Creek Floodplain Study and EIR, 1985
Creekside Oaks and Gateway Centre EIR, 1984
Delta Shores Village PUD EIR, 1983
Greenhaven Executive Office Park EIR, 1982
Executive Airport Master Plan and EIR, 1981
Sacto. City Amer River Pkwy Plan & Neg. Dec. 1985
Northgate Station EIR, 1986
Willow Creek EIR, 1985

- At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1950
- Fifteenth Progress Report on Trip Ends Generation Research Counts. CalTrans 1983.
- Native Oaks: Our Valley Heritage, Sacramento County Office of Education, 1976.
- The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

____ I find 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 on this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

____ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: 11·2·88 SIGNATURE: Lisa Ryzel

PREPARED BY: Lisa Ryzel PHONE: 449·2037

Revised 12/2/87 HT:jg

ATTACHMENT A
INITIAL STUDY DISCUSSION
PB88-036

PROJECT DESCRIPTION

The project consists of a request to demolish two structures; 1119 D Street, an Essential structure, and 1123 D Street, a retrievable structure. The request originates from Housing and Dangerous Buildings, which has determined the two structures to be hazardous buildings.

The building at 1119 D Street is a Delta type Greek Revival with Italianate additions constructed in 1860. The architectural analysis describes this house as elegantly proportioned; this together with its rarity as a brick building in the Greek Revival style and its location, set back from a row of compatible later houses make it a very important building.

The building at 1123 D Street has had many alterations made to it during the years, however, it could be rehabilitated to its original style.

DISCUSSION OF IMPACTS

1. Earth

Demolition of the structure will expose the ground surface to potential wind erosion until a new building is constructed on the sites. This impact can be reduced to a less than significant impact by requiring that the site be watered during demolition and planted with a xerophitic ground cover, such as native grasses.

2. Air Quality

Demolition will create a short-term increase in particulate matter emitted into the air. A major portion of the dust particles will settle out on and immediately adjacent to the site. A minor portion will remain suspended in the localized atmosphere and will incrementally add to the ambient particulate level. Due to the relatively small area impacted by the demolition, this is not considered to be a significant environmental impact.

3. Water

This project will not impact surface or groundwater levels or patterns.

4. Plant Life

The sites contain mature street trees and landscaping trees of various species. Demolition of the structures will not impact the street trees, however, heavy construction machinery used during the demolition may harm the on-site trees. Care must be taken by the equipment operators not to damage or injure the trees while machinery or heavy equipment is being used on the site.

5. Animal Life

This project will not impact animal life.

6. Noise

Demolition will temporarily increase ambient noise levels in the immediate vicinity through the use of machinery and equipment to both demolish the structure and salvage material from the buildings. This temporary increase is considered to be less than significant in reference to the relatively high background noise levels generated from local street traffic. To mitigate any noise impacts from the demolition, the actual demolition should be restricted to daylight hours (9:00 a.m. to 5:00 p.m.).

7. Light and Glare

The demolition will not impact light or glare in the vicinity.

8. Land Use

The demolition will remove two vacant buildings. This will not significantly alter land use in the vicinity.

9. Natural Resources

This demolition will not increase the rate of use of any natural resource, nor substantially deplete any non-renewable resource.

10. Risk of Upset

As with many buildings built prior to adoption of insulation and construction standards regarding the use of asbestos or other building materials now considered to be unhealthy, there is a possibility of the existence of asbestos or other such building materials in the structures. Any impacts arising from the existence of asbestos can be mitigated by requiring the buildings be examined for asbestos prior to the issuance of

any permit. Should asbestos be discovered, plans for its removal per UBC requirements mist be submitted with the application for demolition.

11. Population

These demolitions will not alter the location, distribution, density or growth rate of the population of the area.

12. Housing

Both structures were constructed as residences, however, neither building is currently occupied nor have they been for a while. The loss of these structures will not impact the housing stock in the Central City. If the buildings can be rehabilitated, however, they will increase the housing stock by two or three units. While this increase is not significant in terms of number, it would signal a return to the original use of the buildings and the residential character of this portion of D Street.

13. Transportation and Circulation

The demolition will not increase or alter the transportation and circulation pattern in the area.

14. Public Services

The demolition will not have an impact on any governmental services, nor will it alter the provision of any governmental services.

15. Energy

The demolition will not increase the demand upon existing energy sources.

16. Utilities

The demolition will not affect or alter any utilities.

