

## PARKS AND RECREATION COMMISSION AGENDA REPORT

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July 14, 2022  
Item 4

### **TITLE: REVIEW AND DISCUSS CENTURY HOUSE MASTER PLAN**

#### **SUMMARY**

The Century House Master Plan was previously discussed at the April 11, 2019, August 8, 2019, October 10, 2019, and June 11, 2020 Parks and Recreation Commission meetings and a joint City Council and Parks and Recreation Commission workshop on June 21, 2021. Topics at the meetings have included the Century House Building Assessment, facility usage and programming, site plan and parking options, and interior renovation options.

This item is before the Parks and Recreation Commission to review the selected site plan option and discuss the floor plan options based on feedback from the joint City Council and Parks and Recreation Commission workshop in June 2021.

#### **RECOMMENDATION**

Review and discuss Century House Master Plan.

#### **FINANCIAL STATEMENT**

The fiscal impact of the Century House Master Plan is unknown until the plan is completed.

## **BACKGROUND**

The Pleasanton Century House, located at 2401 Santa Rita Road, was built in the 1870's as a weekend hunting lodge on an approximately 50-acre parcel. The property changed ownership several times over the decades and in the late 1960's, the property was sold for residential development. The developer donated the house and remaining acreage to the Amador Valley Historical Society. After the house was renovated, the house and park were dedicated to the City of Pleasanton in July 1975. Since the original construction, the house has been altered several times, including the addition of a wrap-around covered porch, construction of men's and women's restrooms within the interior, and the addition of a catering kitchen and another enclosed room for the water heater and electrical connections on the back of the house. The house has also been maintained over the years utilizing construction materials existing at the time of maintenance activity, rather than replicating the original building materials.

The Century House has been used for various purposes over the years, but was used most recently as a community facility available for enrichment classes as well as many social activities, including small wedding, parties, etc. In 2014 the building was closed to public use following an inspection, when it was determined there were numerous building and life safety code deficiencies. In 2018, the City retained the services of Jeff Katz Architecture (JKA) to provide a comprehensive analysis of the building and determine structural, mechanical, plumbing, electrical, and Americans with Disabilities Act (ADA) issues.

The City Council adopted the preparation of a Master Plan for the future of the Century House as one of their Work Plan priorities for 2019-2020 and assigned the Parks and Recreation Commission to oversee the process. Below is a summary of the past Parks and Recreation Commission meetings.

At the April 11, 2019 Parks and Recreation Commission meeting, the report from JKA was shared with the Commission and public comment was received. The commissioners asked for more information on the history of the usage and revenue received for the Century House.

At the August 8, 2019 Parks and Recreation Commission meeting, staff presented operational and revenue information for the Century House from 2010 to 2014 before it closed. The commissioners asked for more information regarding the potential of adding parking spaces, adding an "outbuilding" or accessory structure to house accessible restrooms and a catering kitchen, and the useable square footage or size of the house.

At the October 10, 2019 Parks and Recreation Commission meeting, staff presented four site plan options including the provision of additional parking and an outbuilding to accommodate accessible restrooms and a catering kitchen. The commissioners preferred Site Plan Option 4, which included the construction of parking spaces in the park requiring the removal of three trees and conversion of approximately 50 feet of the park along its eastern edge (closet to the Century House grounds) to be converted to parking.

At the June 11, 2020, Parks and Recreation Commission meeting, staff presented four interior renovation options ranging from a high level to low level of interior preservation. The commissioners preferred Option B, which provides a moderate level of interior preservation to enhance program space on the first floor while maintaining the majority of the interior walls and layout.

At the June 21, 2021, joint City Council and Parks and Recreation Commission workshop, staff presented four alternative site plan options. The City Council and Parks and Recreation Commission selected a new option, which is described below, and provided additional comments pertaining to preservation of the neighborhood park on Tanager Drive.

