



Agenda Report

December 16, 2019

TO: Honorable Mayor and City Council
FROM: Planning & Community Development Department
**SUBJECT: TRANSFER OF THE FRANK AND ANNA DECKER HOUSE
LANDMARK DESIGNATION FROM 750 N. FAIR OAKS AVENUE TO
1655 N. FAIR OAKS AVENUE**

RECOMMENDATION:

Staff recommends that the City Council:

1. Find that the transfer of a designation of a historic resource is categorically exempt from the California Environmental Quality Act (CEQA Guidelines §15308: Class 8 - Actions by Regulatory Agencies for Protection of the Environment);
2. Find that after review and permitting by the Planning & Community Development Department, the Frank & Anna Decker House was physically moved from the property at 750 N. Fair Oaks Avenue to the property at 1655 N. Fair Oaks Avenue;
3. Adopt the attached resolution approving a transfer of a Declaration of Landmark Designation from 750 N. Fair Oaks Avenue to 1655 N. Fair Oaks Avenue, Pasadena, California;
4. Authorize the Mayor to execute the attached Declaration of Landmark Designation Transfer for 750 N. Fair Oaks Avenue and 1655 N. Fair Oaks Avenue, Pasadena, California; and
5. Direct the City Clerk to record the declarations with the Los Angeles County Recorder.

DESIGN COMMISSION ACTION:

At its regular meeting of February 24, 2015, the Design Commission, acting under the provisions of Section 17.61.030, and following advisory review by the Historic Preservation Commission on February 17, 2015, approved an application for Certificate of Appropriateness for the relocation of a City-owned historic resource, the Frank &

Anna Decker House from the property at 750 N. Fair Oaks Avenue to a temporary location at 19 East Orange Grove Boulevard.

HISTORIC PRESERVATION COMMISSION ACTION:

At its regular meeting of December 6, 2015, the Historic Preservation Commission (HPC), acting under the provisions of Chapter 17.62 of the Pasadena Municipal Code, approved an application for Certificate of Appropriateness for relocation of the Frank and Anna Decker House from the property at 19 East Orange Grove Boulevard to the property at 1661 N. Fair Oaks Avenue. Subsequently, due to expiration of this approval, and following a change of the property's address, the HPC, at its regular meeting of May 7, 2019, approved a second application for Certificate of Appropriateness for relocation of the Frank and Anna Decker House from the property at 19 East Orange Grove Boulevard to the property at 1655 N. Fair Oaks Avenue.

BACKGROUND:

On June 9, 1989, the City Council designated as a landmark the Frank and Anna Decker House at 750 North Fair Oaks Avenue. Subsequently, the City of Pasadena assumed ownership of the property along with other adjoining properties and pursued redevelopment of the site for the Heritage Square affordable senior housing project. After extensive reviews by the Design Commission and Historic Preservation Commission, as noted above, transfer of ownership of the house to Heritage Housing Partners and issuance of building and relocation permits from the Planning & Community Development Department and the Department of Public Works, the house was relocated to the property at 1655 N. Fair Oaks Avenue to be rehabilitated and incorporated into a new nine-unit affordable housing project known as "Decker Court," which is currently under construction.

ANALYSIS:

The relocation and rehabilitation of the Frank and Anna Decker House to the site at 1655 N. Fair Oaks Avenue was reviewed by the Historic Preservation Commission, which granted approval of applications for Certificate of Appropriateness on December 6, 2015 and May 7, 2019 and the relocation has been completed and its rehabilitation is currently underway. Because the approved relocation has now occurred, there is a need to transfer the previously approved 1989 landmark designation of the house from its previous site to the new site to ensure future protection of the house. The Zoning Code does not include specific procedures regarding transfers of landmark designations and staff is not aware of this occurring in the past. Accordingly, there is no required public hearing for this item. Extensive public reviews have been conducted regarding the relocation of the house, and at this point the matter is only an update/correction to records to ensure continued protection of the House.

COUNCIL POLICY CONSIDERATION:

The General Plan Land Use Element – Guiding Principle 2: “Pasadena’s historic resources will be preserved. Citywide, new development will be in harmony with and enhance Pasadena’s unique character and sense of place. New construction that could affect the integrity of historic resources will be compatible with, and differentiated from, the existing resource;” and Goal 8: “Preservation and enhancement of Pasadena’s cultural and historic buildings, landscapes, streets and districts as valued assets and important representations of its past and a source of community identity, and social, ecological, and economic vitality.”

ENVIRONMENTAL ANALYSIS:

Class 8 exemptions consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment. The action proposed herein corrects records necessary to ensure continued protection of the House on its relocated site.

FISCAL IMPACT:

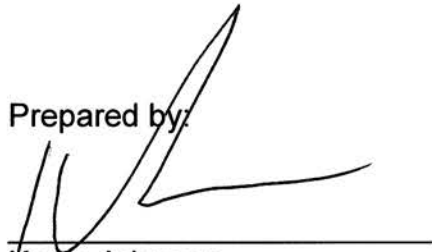
In some instances, owners of designated historic properties may apply to the City for a Historic Property Contract (Mills Act), which allows an alternative and often lower property tax assessment. The City Council reviewed the projected loss of property tax revenue from this program in 2002 when it adopted the local Mills Act ordinance. As a result of this program, the reduced property tax amount which comes out of the City's local share amount from the State, is a small fraction of the City's overall property tax revenue.

Respectfully submitted,



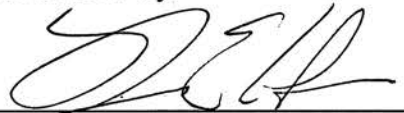
DAVID M. REYES
Director of Planning & Community
Development Department

Prepared by:



Kevin Johnson
Senior Planner

Reviewed by:



Leon E. White
Principal Planner

Approved by:



STEVE MERMELL
City Manager

Attachments: (3)

- Attachment A - Vicinity maps (previous and current Decker House sites)
- Attachment B - June 9, 1989 landmark designation agenda report (excerpts)
- Attachment C - Documentation of Decker House relocation approvals