



**Excerpt
Action Minutes
Historic Preservation Commission
7:30 p.m., Wednesday, February 20, 2013
City Council Chambers
809 Center Street**

Call to Order

Roll Call A. Meyer - Chair; R. Barker; I. Blackwood; D. Hooks; F. Miller;
J. Steen; G. Schwartz

Absent: None

Staff: Principal Planner Eric Marlatt, Senior Planner D. Lauritson
and Associate Planner J. Lum

Others: Leslie Dill and Jessica Kusz, Survey Consultants
Approximately 11 members of the public

Presentations - None.

Oral Communications - None

Announcements - Senior Planner D. Lauritson introduced new Commissioner G. Schwartz. G. Schwartz recused himself from item 2. 611 Third Street, as he has a conflict of interest.

Approval of Minutes - December 19, 2012

Commissioner Miller moved and Commissioner Blackwood seconded approval of the minutes of December 19, 2012, as amended, by changing the "Call to Order" time from 7:00 p.m. to 7:30 p.m. The motion was approved on a 6-0 vote, with G. Schwartz abstaining.

Public Hearings -

1. Citywide

Amendment of City Historic Building Survey by the addition of the 2012 Volume III City Historic Building Survey and corresponding amendment of City Historic Building List. In accordance with Section 24.12.440, the City Historic Preservation Commission will hold a public hearing and make recommendations to the City Council regarding these amendments. (Environmental Determination: Categorical Exemption)

RECOMMENDATION: City Council Approval.

Senior Planner D. Lauritson presented the staff report. He noted this item was prefaced by two public workshops: one in December and one in January; and a second notification letter regarding the hearing tonight and in March at the City Council. The public workshops were also advertised in the Sentinel. Consultants Leslie Dill and Jessica Kusz from Archives and Architecture were in the audience to answer any questions.

D. Lauritson stated that the Administrative Draft of Volume III was reviewed by the HPC Subcommittee; and its large appendix included the DPR (Department of Parks and Recreation) forms for 105 buildings and 34 walls. He noted that 51 of the 139 properties have opted out of the listing; three additional properties opted out since issuance of the HPC Survey report - 438 Market Street, 550A Water Street, and 116 West Cliff Drive. Staff is recommending that the Commission recommend Council approval of the draft resolution and revised Exhibit "A", with the three additional opt-out properties. He further noted that anyone who is listed and who has not opted out will be able to use the incentives.

Commissioner Steen asked if the DPRs were sent to every property owner. D. Lauritson stated affirmatively. Commissioner Steen asked if the published Survey Book of Volume III will also include opted out properties. D. Lauritson stated those properties that have opted-out will be included in the Survey booklet with their opt-out status noted.

The public hearing was opened.

Ross Gibson, local historian, stated that he would like his property to be included in the Survey but wanted to ensure that the changes that he has requested are made to his property at 1168 West Cliff Drive. D. Lauritson noted that staff received the changes for 1168 West Cliff Drive and the changes will be included in the amended version of Exhibit "A" which will be considered by the City Council. He further noted that when a property opts out, they are opting out of the benefits and incentives that Volume III provides to each owner.

Principal Planner E. Marlatt mentioned that oftentimes a project will come before the Zoning Administrator for a residential demolition authorization request which involves an unlisted structure. If there is a concern regarding the historic value of the structure, staff would normally require the preparation of a historic study and proceed based on the results of the study. The Zoning Administrator can refer such cases to the Commission for input if it is warranted.

Bruce Bettencourt, a member of the public, asked if there was an opportunity to opt out beyond this hearing but prior to City Council consideration. He is going on vacation and would like additional time to consider whether to opt out. D. Lauritson recommended sending staff an e-mail or letter before the middle of March to indicate if you wish to opt out. Mr. Bettencourt also stated that he was unsure if the

incentives would be of benefit to his property. He stated that his property is located at 526-528 and 546 Soquel Avenue west of Oceanview Avenue.

Constantine Geiger was in support of the Bed-and-Breakfast Inn at 611 Third Street.

The public hearing was closed.

Leslie Dill, Survey consultant, stated that it was a pleasure to be in Santa Cruz. So many properties represent and are connected to the City's Historic Context Statement and, therefore, recognize important resources. She was also impressed by the historic incentives ordinance.

Commissioner Hooks asked if the city has a higher percentage of opt outs than the consultants are used to. Jessica Kusz stated that once people receive clarification on how the incentives would work for their specific property, she feels many people might want to opt in. D. Lauritson stated that unless an individual is planning a project right now, they don't know how good these incentives are until that occurs. Staff believes that people will come along. Principal Planner E. Marlatt mentioned that a property-owner that has chosen to opt-out at this time would have to pay approximately \$2,000 to cover the hearing costs to opt in at a future date.

Commissioner Steen mentioned that being on the HPC Survey subcommittee was a great learning process with Leslie, Franklin and Jessica and the amount of work on DPRs involved was enormous. She noted that it takes hours to track the history and is extremely time consuming. She thanked Leslie, Jessica, and Franklin Maggi (not at meeting) for their time on this project (nine years).

Commissioner Steen stated that when a DPR is done for an individual structure and the consultant is hired by the property owner who wishes to demolish the structure, the consultant often has to abide by the property owner's wishes.

Commissioner Steen stated that she will vote on this even though she may be in the 500-foot radius. D. Lauritson stated that it's not a "conflict of interest" because its adoption is not under the economic purview and won't affect the economic value of a Commissioner's house.

Commissioner Barker moved and Commissioner Miller seconded to recommend approval to the City Council. The motion passed on a unanimous vote of 7-0.

Commissioner Meyer noted for the record on Exhibit "A" 514 Front Street is actually an opt-out as the spacing is incorrect on that address.

Adjournment

At 9:15 pm the Historic Preservation Commission adjourned to the next regular meeting of March 20, 2013 in the Council Chambers.

Any writing related to an agenda item for the open session of this meeting distributed to the Historic Preservation Commission less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 107 or on the City's website www.cityofsantacruz.com. These writings will also be available for review at the Historic Preservation Commission meeting in the public review binder at the rear of the Council Chambers.

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the Planning Department at 420-5110 at least five days in advance so that we can arrange for such special assistance, or email Cityplan@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.

APPEALS - Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk.

Appeals must be received by the City Clerk within ten (10) calendar days following the date of the action from which such appeal is being taken. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.