## **DISCUSSION**

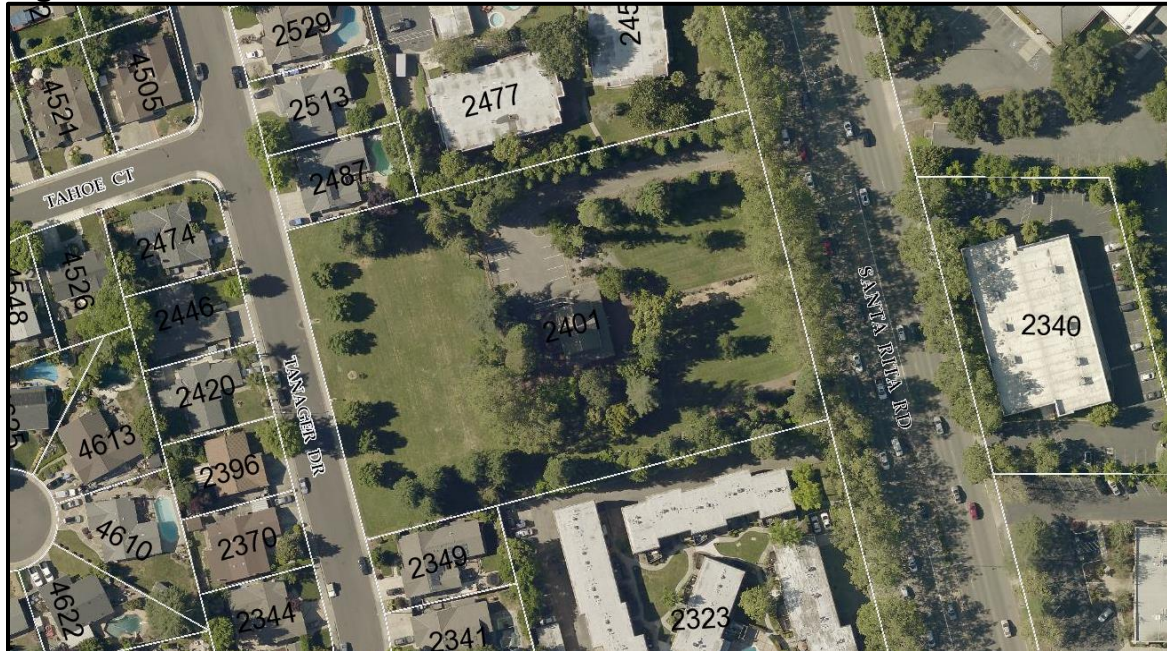
The formation of the Century House Master Plan involves the integration of four primary factors: desired usage and programming, the facility site plan, the facility floor plan, and cost (which is primarily within the purview of the City Council). Based on consensus reached by the Parks and Recreation Commission (PRC), it is assumed the exterior appearance of the structure will generally be preserved. Decisions regarding each factor directly affect potential outcomes for other factors and therefore staff requested the PRC discuss each factor independently, as summarized in the section above, before all considerations are integrated into a final Century House Master Plan.

### Existing Site Conditions

The existing site is approximately 2.7 acres, approximately 280-feet wide by 420-feet deep, with street frontage on Santa Rita Road and Tanager Drive. Two-thirds of the site consists of the Century House and grounds with vehicular access on Santa Rita Road, and the remaining one-third consists of a neighborhood park fronting on Tanager Drive. The park is approximately one-acre in size and has a variety of trees along the perimeter. The park does not have restrooms or a playground and is primarily used for informal sport games, casual gatherings, and dog-walking by the neighborhood. The park is not available as a field rental similar to other parks in the city such as Creekside Park, Muirwood Community Park or Amador Valley Community Park. The Century House and grounds are separated from the park area by a six-foot high open-design, metal fence. The fence has a pedestrian gate and vehicular gate; however, the gates are locked and there is no public access to the Century House from Tanager Drive.

The site has a variety of tree species and mature landscaping, and many of the trees would qualify as Heritage trees. Trees flank both sides of the drive aisle as you enter the site from Santa Rita Road and continue to the parking lot. There are ten parking spaces to serve the existing site, none of which meet the minimum requirements for accessibility. Another large grouping of trees is located on the south of the house and outdoor patio, and at the southeast corner of the site. An existing site plan is included as Attachment 1 to this report.

**Figure 1: Aerial Photo**



### Selected Site Plan Option 8

At the joint City Council and PRC workshop on June 21, 2021, staff gave a summary of previous site plan options reviewed by the PRC and presented four new alternative site plan options based on comments received from the neighborhood. The alternative site plan options included Option 5, Option 6, Option 7A and Option 7B (see Attachment 2, June 21, 2021 CC and PRC Workshop). After hearing comments from the public and a discussion between Council and PRC, a new site plan option, Option 8, was selected. Option 8 begins with Option 7B by providing a pick-up and drop-off area directly adjacent to Santa Rita Road, and then expands by providing approximately 20 new parking spaces along the existing driveway. This option would require the removal of a significant number of trees, many of which are Redwood trees. (see Attachment 3, Selected Site Plan Option 8)

### Existing Facility Conditions

As stated above, the City of Pleasanton retained the services of Jeff Katz Architecture (JKA) to provide a comprehensive analysis of the building and determine structural, mechanical, plumbing, electrical, and Americans with Disabilities Act (ADA) issues. Existing floor plans of the first and second floor are included as Attachment 4 to this report. In addition to the JKA assessment, staff consulted with the Building and Safety Division to understand minimum building and accessibility requirements. Not all elements of the facility would need to be upgraded to current building code requirements due to the historic nature of the facility and staff would continue to coordinate with the Building and Safety Division depending on the outcome of the Century House Master Plan.