17. Human Health

See Risk of Upset.

18. Aesthetics

The demolition will not result in the obstruction of any scenic view open to

the public nor result in the creation of an aesthetically offensive site open to the public view.

19. Recreation

The demolition will not impact the quality or quantity of existing recreation opportunities.

20. Cultural Resources

The demolition will result in the removal of an Essential structure and a Retrievable structure listed in the City Official Register. The Essential building contributes to the character of this portion of D Street and to the Alkali Flat community. As City laws governing demolition of Historic Buildings allow for a maximum 180 day delay in the issuance of a demolition permit, two possible mitigation measures to reduce the impact would be as follows:

A. Retain the Essential building and offer a low-interest loan or other financing mechanism, possibly through the Housing and Redevelopment Agency, to a party which will agree to rehabilitate the building; or

B. Offer the building for relocation for a period of 180 days.

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Request for demolition of "Essential Structure" and "Retrievable Structure" in the North Alkali Flat Preservation Area.
1119 and 1123 D Street. APN: 002-0075-018

The two structures in questions are on the same parcel in the North Alkali Flat Preservation Area. The building with the 1123 D Street address is a Retrievable Structure and is located at the front of the lot. The building with the 1119 D Street address, known as the Maria Hastings house, is an Essential Structure and is at the rear of the property.

The Maria Hastings house was built in 1860 in the Greek Revival Style and subsequently remodeled with an overlay of Italianate details. It is a valued historical, cultural and architectural resource (see attached survey sheet) for the City of Sacramento and the North Alkali Flat Preservation Area. Sacramento Heritage has involved itself in efforts to preserve the Maria Hasting's house. At present, it is in the process of obtaining Redevelopment Agency funds through the Alkali Flat PAC for the purpose of marketing the building to a new owner who would be willing to rehabilitate the structure.

The Retrievable Structure is a relocated structure that in effect blocks the view of the Maria Hastings house. A Retrievable Structure is by definition a building which the Board would support for rehabilitation if it was to be brought back to its original design or would approve for demolition if requested. Staff would have no objection to the demolition, or relocation, of the Retrievable structure.

The Housing/Dangerous Buildings section of the Building Division has active substandard building files on both buildings. Although the Retrievable structure is, in the opinion of the building inspector involved with the substandard building cases, the more structurally sound of the two buildings, it is naturally the Essential Structure that staff would be most concerned with losing.

ENVIRONMENTAL DETERMINATION: For the proposed demolition, the Environmental Coordinator has filed a Negative Declaration with mitigation.

The Cultural Resources section of the Negative Declaration reads as follows:

> The demolition will result int he removal of an Essential structure and a Retrievable structure listed in the City Official Register. The Essential building contributes to the character of this portion of D Street and to the Alkali Flat Community. As City laws governing demolition of Historic Buildings allow for a maximum 180 day delay in the issuance of a demolition permit, two possible mitigation measures to reduce the impact would be as follows:
>
> A. Retain the Essential building and offer a low-interest loan or other financing mechanism, possibly through the Housing and Redevelopment Agency, to a party which will agree to rehabilitate the building; or
>
> B. Offer the building for relocation for a period of 180 days.

STAFF RECOMMENDATION: Staff recommends that the Board take the following action:

1. Ratify the Negative Declaration;

2. Suspend demolition of the "Essential" structure for 180 days;

3. Approve demolition of the "Retrievable" structure, subject to making it available for acquisition for 60 days. If the building is made available for free, the waiting period shall be only 30 days.

Findings of Fact:

1. The Essential Structure is a historical, cultural, and architectural resource for the City of Sacramento and contributes to the integrity of the North Alkali Flat Preservation Area.

2. The Retrievable structure is expendable provided that the Essential structure is to remain in place.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. tHE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

4. *Staff to request Council to extend the demolition suspension for 180 days.*

CHARLES HALL PAGE & ASSOCIATES
Urban & Environmental Planning & Design
400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 1119 D Street

Name of Structure:

Present Owner:

Original Owner: Maria Hastings

Present Use: Res.

Original Use: Res.

