

## MEMORANDUM

**TO:** CITY COUNCIL

**FROM:** BILL ROBESON, ACTING COMMUNITY DEVELOPMENT DIRECTOR

**BY:** ANDREW PEREZ, ASSISTANT PLANNER

**SUBJECT:** CONSIDERATION OF PLOT PLAN REVIEW 19-020; RELOCATION OF A HISTORIC TANK HOUSE AND ADDITION OF PERMANENT RESTROOM FACILITIES; LOCATION – 126 S. MASON STREET; APPLICANT – SOUTH COUNTY HISTORICAL SOCIETY; REPRESENTATIVE – CHUCK FELLOWS

**DATE:** JANUARY 28, 2020

**SUMMARY OF ACTION:**

Approval of the relocation of a historic tank house to Heritage Square Park.

**IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

None.

**RECOMMENDATION:**

It is recommended the City Council adopt a Resolution approving Plot Plan Review 19-020.

**BACKGROUND:**

The South County Historical Society (Historical Society) is proposing to relocate an antique tank house from its current location at 1125 E. Grand Avenue to the parking lot at Heritage Square Park (Attachment 1). Fire maps from the early 20<sup>th</sup> century show many homes in the Village had their own water wells with individual storage tanks, and it is believed that the tank house is one of just two or three originals that remain in Arroyo Grande. The Historical Society has identified Heritage Square Park as an appropriate site for the tank house because it would be an additional architectural and historical accent that would attract visitors to the site. Heritage Square Park is already home to several historic structures including the Heritage Square House, Santa Manuela Schoolhouse, and the Ruby House.

**ANALYSIS OF ISSUES:**

Project Description

The Historical Society proposes to relocate a vintage tank house from its existing location on a vacant parcel on E. Grand Avenue, to the western side of the Heritage House parking lot that gets access from Mason Street. The structure was once a base

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that supported a traditional water tank, which is no longer part of the structure. The tank house is proposed to be relocated onto a new 10-foot by 10-foot concrete slab, and the area within the structure would be converted to restroom facilities. The restroom facilities would be reserved for guests attending events held at the Heritage House. Other aspects of the proposal include rehabilitation of the structure by sanding, priming, and painting the tank house, and connecting to City utilities. After the relocation and bathroom improvements are completed, the Historical Society proposes to add a faux water tank atop the base and install a windmill, both of which would be compatible with the base and consistent with the time period from which the tank house was built.

The existing tank house is approximately 17 feet tall, and with the addition of a faux water tank would bring the overall height to 23 feet.

General Plan

The General Plan designates the subject property for projects consistent with Community Facility land uses. The proposed project appears to be supported by several General Plan Policies, including Policies LU9-2, LU9-4, and LU12-5 of the Land Use Element and Objective PR5 of the Parks and Recreation Element, which state:

**LU9-2:** Community facilities other than schools, parks and recreation areas may also be conditionally permitted in any other land use designation based on the specific function of the facility, compatible with the site and environs. Schools, parks and recreation facilities may be conditionally permitted in or adjoining residential neighborhoods or mixed use areas.

**LU9-4:** Ensure that new developments provide opportunities for recreation that are commensurate with the level and type of development. Ensure that recreational uses are compatible with surrounding uses and with sensitive resources that may be present.

**LU12-5:** Preserve significant and cultural landmarks.

**PR5:** The City will consider all available financing and acquisition techniques in the development and maintenance of park and recreation facilities.

Architectural Review Committee

The Architectural Review Committee (ARC) reviewed the proposed project at their meeting on October 7, 2019 (Attachment 2). The ARC was asked to review the appropriateness of relocation of the tank house to Heritage Square Park, given the presence of other historically significant structures. The ARC was supportive of the project, and especially appreciated the applicants' effort to preserve a structure with local historic significance. The ARC was in support of the rehabilitation and the addition of restroom facilities in the tank house. The ARC appreciated improvements to the Heritage Square Park and recommended approval of the project.

