



**CITY OF SANTA CLARITA  
AGENDA REPORT**

**PUBLIC HEARING**

**CITY MANAGER APPROVAL:** \_\_\_\_\_

**DATE:** June 23, 2015

**SUBJECT:** STAR OIL HOUSE - REMOVAL OF HISTORIC DESIGNATION,  
DONATION OF PROPERTY, AND DEMOLISH ALL STRUCTURES  
LOCATED AT 24148 PINE STREET

**DEPARTMENT:** Community Development

**PRESENTER:** David Peterson

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**RECOMMENDED ACTION**

City Council:

1. Conduct a public hearing and adopt a resolution approving the removal of the historic designation from the Star Oil House, accepting the donation of the property, and adopting a Negative Declaration to allow for the demolition of structures located at 24148 Pine Street.
2. Authorize the City Manager to execute all documents related to the donation of property and demolition of structures on the subject property, subject to City Attorney approval.

**BACKGROUND**

On January 8, 2013, the City Council of the City of Santa Clarita adopted amendments to the Historic Preservation Ordinance (Ordinance). The purpose of the Ordinance was to designate structures, primarily in the Newhall community, for preservation given their cultural and/or architectural significance to the City of Santa Clarita (City). A total of 15 structures on nine properties were designated under the Ordinance at that time. One of the structures is the Star Oil House, located at 24148 Pine Street (subject property) in the community of Newhall. The Star Oil House was built prior to 1900 and was determined to be historically significant because it served as a residence for executives of the Star Oil Company who were overseeing the operation of local oil fields near the turn of the century.

*Project Site Description*

The subject property is located in the Old Town Newhall Specific Plan and carries a land use designation of Urban General 2 (UG2). The UG2 zone is applied to locations within the specific plan area that are appropriate for a mixture of residential and low intensity non-residential uses.

The subject property is currently occupied by three structures: the Star Oil House; a second, unoccupied residential unit, which is in a state of disrepair; and a small storage shed. There is a large fallen tree on the property, as well as a variety of overgrown ground-covering vegetation.

Primary access to the subject property is on Pine Street, with secondary access via a rear alley. The lot size is just over one-quarter of an acre, with 1,588 square feet of living space, per the County Assessor's Office.

### *Fire Damage*

On November 2, 2014, a fire occurred at the subject property causing significant structural damage to the home. City staff placed a yellow tag on the property on November 3, 2014, disallowing permanent occupancy by the residents, but allowing occupants to remove belongings from the home. A red tag was placed on the structure on November 4, 2014, and it was secured against unlawful entry. The structure is considered to be a total loss.

### *Proposed Actions:*

- *Removal of Historic Designation*  
Section 17.64.020.A of the Ordinance provides the ability for a historic designation to be removed from a previously designated structure in cases where:

*"...the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value and costs of rehabilitation..."*

The Ordinance requires a public hearing to consider the designation to be removed from the structure. The Ordinance further states that any economic incentives received by the property owner during the structure's historic designation be returned to the City. The owner has not received any economic incentives since the designation of the property.

Based on the extensive damage to the property, it is apparent the structure's historic integrity has been compromised. Further, any reasonable economic use of the structure has been removed, given the current market value and costs of rehabilitation.

Section 17.64.020.A also specifies that the designation may be removed by resolution on *"...a date up to one year from the public hearing date..."*

- *Donation of Subject Property*  
Shortly after the fire, City staff contacted the property owner to discuss potential courses of action, given the property's historic designation. At that time, the property owner offered to donate the property to the City. The offer of donation includes three adjacent parcels (APNs: 2831-019-003, 005 and 007) located under a single address of 24148 Pine Street. The subject property is just over one-quarter of an acre (12,240 square feet). A Phase 1 Environmental Assessment (available in City Clerk's Reading File) was performed and concluded that, other than asbestos and lead based paint, there were no hazardous substances present on the subject property. The property owner seeks to receive a tax benefit by donating the subject property and is in the process of having the property assessed.

Potential residential uses include, but are not limited to, single family homes, multi-family structures, and live work units. Potential non-residential uses include, but are not limited to, day care centers, bed and breakfasts, restaurants, and schools.

A copy of the Grant Deed is attached. Maps and photographs of the subject property are attached.