Occupant(s): Same

Additions & Alterations:
awnings on windows, additions in alley

Ancillary Structures:
Barn

Adjacent Land Uses:
Res., Industrial in adjacent blocks

Intrusion on Neighborhood?:

File Number:

Date of Construction: 1860

Building Type: Three story masonry

Building Material: brick

Builder:

Architect:

Style: Delta Type Greek Revival with Italianate additions

Significant Architectural Features:
Porch column capitals, bracketed cornice, brick pilasters, window detailing

96119-7

Date: 1/6/76 By: MW/MC

Checked: MC Mapped: X

PB 88-036 11-16-88

EVALUATION

Historical/Cultural Significance
- Exceptional ___
- Major x
- Contributing ___
- Non-Contributing ___

Architectural Significance
- Exceptional x
- Major ___
- Contributing ___
- Non-Contributing ___

Environmental Significance
- Exceptional ___
- Major x
- Contributing ___
- Non-Contributing ___

Design Integrity: Alterations
- None or Little ___
- Moderate x
- Considerable ___

Physical Condition
- Good, or Minor Repairs ___
- Major Repairs x
- Dilapidated ___

Essential - 2

ITEM 5

Architectural Analysis:

A very fine brick Delta Type Greek Revival house with corner pilasters supporting a simple entablature. The windows are set in simply molded but handsome architraves. The house has been remodeled with an overlay of Italianate details, notably the cornice and porch. The elegant proportions of the house together with its rarity as a brick building in the Greek Revival Style and its location, set back from a row of compatible later houses make this a very important building.

Historical Information:

Built by Maria Hastings in 1860, owner of the Orleans Hotel, the most prominent in Sacramento during the 1850's. Lost to Charles Fox in 1863 in payment of a debt. Next owned by Robert K. Wick who founded the first funeral home in California in 1849 and was Sacramento County Coroner. Owned by Philomen E. Platt and family 1876-1920. Platt came to Sacramento in 1868 and took over the W.R. Strong and Co. which by 1880 was one of the largest fruit merchandising businesses on the Pacific Coast.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:

jr
2/75

98855-24

PB88-036

11-16-88

ITEM C

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: 11-16-89

DR/PB NO: 89-036

MOTION TO: RATFIED NEG. DEC. & APPROVE STAFF REC.

MEMBERS	MOTION BY	2ND	YES	NO	ABSTAIN	ABSENT
ANDERSON			✓			
BALESTRERI	✓		✓			
LES						✓
MALINOWSKI		✓	✓			
McCABE			✓			
RAKELA			✓			
RUSCONE			✓			
TSUBOI						✓
MOTION CARRIED:			✓			
MOTION FAILED						

COMMENTS:

12/23/88:vf

CITY OF SACRAMENTO

NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

PB88-036 Demolition of an "Essential" Structure and a "Retrievable" Structure. APN: 002-0075-018. Loc: 1119 & 1123 D Street

The City of Sacramento, Department of Planning and Development, Planning Division has reviewed the proposed project and has determined that the project, with mitigation measures, as identified in the attached Initial Study, as resolved, will not have a significant effect on the environment. An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Section 15070 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-171) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the City of Sacramento, Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, 3rd Floor, Sacramento, California 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: Marty Van Duyn

PB88-036

attachment
(w.m.m.)
rev. 7/86/lao-wp

CITY OF SACRAMENTO

INITIAL STUDY

This Initial Study has been required and prepared by the Department of Planning and Development, Planning Division, Environmental Section, 1231 I Street, Suite 300, Sacramento, CA 95814, (916)449-2037, pursuant to CEQA Guidelines Section 15063 (August 1, 1983).

File No. and/or Project Name: PB88-036
Applicant - Name: George Milenisnic
Address: 4620 Lindi Way
Fair Oaks CA 95628

Answer the following questions to determine if the proposed project may have potentially adverse significant impacts on the environment.

	Yes or No
1. **Earth**. Will the proposal result in:	
a. Unstable earth conditions or in changes in geologic substructures?	No
b. Disruptions, displacements, compaction or overcovering of the soil?	Yes
c. Change in topography or ground surface relief features?	No
d. The destruction, covering or modification of any unique geologic or physical features?	No
e. Any increase in wind or water erosion of soils, either on or off the site?	No
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river, stream, bay, inlet or lake?	No
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, or similar hazards?	No
2. **Air**. Will the proposal result in:	
a. Substantial air emissions or deterioration of ambient air quality?	Maybe
b. The creation of objectionable odors?	No
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	No
3. **Water**. Will the proposal result in:	
a. Changes in currents, or the course of direction movements, in either marine or fresh waters?	No
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	No
c. Alterations to the course of flow of flood waters?	No
d. Change in the amount of surface water in any water body?	No
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	No
f. Alteration of the direction or rate of flow of ground waters?	No
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	No
h. Substantial reduction in the amount of water otherwise available for public water supplies?	No
i. Exposure of people or property to water related hazards such as flooding?	No
4. **Plant Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of plants?	No
b. Reduction of the numbers of any unique, rare or endangered species of plants?	No
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	No
d. Reduction in acreage of any agricultural crop?	No
5. **Animal Life**. Will the proposal result in:	
a. Change in the diversity of species, or number of any species of animals?	No
b. Reduction of the numbers of any unique, rare or endangered species of animals?	No
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	No
d. Deterioration of existing fish or wildlife habitat?	No

