



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: May 13, 2025

OLD BUSINESS

AGENDA ITEM 14.F

SUBJECT:

Continued Discussion and Consideration of the Andrews House Located at 306 SE 1st Avenue

SUMMARY:

At the December 10, 2024 meeting, the CRA Board directed staff to meet with City staff to discuss the possible relocation of the Andrews House located at 306 SE 1st Avenue (see Attachment I-II).

On January 18, 2025, the City and CRA held a special meeting to discuss relocation and adaptive reuse options and directed City staff to perform a city-wide survey on the potential uses for the Andrews House and for the CRA to have conversations with the developer to determine any alternative solutions to saving the house (see Attachment III).

On April 1, 2024, City and CRA staff met with representatives of the Save Andrews House Committee. At the conclusion of the meeting, it was determined that committee's preferred relocation for the Andrew's House would be the current CRA-owned lot at 211 E. Ocean Avenue which currently has a historic designated structure known as the Magnuson House (see Attachment IV).

On April 21, 2025, City and CRA staff met with the current property owner of the Andrews House to discuss the possible relocation of the house and also adaptive reuse options if the house were to be incorporated into overall project site. The current property owner discussed a conceptual site plan to incorporate the Andrews house to the north side of the project site, fronting Ocean Avenue and just west of the railroad tracks. The developer would be open to renovating the house and incorporating it into a larger mixed-use project in collaboration with the CRA and City.

The important items the developer would need City and CRA consensus on are the following:

- the house would not be historically designated
- the adaptive reuse would be a restaurant or coffee shop (not a museum)
- the house would be renovated
- most likely need some community design appeal approvals/variances to make the site plan work
- financial assistance for the cost of moving and refurbishing the building (i.e. impact fee credits, art fee credits, tax increment revenue credits)

Both options require additional due diligence and investigation to determine feasibility. CRA staff is seeking the Board's direction on which relocation option is the best to pursue in determining the overall project feasibility.

FISCAL IMPACT:

To be determined.

CRA BOARD OPTIONS:

To be determined based on Board discussion.

ATTACHMENTS:

Description

- [Attachment I - Location Map](#)
- [Attachment II - December 10, 2024 CRA Board Meeting Minutes](#)
- [Attachment III - January 18, 2024 Special Meeting Minutes](#)
- [Attachment IV - April 1, 2024 Meeting Minutes for Andrews House](#)