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Design Guidelines

The primary intent of the Design Guidelines is to preserve historic resources that “are important to the human community and should be identified and protected, [in an] attempt to identify important resources from Arroyo Grande’s past and offer recommendations and policies that will help assure their preservation and enhancement”. Additionally, the Design Guidelines are intended to preserve the resources that are indicative of the Village’s historic character.

Preservation of a historical resource is the primary goal of both the project and the Design Guidelines. The proposed receiving site in Heritage Square Park is a logical choice given the presence of other historic structures that the Design Guidelines protect and enhance. Additionally, the Historical Society proposes to rehabilitate the tank house to be consistent with the time period it was built, and the character of the Village.

**ALTERNATIVES:**

The following alternatives are identified for the Council’s consideration:

1. Adopt the attached Resolution approving Plot Plan Review No. 19-020;
2. Modify and adopt the attached Resolution approving Plot Plan Review No. 19-020;
3. Deny Plot Plan Review 19-020; or
4. Provide direction to staff

**ADVANTAGES:**

The proposed relocation of the tank house preserves a historic resource consistent with the objectives of the Design Guidelines. The addition of the tank house and the subsequent improvements will enhance Heritage Square Park and is expected to generate revenue for the Historical Society by increasing the appeal of the Heritage House as an event venue.

**DISADVANTAGES:**

None identified.

**ENVIRONMENTAL REVIEW:**

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15301 of the State CEQA Guidelines regarding the restoration and rehabilitation of existing facilities.

**PUBLIC NOTIFICATION AND COMMENTS:**

The Agenda was posted at City Hall and on the City’s website in accordance with Government Code Section 54954.2. At the time of report publication, no comments have been received.

**ATTACHMENTS:**

1. Site Plan
2. Minutes of the October 7, 2019 Architectural Review Committee Meeting

## RESOLUTION NO.

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE APPROVING PLOT PLAN REVIEW NO. 19-020 AUTHORIZING THE RELOCATION OF A HISTORIC TANK HOUSE TO HERITAGE SQUARE PARK; APPLIED FOR CHUCK FELLOWS, SOUTH COUNTY HISTORICAL SOCIETY

**WHEREAS**, the applicant applied for a Minor Use Permit - Plot Plan Review to relocate and rehabilitate a tank house to City property; and

**WHEREAS**, the relocation of the historic tank house to Heritage Square Park will enhance the character of the park, given the presence of other historically significant structures; and

**WHEREAS**, the Architectural Review Committee reviewed the project and recommended approve to the City Council; and

**WHEREAS**, the City Council finds, after due study, the following circumstances exist:

#### FINDINGS FOR APPROVAL – MINOR USE PERMIT – PLOT PLAN REVIEW

1. The proposed project is consistent with the goals, objectives, policies and programs of the Arroyo Grande general plan;

*Relocation of the historic tank house to City property in cooperation with the South County Historical Society to enhance an existing park facility is consistent with objectives and policies of the Land Use Element and Parks and Recreation Element.*

2. The proposed project conforms to applicable performance standards and will not be detrimental to the public health, safety or general welfare;

*The proposed project meets all applicable development standards of the Public Facility zoning district to ensure public health, safety, and general welfare.*

3. The physical location or placement of the use on the site is compatible with the surrounding neighborhood.

*The proposed destination for the historic tank house at Heritage Square Park is an appropriate site given the other historical and culturally significant structures found at the park.*

4. The construction, alteration, demolition, or relocation of any building or structure or earth movement enhances, to the maximum extent feasible, and does not interfere with, detract from or degrade the historic cultural, architectural or archaeological resource values of the district.

*The proposed project would add another historic structure to a site with several others and will enhance the historic value of Heritage Square Park.*

5. The use proposed for a building, structure, or parcel of land shall be compatible with the uses predominating in the designated area.

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*The relocation of the historic tank house, and the proposal to install restroom facilities inside it, is compatible with the Heritage House's use as a rental venue and maintains the historic character of the site.*

6. The development, demolitions, relocations, conversions are in keeping with the architectural style and scale characterizing the period of history in which the structure was built, including the landscaping features, and/or the features which caused the property to be so included in the district.

