

CITY OF NAPA CITY COUNCIL
AGENDA REPORT

ADMIN CALENDAR
AGENDA ITEM 6.B.
Date: August 18, 2015

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRochelle, Public Works Director

Prepared by: Jeff Freitas, Property Manager

Subject: Former Parks and Recreation Building

ISSUE STATEMENT:

Request Council direction regarding proposed relocation or demolition of the former Parks and Recreation building located at 1100 West Street.

DISCUSSION:

Following the relocation of the Parks and Recreation Department from 1100 West Street to 1850 Soscol Avenue in 2014 and three public meetings to discuss the future of the building at 1100 West Street, Council directed staff to lease the property to the contractor completing the bypass channel work for the Army Corps of Engineers (Corps) and to work with a specific private party who had indicated an interest in relocating the building to their property in the County.

The lease to Nordic Industries, the Corps contractor, expires at the end of August, 2015. Staff had worked with the private party interested in relocating the structure, but was informed at the end of July that they would not be relocating the structure to their property. In the meantime, the City also entered into a license agreement with Syufy Enterprises, owner of the former movie theater site, that allows the City to construct and maintain a surface parking lot on the Syufy property.

There now appears to be two options available in working toward clearing the structure from the site in preparation for construction of additional surface parking and future development. The options are to either demolish the structure or make the historic upper floor of the property available to the public for relocation to another site.

An earlier estimate obtained for demolition indicates that the cost to the City would be approximately \$40,000, excluding soft costs and any asbestos remediation work. The time necessary to complete the demolition of the structure, including disconnection of all utilities and site work is in the range of six to eight weeks.

In addition, prior to proceeding with the demolition of the building, the City would need to bring this before the Cultural Heritage Commission for the consideration of a

certificate of appropriateness due to the historic designation of the upper floor of the property. This process would take approximately six to eight weeks.

Making the historic upper floor of the property available for relocation to another site through a notice and bidding process will not likely result in much expense to the City. It may even generate some revenue if an interested party were required to pay a minimum amount for the structure. However, the structure would remain on-site for a longer period of time if this approach is taken. A notice and bidding process would likely take 45 to 60 days before any responses were received from interested parties, in addition to the time necessary to disconnect utilities and relocate the structure which is estimated to take approximately three to six months.

If the historic upper floor of the property is made available for relocation, it should be made clear whether or not the responding party would be responsible for demolition of the lower floor and renovation of the historic upper floor once it is moved off site.

FINANCIAL IMPACTS:

Depending on the course of action selected by Council, there may be income received by the City for the sale of the subject property or there may be expenses paid for the disconnection of utilities and demolition of the subject property.

CEQA:

The Public Works Director has determined that the Recommended Action described in this Agenda Report is not in-and-of-itself a “project” (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment. However, the Recommended Action is a part of a larger “project” that will be subject to environmental review in accordance with CEQA at the “earliest feasible time” prior to “approval” consistent with CEQA Guidelines Sections 15004 and 15352. The larger “project” may include a future Council determination that the Parks & Recreation Department Building is surplus property and possibly altering or relocating the building.

DOCUMENTS ATTACHED:

None.

NOTIFICATION:

None.

RECOMMENDED ACTION:

Staff recommends that the City Council move, second and approve each of the actions set forth below, in the form of the following motion. Move to:

Consider the alternatives presented in this report for the relocation or demolition of the former Parks and Recreation building located at 1100 West Street, and either: (1) direct staff to initiate the process of applying for a certificate of

appropriateness from the Cultural Heritage Commission for the demolition of the building, and take necessary steps to implement the demolition; or (2) direct staff to invite proposals for the relocation of the building.