	Yes or No
6. **Noise**. Will the proposal result in:	
a. Increases in existing noise levels?	No
b. Exposure of people to severe noise levels?	Yes
7. **Light and Glare**. Will the proposal produce new light or glare?	No
8. **Land Use**. Will the proposal result in a substantial alteration of the present or planned land use of an area?	Yes
9. **Natural Resources**. Will the proposal result in:	
a. Increase in the rate of use of any natural resources?	No
b. Substantial depletion of any nonrenewable natural resource?	No
10. **Risk of Upset**. Does the proposal involve:	
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	maybe
b. Possible interference with an emergency response plan or an emergency evacuation plan?	No
11. **Population**. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	No
12. **Housing**. Will the proposal affect existing housing, or create a demand for additional housing?	No
13. **Transportation/Circulation**. Will the proposal result in:	
a. Generation of substantial additional vehicular movement?	No
b. Effects on existing parking facilities, or demand for new parking?	No
c. Substantial impact upon existing transportation systems?	No
d. Alterations to present patterns of circulation or movement of people and/or goods?	No
e. Alterations to waterborne, rail or air traffic?	No
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	No
14. **Public Services**. Will the proposal have an effect upon, or result in need for new or altered governmental services in any of the following areas:	
a. Fire protection?	No
b. Police protection?	No
c. Schools?	No
d. Parks or other recreational facilities?	No
e. Maintenance of public facilities, including roads?	No
f. Other governmental services?	No
15. **Energy**. Will the proposal result in:	
a. Use of substantial amounts of fuel or energy?	No
b. Substantial increase in demand upon existing sources of energy or require the development of new sources of energy?	No
16. **Utilities**. Will the proposal result in a need for new system, or substantial alterations to the following utilities:	No
a. Power or natural gas?	No
b. Communications systems?	No
c. Water?	No
d. Sewer or septic tanks?	No
e. Storm water drainage?	No
f. Solid waste and disposal?	No

Yes or No

17. **Human Health**. Will the proposal result in:
    a. Creation of any health hazard or potential health hazard (excluding mental health)? No
    b. Exposure of people to potential health hazards? No

18. **Aesthetics**. Will the proposal result in the obstruction of any scenic or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? No

19. **Recreation**. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? No

20. **Cultural Resources**.
    a. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site? Yes
    b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? Yes
    c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? No
    d. Will the proposal restrict existing religious or sacred uses within the potential impact area? No

21. **Mandatory Findings of Significance**.
    a. Does the project have the potential to degrade the quality to the environment, substantially reduce the habitat of 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? No
    b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) No
    c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) No
    d. Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly? No

MITIGATION MEASURES

___ None required.
X The following mitigation measures shall become conditions of approval for the subject proposal:

See Attachment A

CONCLUSION

The proposed project will not have a significant adverse effect on the environment for the following reasons:

1. Will have only temporary or short-term construction impacts such as dust and equipment emissions, noise and truck traffic.
2. Will not generate a significant amount of additional vehicles, noise or emission levels.
3. Will not affect rare or endangered species of animal or plant, or habitat of such species.
4. Will not eliminate important examples of major periods of California history or prehistory.
5. Will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. Will not be subjected to floodplains or major geologic hazards.
7. Will not have a substantial aesthetic affect.
8. Will not breach any published national, State or local standards relating to solid waste.
9. Will not involve the possibility of contaminating public water supply or adversely affect groundwater.
10. Will not result in or add to a violation of the waste discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. Will not occur to the disadvantage of long-term environmental goals.
12. Will not result in the adverse cumulative impacts.
13. Will not result in adverse growth inducing impacts.
14. Will not result in substantial adverse effects on human beings either directly or indirectly.
15. Will not be in conflict with the City's General and Community Plans.