### *Demolition*

Pending acceptance of the subject property as donation and upon City Council approval, the City would demolish all structures on the property. Prior to demolition, in accordance with the building code and the conclusions of the Phase 1 report, additional investigations must be conducted to determine the extent of asbestos and lead based paint present in the structures. Based on these reports, remediation of the materials would occur.

### *Environmental Review*

An Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study determined all impacts related to the proposed projects are considered to be less than significant. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of CEQA. The Negative Declaration and Initial Study (available in City Clerk's Reading File) were made available during the 21-day public review period. The review period began on June 2, 2015, and continued through June 23, 2015. Documents were posted in the City Clerk's Office at the City of Santa Clarita City Hall and the City of Santa Clarita Library, Valencia Branch.

### ALTERNATIVE ACTION

Other actions as identified by the City Council.

### FISCAL IMPACT

The total estimated costs for these investigations and demolition is \$37,273. These funds are available in expenditure account 13000-5161.001. Future use and/or sale of the property could result in future revenues that are unknown at this time.

### ATTACHMENTS

Public Hearing Notice

Resolution

Grant Deed

Site Maps and Photos

Phase I Environmental Assessment Report (available in the City Clerk's Reading File)

Initial Study and Negative Declaration (available in the City Clerk's Reading File)



**CITY OF SANTA CLARITA**  
**NOTICE OF PUBLIC HEARING**

PROJECT TITLE: Master Case No. 15-051

APPLICATION: Request for Demolition of the Star Oil House

PROJECT APPLICANT: City of Santa Clarita

PROJECT DESCRIPTION: On November 2, 2014, the Star Oil House was involved in a fire. The structure was red tagged by the City of Santa Clarita on November 4, 2014, and is considered a total loss. The structure is currently designated historic by the City of Santa Clarita's Historic Preservation Ordinance. The City of Santa Clarita is considering the following regarding the structures located at 24148 Pine Street in the community of Newhall: The removal of the historic designation from the Star Oil House; accepting property as a donation from the current property owner; and demolishing the residential structures currently on site.

PROJECT LOCATION: 24148 Pine Street

A DRAFT NEGATIVE DECLARATION has been prepared for this proposed project and is available for public review. A copy of the Negative Declaration and all supporting documents are available at the City Clerk's Office, located in the City Hall Building at 23920 Valencia Boulevard, Suite 120, Santa Clarita, California. A copy of the Negative Declaration is also available at the Santa Clarita Library, Valencia Branch at 23743 Valencia Boulevard, Santa Clarita, California.

The City of Santa Clarita City Council will conduct a public hearing on this matter on the following date:

DATE: June 23, 2015

TIME: At or after 6:00 p.m.

LOCATION: City Council Chambers, City Hall, 23920 Valencia Blvd., First Floor, Santa Clarita, CA 91355

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearing.

For further information regarding this proposal, you may contact the City of Santa Clarita, Department of Community Development, 23920 Valencia Blvd., First Floor, Room 140 Santa Clarita, CA 91355; Telephone: (661) 255-4330, David Peterson, Assistant Planner II.

Dated: June 2, 2015  
 Kevin Tonoian, City Clerk

Publish Date: June 2, 2015

## RESOLUTION NO. 15- \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, APPROVING THE REMOVAL OF THE HISTORIC DESIGNATION FROM THE STAR OIL HOUSE, ACCEPTING THE DONATION OF PROPERTY TO THE CITY OF SANTA CLARITA, AND ADOPTING A NEGATIVE DECLARATION TO ALLOW FOR THE DEMOLITION OF STRUCTURES LOCATED AT 24148 PINE STREET

WHEREAS, on January 8, 2013, the City of Santa Clarita (City) adopted Ordinance No. 13-01, amendments to the City of Santa Clarita's Historic Preservation Ordinance (Ordinance); and

WHEREAS, as part of the adopted amendments to the Ordinance, 15 structures on nine properties within the City of Santa Clarita were designated as historic; and

WHEREAS, one of the structures designated by the Ordinance is the residence (Star Oil House) located at 24148 Pine Street (Subject Site) (APNs: 2831-019-003, 005, and 007); and

WHEREAS, the General Plan land use designation and zoning designation of the subject site is Specific Plan (SP), and Urban General 2 (UG2) respectively; and

WHEREAS, the surrounding land uses include residential structures to the north, east, and west, and a railroad right-of-way, as well as commercial structures, to the south of the subject site; and

