

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL

FROM: GRANT BAILEY, ASSOCIATE CIVIL ENGINEER  
TRANSPORTATION AND PUBLIC WORKS

SUBJECT: PROJECT APPROVAL – BUILDING DEMOLITION

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Transportation and Public Works Department that the Council, by thirteen (13) separate resolutions, approve the demolition of 31 structures located at 2810 4th Street, 952 Sonoma Avenue, 7630 Lakeville Highway, 7650 Lakeville Highway, 1595 Meadow Lane, 4090 Walker Avenue, 4099 Walker Avenue, 1027 McMinn Avenue, 1370 Burbank Avenue, 1400 Burbank Avenue, Doyle Park, Howarth Park, and Juilliard Park.

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EXECUTIVE SUMMARY

This item will approve the demolition of structures indicated in the recommendation. These projects support Council Tier 2 Goal: Create a Plan to Address Deferred Maintenance throughout the Community, by eliminating deferred maintenance costs associated with City facilities. Projects are located within City Council Districts 1, 2, 3, and 5, or beyond City limits.

BACKGROUND

In 2017 Council commissioned an assessment and maintenance analysis of city-owned structures. In 2018, after the assessment was completed and findings presented, Council approved demolition of all sites listed in the recommendation except an unused shed at 4099 Walker Road and an unused storage shed at Doyle Park. Neither structure was considered in the facilities assessment but are recommended for demolition because the structures are in poor condition, are not needed for any City use and it is in the best interest of the City to demolish and remove the structures.

## PROJECT APPROVAL – STRUCTURE DEMOLITION

PAGE 2 OF 4

This item seeks approval to demolish a total of 31 City-owned structures in and outside of City limits at the following locations:

1. 2810 4<sup>th</sup> Street
  - a. Small commercial building
2. 952 Sonoma Avenue
  - a. Single family residence
  - b. Garage
3. 7630 Lakeville Highway
  - a. Single family residence
  - b. Lean-to structure
4. 7650 Lakeville Highway
  - a. Single family residence
  - b. Single family residence
5. 1595 Meadow Lane
  - a. Single family residence
  - b. Barn
  - c. Barn
  - d. Barn
  - e. Detached garage
  - f. Gazebo
6. 4090 Walker Road
  - a. Single family residence
  - b. Barn
7. 4099 Walker Road
  - a. Storage shed
8. 1027 McMinn
  - a. Single family residence
9. 1370 Burbank Avenue
  - a. Single family residence
  - b. Single family residence
  - c. Storage Shed
  - d. Storage Shed
  - e. Storage Shed
10. 1400 Burbank Avenue
  - a. Single family residence
  - b. Barn
11. Doyle Park
  - a. Shop storage building
  - b. Concession stand
  - c. Ballfield storage building
  - d. Storage shed
  - e. Storage building
12. Howarth Park
  - a. Caretaker's House
13. Juilliard Park
  - a. Bathroom

Historic evaluations were completed for all structures included in this contract by City staff and where appropriate by City consultants, Tom Origer & Associates or Architectural Resources Group, Inc. It was concluded that all structures in this contract do not appear to meet the eligibility criteria outlined in the California Register for historic significance.

Staff has identified each location as an independent, stand-alone project for purposes of review and compliance with the California Environmental Quality Act (CEQA). Staff has independently reviewed each of the individual projects and has determined that each project is Categorical Exempt pursuant to CEQA Guidelines. Council may choose to proceed with or eliminate a demolition site without changing the scope or character of any of the other sites. Consequently, as a cost-saving measure, the City chose to bundle all demolition project sites into a single construction contract.

### PRIOR CITY COUNCIL REVIEW

On July 18, 2017, Council, by Resolution 2017-142, authorized the award of a professional services agreement to Cannon/Parkin, Incorporated to conduct a facilities condition assessment and maintenance analysis for 114 city-owned structures. The

## PROJECT APPROVAL – STRUCTURE DEMOLITION

PAGE 3 OF 4

goals of the study were to investigate the current condition of the city's facilities, identify and prioritize deficiencies, and estimate annual funding needed to properly maintain each facility while achieving the city's fiscal sustainability goals.

On May 22, 2018, Council, by motion, authorized the Transportation and Public Works and Santa Rosa Water departments to raze or remove buildings and structures shown in this report with the exception of 1370 Burbank Avenue, 4099 Walker Road and one structure at Doyle Park, which were not included in the assessment.

On June 5, 2018, the Santa Rosa City Council approved, by Resolution 2018-085, demolition of existing structures at 1370 Burbank Avenue.

### ANALYSIS

1. Council has previously approved demolition of a majority of structures listed above.
2. This action will authorize the demolition of two structures not previously approved by Council, a storage shed at 4099 Walker Road and storage shed at Doyle Park.
3. Each demolition site identified in this report is an independent, standalone project for purposes of review and each complies with CEQA.
4. As a cost-saving measure, the City chose to bundle all demolition project sites into a single construction contract, to be awarded under a different item.
5. Council may choose to proceed with or eliminate a demolition site without changing the scope of character of the work at any of the other sites.

### FISCAL IMPACT

There is no fiscal impact associated with approving the demolition of these structures.

### ENVIRONMENTAL IMPACT

Staff has considered each demolition project as an independent, stand-alone project for purposes of review and compliance with the California Environmental Quality Act (CEQA). Each demolition project is Categorically Exempt pursuant from CEQA Guidelines (Section 15301(l)), because each individual project consists of demolition and removal of individual small structures such as single-family residences, small commercial structures and accessory structures. Council may choose to proceed with all demolitions projects or eliminate a demolition site without changing the scope of character of any of the other projects/sites.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Facilities Assessment and Maintenance Analysis results were presented to the

PROJECT APPROVAL – STRUCTURE DEMOLITION  
PAGE 4 OF 4

Financing for Infrastructure and Housing Ad Hoc Committee on February 5, 2018, with Mayor Coursey and Councilmember Tibbets present. The Committee recommended presenting these findings to other Council members, which occurred May 22, 2018.

NOTIFICATION

Historic evaluations completed for these projects were made available to the public through the Capital Improvement Project's project-specific website at:

<http://cippublic.srcity.org/ProjPages/2162.html>

ATTACHMENTS

- Attachment 1 – Project Locations
- Attachment 2 – Location Maps
- Resolution – Approval of Structure Demolition at 2810 4<sup>th</sup> Street
- Resolution – Approval of Structure Demolition at 952 Sonoma Avenue
- Resolution – Approval of Structure Demolition at 7630 Lakeville Highway
- Resolution – Approval of Structure Demolition at 7650 Lakeville Highway
- Resolution – Approval of Structure Demolition at 1595 Meadow Lane
- Resolution – Approval of Structure Demolition at 4090 Walker Avenue
- Resolution – Approval of Structure Demolition at 4099 Walker Avenue
- Resolution – Approval of Structure Demolition at 1027 McMinn Avenue
- Resolution – Approval of Structure Demolition at 1370 Burbank Avenue
- Resolution – Approval of Structure Demolition at 1400 Burbank Avenue
- Resolution – Approval of Structure Demolition at Doyle Park
- Resolution – Approval of Structure Demolition at Howarth Park
- Resolution – Approval of Structure Demolition at Juilliard Park

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