The existing facility has been vacant since 2014 due to numerous building and life safety code deficiencies. The existing ramp and main building entrance are non-

compliant, as well as the existing restrooms. Many of the existing interior door openings are not adequate in width, clear floor space or level. The existing mechanical, electrical and plumbing systems require replacement to bring the facility up to operational, safety and code compliant standards. The existing structural system exhibits many deficiencies, including dry rot and material deficiencies throughout, inadequate connections of building framing to foundations and other miscellaneous deficiencies.

The existing exterior siding, trim, roof, windows, deck material and deck railings/stairs would require major repair and/or replacement. The existing interior stairway is non-compliant and if retained as-is, would limit the use of the second floor to staff use only. The existing interior surfaces, flooring, trim, hardware, light fixtures, etc. would require repair and/or replacement. A more detailed assessment of the interior finishes and materials would be completed at a later date during the design and development phase of the project.

#### Interior Renovation Options

Staff presented four interior renovation options to the PRC on June 11, 2020. All options assumed the “kitchen” would be relocated to an outbuilding in the form of a catering kitchen (includes a refrigerator, microwave, sink with garbage disposal and counter space), as discussed at the October 10, 2019, PRC meeting. Due to the existing deteriorated condition of the “staff” room on the first floor, it also assumed the “staff” room would be demolished and the previous functions would be incorporated elsewhere on the first floor. Other assumptions included: establishing the bridal room on the first floor in the “living room” with the fireplace; reconstructing the restrooms to provide a minimum of one ADA accessible and one non-accessible restroom (both gender neutral) inside the house and the remaining restrooms in a new outbuilding; reconstructing the stairway to meet minimum building code requirements for access and use of the second floor; reconstructing the exterior ramp to meet minimum accessibility requirements; and replacement of damaged deck material and railings. An elevator would not be required to access the second floor as long as equivalent programs and services would be provided on the first floor.

The PRC preferred Option B which provides a moderate level of interior preservation and proposes demolition of the interior wall between the existing “dining room” and “kitchen” to accommodate a large second program space on the first floor similar in size to the existing main living room. All other existing interior wall locations would remain. Doorway or openings on the first floor would need to be widened in key locations to meet accessibility requirements. The Option B floor plan is included as Attachment 5 to this report.

#### Other Cost Saving Options

Based on comments received from the neighborhood, City Council and PRC regarding a proposed “outbuilding” at the rear of the house for a catering kitchen and restrooms, staff explored other cost saving options to eliminate construction of an outbuilding due to the costs associated with constructing a new building, and the removal of more mature trees on-site. By eliminating the outbuilding, the catering

kitchen and restroom facilities would need to be fully incorporated within the existing house, thereby reducing the total occupancy or program space. Instead of demolishing the wall between the existing “dining room” and “kitchen” to accommodate a larger second program space on the first floor, the existing wall would remain in place and the existing kitchen space reconfigured into a catering kitchen. Additionally, the second floor would be closed off to the public and used for storage as adequate restroom facilities can not be located inside the house to accommodate the additional occupancy. The existing stairway would not need to be reconstructed with the second floor closed off to the public. The Option E floor plan is included as Attachment 6 to this report.

Total occupancy for the house would be limited to a maximum of 50 individuals since only two restrooms could be accommodated inside the house. The ability to increase occupancy for special events, such as weddings or receptions, would be possible through the use of portable restrooms (i.e. port-a-potties) and off-site parking, provided by the applicant as part of a facility rental agreement.

## **PUBLIC NOTICE**

Notice of this meeting was sent to property owners and tenants/occupants within 1,000-feet of the site.

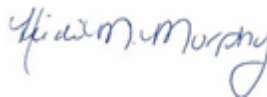
## **NEXT STEPS**

Staff will return to a subsequent PRC meeting with a draft Master Plan integrating all feedback received from the City Council, PRC, and the public related to use and programming of the facility, site planning considerations, and floor plan considerations to the existing structure. The Parks and Recreation Commission would provide a recommendation to the City Council for final review and approval.

Submitted by:



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Heidi Murphy  
Director of Library and Recreation

Attachments:

1. Existing Site Plan
2. [June 21, 2021 CC and PRC Joint Workshop](#)
3. Selected Site Plan Option 8
4. Existing Floor Plan
5. Floor Plan Option B
6. Floor Plan Option E