WHEREAS, on November 2, 2014, a fire occurred at the subject site causing significant damage to the Star Oil House; and

WHEREAS, on November 4, 2014, the City of Santa Clarita placed a red tag on the property and ordered it secured against unlawful entry; and

WHEREAS, following the fire, the property owner of the subject site approached the City of Santa Clarita with the intent of donating the property to the City; and

WHEREAS, staff initiated Master Case No. 15-051 for the proposed removal of the historic designation of the Star Oil House; and

WHEREAS, on June 23, 2015, a duly noticed public hearing was held before the City of Santa Clarita City Council at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita; and

WHEREAS, at this public hearing, the City Council considered the staff report, staff presentation, applicant's presentation, and public testimony.

NOW, THEREFORE, the City Council of the City of Santa Clarita does hereby resolve as follows:

**SECTION 1. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.** Based upon the foregoing facts and findings, the City Council hereby finds as follows:

- A. An Initial Study and a Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act (CEQA);
- B. The Initial Study has been circulated for review and comment by affected governmental agencies and the public, and all comments received, if any, have been considered. The Negative Declaration was posted and advertised on June 2, 2015, in accordance with CEQA. The public review period was open from June 2, 2015, through June 23, 2015;
- C. There is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the City of Santa Clarita;
- D. The documents and other materials, which constitute the record of proceedings upon which the decision of the City Council is made, is the Master Case No. 15-051 project file, and is located within the Community Development Department, and is in the custody of the Director of Community Development; and
- E. The City Council, based upon the findings set forth above, hereby finds that the Negative Declaration for this project has been prepared in compliance with CEQA and hereby adopts the Negative Declaration.

**SECTION 2. REMOVAL OF HISTORIC DESIGNATION.** Based on the foregoing facts and findings for removal of an existing historic designation from a historically designated structure as defined by Unified Development Code Section 17.64.040, the City Council hereby determines as follows:

- A. The subject site retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value, and costs for rehabilitation.

Due to damage sustained by the structure due to fire, the City placed a red tag on the structure on November 4, 2014. In addition, a Phase 1 Environmental Assessment was conducted on the subject site and concluded that, as a result of the fire, the Star Oil House, was a total loss. All historic integrity of the property has been compromised. The costs to restore the structure to its previous historic condition, as required by the Historic Preservation Ordinance, are infeasible.

Section 17.64.020.A of the Ordinance provides the ability for a historic designation to be removed from a previously designated structure in cases where:

*“...the property retains no reasonable economic use, taking into account the condition of the structure, its location, the current market value and costs of rehabilitation...”*

Section 17.64.020.A also specifies that the designation may be removed by resolution on “...a date up to one year from the public hearing date...”

- B. The historic designation shall be immediately removed from the Star Oil House due to the elimination of the historic integrity and reasonable economic use of the property.

SECTION 3. DONATION OF PROPERTY LOCATED AT 24148 PINE STREET.

Based on the foregoing facts, the City Council hereby determines as follows:

- A. The subject site contains no evidence of contamination.

A Phase 1 Environmental Assessment of the property was conducted and concluded that there is no observable evidence of residual contamination or subsurface impacts from previous land uses or current site activities. The Phase 1 Environmental Assessment did note the presence of asbestos and lead based paint within the structures on the subject site. These materials were not uncommon in structures of the time, are subject to further examination, and can be remediated.

- B. The City agrees to accept the subject site.

SECTION 4. DEMOLITION OF STRUCTURES LOCATED AT 24148 PINE STREET.

Based on the foregoing facts, the City Council hereby determines as follows:

- A. The Star Oil House structure represents a visual blight on the community and a threat to public health and safety.

The fire that occurred on the project site on November 2, 2014, was significant enough to require the structure to be red tagged by the City of Santa Clarita. The structure can no longer be occupied for safety reasons. A Phase 1 Environmental Assessment has concluded that asbestos and lead based paint are present in the structure. The structure is currently sitting vacant and has been secured against illegal entry. The longer the structure remains in place, the more potential exists for the structure to be entered illegally or occupied illegally. As such, the structure presents a visual blight on the community and a threat to public health and safety.

- B. The demolition of the Star Oil House would not have an adverse change in the significance of a historical resource.