*The project complies with the Design Guidelines and Standards for the Historic Character Overlay District to ensure the project maintains the character appropriate for the Village and the time period in which it was constructed.*

7. Proposed restoration efforts are in keeping with details, materials, textures, colors, and landscape features common to the period of history when the designated district was constructed.

*The proposed rehabilitation, including the addition of a windmill above a faux water tank, will utilize materials and colors consistent with the period from which it was constructed. The restoration, as recommended by the Architectural Review Committee, complies with the Design Guidelines and Standards for the Historic Character Overlay District, ensuring the details are accurate to the period in which it was built.*

8. Where applicable, the project meets the alternative building regulations pursuant to Part 8 of Title 24 of the 2007 California Historical Building Code and the Secretary of the Interior's Standards for Historic Preservation Projects.

*The restoration will have architectural characteristics that maintain the character of the original structure, while some differentiation will remain, consistent with the Secretary of the Interior's Standards for Historic Preservation Projects.*

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Arroyo Grande does hereby approve Plot Plan Review 19-020 authorizing the following actions, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference:

On motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, and on the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

The foregoing Resolution was passed and adopted this 28<sup>th</sup> day of January 2020.

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**CAREN RAY RUSSOM, MAYOR**

**ATTEST:**

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**KELLY WETMORE, CITY CLERK**

**APPROVED AS TO CONTENT:**

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**JAMES A. BERGMAN, CITY MANAGER**

**APPROVED AS TO FORM:**

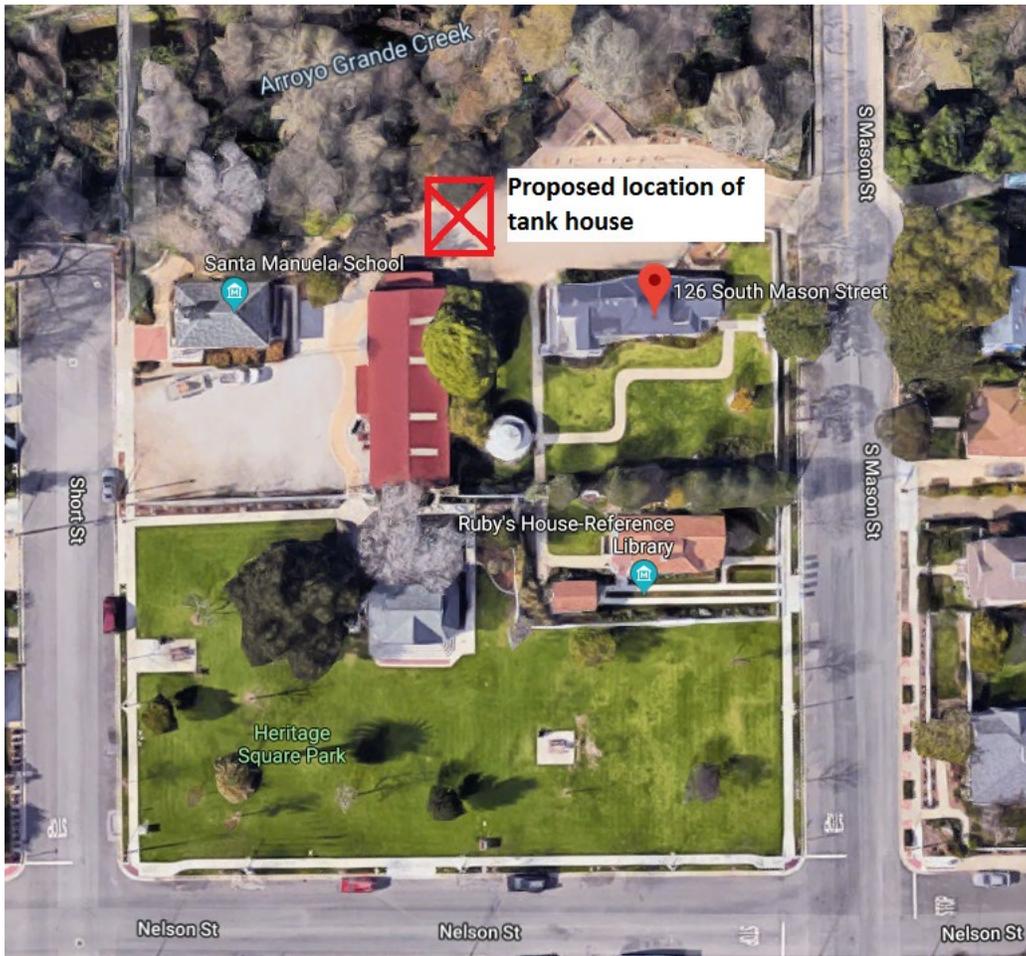
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**TIMOTHY J. CARMEL, CITY ATTORNEY**

