

Resolution No. **2023-08-02-0601**

STOCKTON CULTURAL HERITAGE BOARD

RESOLUTION RECOMMENDING THE CULTURAL HERITAGE BOARD ISSUE A CERTIFICATE OF APPROPRIATENESS AND TRANSMIT A WRITTEN RECOMMENDATION TO THE PLANNING COMMISSION TO APPROVE THE PROPOSED DEMOLITION OF SEVEN STRUCTURES, THAT ARE OLDER THAN 50 YEARS OF AGE, FOR THE PURPOSES OF THE ST. JOSEPH'S MEDICAL CENTER EXPANSION PROJECT AT 1800 N CALIFORNIA STREET (APN 127-180-44)(P21-0958)

The property owner and applicant, Port City Operating Company, LLC, submitted an application for demolition review to demolish eight (8) structures on the St. Joseph's Medical Center campus, to provide room for the hospital expansion project; and

A Department of Parks and Recreation Survey, Historical Resources Inventory and Evaluation Report, and Environmental Impact Report was prepared as a part of the demolition review application submittal; and

In accordance with SMC section 16.220.105, applications for the Demolition or Relocation of Historic Resources are reviewed by staff to confirm that the subject structure is over 50 years old and not a health and safety risk; and

Upon review of the subject structures and documents submitted, it was determined by the Director that the proposed demolition did not concern a historic resource despite them being 50 years of age and none qualify for listing as an individual historic resource on the National Register of Historic Places or on the California Register of Historical resources, under the criteria for distinctive architectural characteristics; and

In accordance with SMC section 16.220.105(D)(3), the Community Director referred the demolition request to the Cultural Heritage Board because the Project includes additional application requests, inclusive of a Master Development Plan, for the property; now, therefore

BE IT RESOLVED BY THE CULTURAL HERITAGE BOARD OF THE CITY OF STOCKTON, AS FOLLOWS:

- A. The foregoing recitals are true and correct and incorporated by this reference.
- B. Based on its review of the entire record herein, the Cultural Heritage Board

makes the following findings in italics:

Certificate of Appropriateness Findings

1. Designate, enhance, preserve, protect, restore, and perpetuate those historic districts, neighborhoods, sites, structures, and zones, which contribute to the aesthetic and cultural benefit of the City.

Finding: Through the demolition of the structures, the applicant will be able to construct necessary seismic improvements as well as the overall hospital expansion. The proposed hospital building will continue to provide a beneficial service in Stockton, and will contribute to the aesthetic of the neighborhood, which has become eclectic over time as historic uses evolve and new uses appear.

2. Encourage public appreciation, knowledge, and understanding of, and a sense of identity with, the City's past.

Finding: The subject buildings are not currently listed as historic resources at the federal, state or local levels, nor are they eligible. The site and buildings are not listed as City of Stockton Landmarks, Historic Sites, or Structures of Merit. Thorough DPR reports have been prepared for each structure, as well as a comprehensive EIR, to document and preserve these resources in perpetuity for the public benefit.

3. Foster civic and neighborhood pride in the accomplishments and beauty of the past.

Finding: It is evident that the applicant has gone to great lengths to repurpose many of these existing buildings to support their mission in providing exceptional healthcare services to the residents of Stockton and beyond. They exude pride in the neighborhood in their consistent reinvestment to the community. The demolition of the eight (8) structures will enable the applicant to continue their legacy of exceptional care with expanded services and hospital beds.

4. Stabilize and improve the economic value of historic districts, neighborhoods, sites, structures, and zones.

Finding: Demolition of the structures and construction of the hospital expansion project would improve the site and economic value. None of the eight (8) structures proposed for demolition have historic value; the value in what St. Joe's does is provide medical stability to the City of Stockton and its residents.

5. Help preserve the diverse architectural design and styles that reflect phases of the City's history and encourage complementary design and construction.

Finding: While the structures are being evaluated for demolition, the applicant will be designing the hospital expansion to be compatible with the existing hospital that will remain

6. Promote and encourage continued private ownership and utilization of structures currently owned and used.

Finding: The applicant states the purpose of the demolition is to; provide necessary seismic retrofits to existing buildings to remain, add additional beds to accommodate future projected growth of the hospital; to continue the modernization of existing facilities to accommodate new clinical technology; to provide flexible interior spaces that allow for the conversion of some existing acute/medical surgical beds to single-occupancy rooms that can flux depending on surges such as the pandemic; to expand facilities for local residency training programs; and to optimize the use of available land for medical and educational services by converting surface parking areas to a centralized parking structure. Ownership will not change.

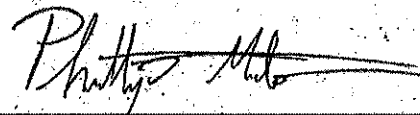
Cultural Heritage Board Action

Based on its review of the entire record herein, Cultural Heritage Board staff report, all supporting, referenced, and incorporated documents, and all comments received, the Cultural Heritage Board adopt a resolution issuing a Certificate of Appropriateness and transmit a written recommendation to the Planning Commission to approve the demolition of the seven (7) structures, herein shown as Exhibit 1, at the St. Joseph's Medical Center Campus, subject to the following conditions of approval:

Standard Conditions of Approval

1. Comply with all applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.
2. Pursuant to CEQA, the project shall be subject to all applicable mitigation measures identified in the certified Final EIR.
3. Relocation of historic structures, if applicable, shall be in compliance with Chapter 15.52 (Moved Buildings) of the Municipal Code.

PASSED, APPROVED, and ADOPTED: August 2, 2023



PHILLIP MERLO, CHAIR
City of Stockton Cultural Heritage Board

ATTEST:



BRADLEY WALL, SECRETARY
City of Stockton Community Development Department