REFERENCES

Sacramento City General Plan and EIR, 1988
South Sacramento Community Plan and EIR, 1986
North Natomas Community Plan and EIR, 1986
South Natomas Community Plan and EIR, 1987
Airport-Meadowview Community Plan and EIR, 1984
North Sacramento Community Plan and EIR, 1984
Sacramento South Pocket Specific Plan & EIR, 1977
Sacto. Central City Comprehensive Plan & EIR, 1977
Downtown Redevelopment Plan Update & EIR, 1985
Sacramento City Zoning Ordinance, July 1987
Renaissance Tower EIR, 1986
Laguna Creek Floodplain Study and EIR, 1985
Creekside Oaks and Gateway Centre EIR, 1984
Delta Shores Village PUD EIR, 1983
Greenhaven Executive Office Park EIR, 1982
Executive Airport Master Plan and EIR, 1981
Sacto. City Amer River Pkwy Plan & Neg. Dec. 1985
Northgate Station EIR, 1986
Willow Creek EIR, 1985

- At the Crossroads, A Report on California Endangered and Rare Fish and Wildlife. California Resources Agency and Department of Fish and Game, 1972
- Soils of Sacramento County, California. Walter Weir, Division of Soils, U.C. Berkeley, 1950
- Fifteenth Progress Report on Trip Ends Generation Research Counts. CalTrans 1983.
- Native Oaks: Our Valley Heritage, Sacramento County Office of Education, 1976.

- The applicant's environmental questionnaire and submitted plans are considered part of this Initial Study.

DETERMINATION

On the basis of this initial evaluation:

____ I find 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 on this case because the mitigation measures described in this Initial Study has been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

____ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

DATE: 11-2-88 SIGNATURE: Lisa Ryzel

PREPARED BY: Lisa Ryzel PHONE: 449-2037

Revised 12/2/87 HT:jg

ATTACHMENT A
INITIAL STUDY DISCUSSION
PB88-036

PROJECT DESCRIPTION

The project consists of a request to demolish two structures; 1119 D Street, an Essential structure, and 1123 D Street, a retrievable structure. The request originates from Housing and Dangerous Buildings, which has determined the two structures to be hazardous buildings.

The building at 1119 D Street is a Delta type Greek Revival with Italianate additions constructed in 1860. The architectural analysis describes this house as elegantly proportioned; this together with its rarity as a brick building in the Greek Revival style and its location, set back from a row of compatible later houses make it a very important building.

The building at 1123 D Street has had many alterations made to it during the years, however, it could be rehabilitated to its original style.

DISCUSSION OF IMPACTS

1. Earth

   Demolition of the structure will expose the ground surface to potential wind erosion until a new building is constructed on the sites. This impact can be reduced to a less than significant impact by requiring that the site be watered during demolition and planted with a xerophitic ground cover, such as native grasses.

2. Air Quality

   Demolition will create a short-term increase in particulate matter emitted into the air. A major portion of the dust particles will settle out on and immediately adjacent to the site. A minor portion will remain suspended in the localized atmosphere and will incrementally add to the ambient particulate level. Due to the relatively small area impacted by the demolition, this is not considered to be a significant environmental impact.

3. Water

This project will not impact surface or groundwater levels or patterns.

4. Plant Life

The sites contain mature street trees and landscaping trees of various species. Demolition of the structures will not impact the street trees, however, heavy construction machinery used during the demolition may harm the on-site trees. Care must be taken by the equipment operators not to damage or injure the trees while machinery or heavy equipment is being used on the site.

5. Animal Life

This project will not impact animal life.

6. Noise

Demolition will temporarily increase ambient noise levels in the immediate vicinity through the use of machinery and equipment to both demolish the structure and salvage material from the buildings. This temporary increase is considered to be less than significant in reference to the relatively high background noise levels generated from local street traffic. To mitigate any noise impacts from the demolition, the actual demolition should be restricted to daylight hours (9:00 a.m. to 5:00 p.m.).

7. Light and Glare

The demolition will not impact light or glare in the vicinity.

8. Land Use

The demolition will remove two vacant buildings. This will not significantly alter land use in the vicinity.

9. Natural Resources

This demolition will not increase the rate of use of any natural resource, nor substantially deplete any non-renewable resource.

10. Risk of Upset

As with many buildings built prior to adoption of insulation and construction standards regarding the use of asbestos or other building materials now considered to be unhealthy, there is a possibility of the existence of asbestos or other such building materials in the structures. Any impacts arising from the existence of asbestos can be mitigated by requiring the buildings be examined for asbestos prior to the issuance of

any permit. Should asbestos be discovered, plans for its removal per UBC requirements mist be submitted with the application for demolition.