The fire that occurred on the project site on November 2, 2014, was significant enough to require the structure to be red tagged by the City of Santa Clarita. A Phase 1 Environmental Assessment of the property concluded that the structure is a total loss. The costs to restore the property to its former historic condition are infeasible. The reasonable economic use of the property has been compromised. Damage from the fire, combined with costs for restoration, has also compromised the historic integrity of the property.

Because the fire significantly compromised the historic integrity of the property, the demolition of the structure would not have an adverse change in the significance of a historical resource.

C. The remaining structures on the subject site have no historic significance.

In addition to the Star Oil House, a second, vacant residential structure and a small storage shed also occupy the subject site. Neither of the structures are currently designated as historic, nor have they been in the past. The structures also have no historic significance that would potentially make them eligible for designation in the future. Therefore, the demolition of these structures would have no impact regarding adverse changes in the significance of a historic structure.

D. The Star Oil House and residential structures located on the subject site shall be demolished.

SECTION 5. EXECUTION OF DOCUMENTS. Based on the foregoing findings of fact, and as directed above, the City Council authorizes the City Manager to execute all documents and take all actions necessary to execute the donation of the subject site and demolition of structures located on the subject site.

SECTION 6. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

DATE:\_\_\_\_\_

Attachment: Resolution (1247 : Star Oil House Demo and Donation)



STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF SANTA CLARITA )

I, Kevin Tonoian, City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Santa Clarita at a regular meeting thereof, held on the \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2015, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

\_\_\_\_\_  
CITY CLERK

Attachment: Resolution (1247 : Star Oil House Demo and Donation)

RECORDING REQUESTED BY:

City of Santa Clarita

WHEN RECORDED MAIL TO:

Kevin Tonoian  
City Clerk  
City of Santa Clarita  
23920 Valencia Boulevard, Suite 120  
Santa Clarita, CA 91355

Recording Fee: Exempt  
(Government Code Section 27383)

Space above this line for Recorder's use

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

TITLE (S)

**DONATION GRANT DEED**

Attachment: Grant Deed (1247 : Star Oil House Demo and Donation)

RECORDING REQUESTED BY:

City of Santa Clarita

WHEN RECORDED MAIL TO:

Kevin Tonoian  
City Clerk  
City of Santa Clarita  
23920 Valencia Boulevard, Suite 120  
Santa Clarita, CA 91355

Recording Fee: Exempt  
(Government Code Section 27383)

Space above this line for Recorder's use

Documentary Transfer Tax: Exempt  
(Revenue and Taxation Code Section 11922)

APNs 2831-019-003, 2831-019-005 & 2831-019-007  
LOTS 5, 6, 7 & 8, Block 41, NEWHALL TRACT  
Miscellaneous Records Book 53, Page 21

**DONATION GRANT DEED**

For A Valuable Consideration, receipt of which is hereby acknowledged,

**DAVID L. RAMIREZ, as Surviving Joint Tenant**

does hereby grant and convey to the City of Santa Clarita, a Municipal Corporation, all the real property interests in the real property in the City of Santa Clarita, County of Los Angeles, State of California, described as:

See Attached Legal Description and Map

Exhibits "A" and "B"

GRANTOR

\_\_\_\_\_  
David L. Ramirez

\_\_\_\_\_  
Date

Attachment: Grant Deed (1247 : Star Oil House Demo and Donation)

EXHIBIT "A"

Order Number: 4809712

Page Number: 6

**LEGAL DESCRIPTION**

Real property in the City of Santa Clarita, County of Los Angeles, State of California, described as follows:

LOTS 5, 6, 7 AND 8 IN BLOCK 41 OF NEWHALL TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE 21, MISCELLANEOUS RECORDS OF SAID COUNTY.

APN: 2831-019-003; 2831-019-005 and 2831-019-007

Attachment: Grant Deed (1247 : Star Oil House Demo and Donation)

EXHIBIT "B"

Order Number: 4809712  
Page Number: 7



Attachment: Grant Deed (1247 : Star Oil House Demo and Donation)

**Site Maps and Photos**

Vicinity Map:



**Attachment: Site Maps and Photos (1247 : Star Oil House Demo and Donation)**

Site Photo:



Attachment: Site Maps and Photos (1247 : Star Oil House Demo and Donation)

Burned Star Oil House:



Attachment: Site Maps and Photos (1247 : Star Oil House Demo and Donation)



Second Residential Structure:



Storage Shed:



Attachment: Site Maps and Photos (1247 : Star Oil House Demo and Donation)