**EXHIBIT "A"  
CONDITIONS OF APPROVAL FOR  
PLOT PLAN REVIEW NO. 19-020**

**GENERAL CONDITIONS:**

1. This Plot Plan Review authorizes the relocation of a tank house to Heritage Square Park and the construction of restroom facilities within the structure.
2. The applicant shall ascertain and comply with all State, County and City requirements as are applicable to this project.
3. The work shall occur in substantial conformance with the application and plans on file in the Community Development Department.
4. The applicant shall comply with all of the Conditions of Approval for Plot Plan Review 19-020.
5. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its agents, officers, or employees because of the issuance of said approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.



Existing tank house to be relocated

The Committee spoke in support of the project and appreciated the applicant's flexibility with the revisions to the color scheme that better complements the building color. The Committee also expressed an understanding that a trademarked logo was important for brand recognition and was supportive of the sign as proposed, without requiring either of the two revisions proposed in the staff report.

Vice Chair Berlin made a motion, seconded by Committee Member Juette, to recommend approval of the project to the Community Development Director as submitted.

The motion passed 5-0 on the following voice vote:

**AYES:** Berlin, Juette, Hall, Couch, Hoag  
**NOES:** None

**8.b. CONSIDERATION OF PLOT PLAN REVIEW 19-020; RELOCATION OF AN ANTIQUE WATER TOWER BASE AND CONVERSION TO PERMANENT RESTROOM FACILITIES; LOCATION – 126 S. MASON STREET; APPLICANT – SOUTH COUNTY HISTORICAL SOCIETY; REPRESENTATIVE – CHUCK FELLOWS (Perez)**

Assistant Planner Perez presented the staff report and provided details about the structure proposed for relocation, the purpose of the project, and the receiving site at Heritage Square Park. He made the Committee aware of the other historically significant structures at the park and how this project achieves the primary objective of the Design Guidelines. He also clarified that a recommendation from the Committee would be to the City Council, rather than the Community Development Director, because the relocation site is City owned property.

Chuck Fellows and Paul Provence, representing the South County Historical Society, spoke in support of the project, provided additional details about the phases of the project, timing of the phases, and the benefits the tank house will bring to Heritage Square Park.

The Committee expressed support for the project and appreciated the efforts to preserve a structure with historical significance. The Committee spoke in support of the rehabilitation and reuse of the structure, and encouraged the applicant to maintain the historical aesthetic inside the restroom when it added within the tank house structure.

Committee Member Couch made a motion, seconded by Vice Chair Berlin, to recommend approval of the project as submitted to the City Council.

The motion passed 5-0 on the following voice vote:

**AYES:** Couch, Berlin, Hall, Juette, Hoag  
**NOES:** None

**8.c. CONSIDERATION OF ARCHITECTURAL REVIEW 19-003; REPLACEMENT EXISTING SIDING, RELOCATION OF FRONT DOOR AND CONSTRUCTION OF A NEW SLOPED ROOF; LOCATION – 525 LE POINT STREET; APPLICANT – GUY & TERESA TORELLI; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS. (Perez)**

Assistant Planner Perez presented the staff report and presented the existing development at the project site and what alterations are proposed. He explained that the project is subject to the Village Design Guidelines due to its location in the Historic Character Overlay District, and how the project complies with those guidelines.

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