11. Population

These demolitions will not alter the location, distribution, density or growth rate of the population of the area.

12. Housing

Both structures were constructed as residences, however, neither building is currently occupied nor have they been for a while. The loss of these structures will not impact the housing stock in the Central City. If the buildings can be rehabilitated, however, they will increase the housing stock by two or three units. While this increase is not significant in terms of number, it would signal a return to the original use of the buildings and the residential character of this portion of D Street.

13. Transportation and Circulation

The demolition will not increase or alter the transportation and circulation pattern in the area.

14. Public Services

The demolition will not have an impact on any governmental services, nor will it alter the provision of any governmental services.

15. Energy

The demolition will not increase the demand upon existing energy sources.

16. Utilities

The demolition will not affect or alter any utilities.

17. Human Health

See Risk of Upset.

18. Aesthetics

The demolition will not result in the obstruction of any scenic view open to

the public nor result in the creation of an aesthetically offensive site open to the public view.

19. Recreation

The demolition will not impact the quality or quantity of existing recreation opportunities.

20. Cultural Resources

The demolition will result in the removal of an Essential structure and a Retrievable structure listed in the City Official Register. The Essential building contributes to the character of this portion of D Street and to the Alkali Flat community. As City laws governing demolition of Historic Buildings allow for a maximum 180 day delay in the issuance of a demolition permit, two possible mitigation measures to reduce the impact would be as follows:

A. Retain the Essential building and offer a low-interest loan or other financing mechanism, possibly through the Housing and Redevelopment Agency, to a party which will agree to rehabilitate the building; or

B. Offer the building for relocation for a period of 180 days.

17.0

17

1119 D ST. FROM STREET

1100 BLOCK OF D ST. TO EAST

ITEM NO. 17

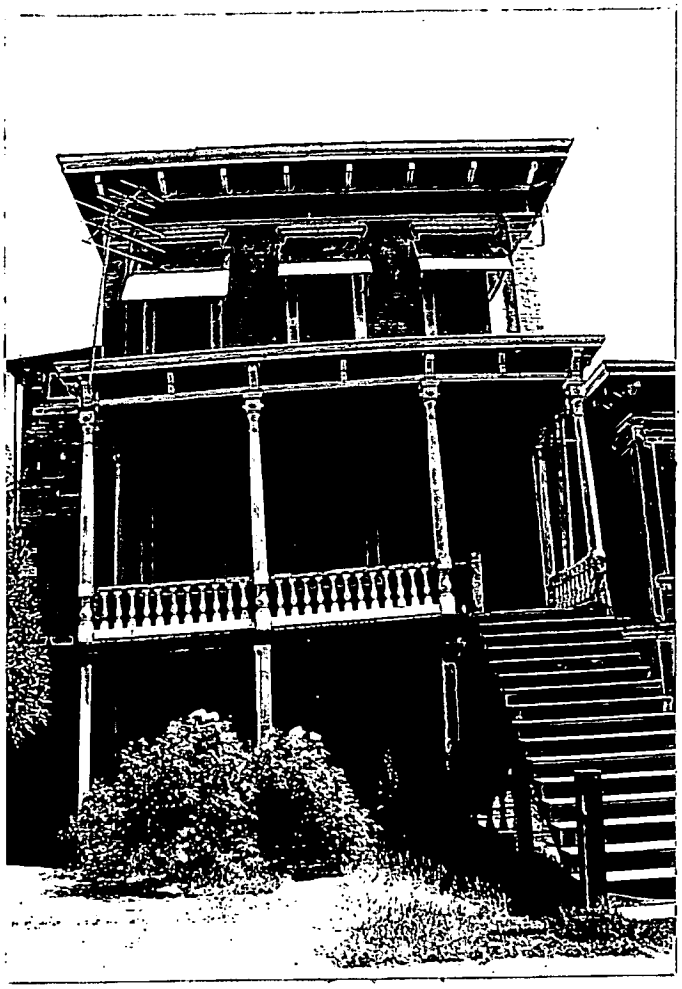
17.0

BLDG. WEST OF 1119 D St.

BLDG'S. EAST OF 1119 D ST.

ITEM NO. 17

17.0



1119 D ST.

1119 D ST.

ITEM NO. 17