



FINAL MINUTES
Historic Preservation Commission
SPECIAL MEETING
7:30 p.m., Wednesday, August 13, 2014
City Council Chambers
809 Center Street

Call to Order 7:30 p.m. by Chair Miller

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

Absent: D. Hooks (with notification)

Staff: Senior Planner R. Bane and Planning Director J. Rebagliati and
D. Lauritson, consultant and N. Ellis Recording Secretary

Presentations - None.

Oral Communications - None.

Announcements -

Approval of Minutes - July 16, 2014

The minutes will be acted on at the September 17th HPC Meeting.

Public Hearings -

1. La Bahia Hotel

215 Beach Street

CP13-0059

APN 007-214-02

Recommendation to the City Council for Historic Demolition Permit, Historic Alteration Permit, and Historic Building Survey Deletion to demolish an existing 44-unit residential complex except for a portion of the southeast building containing the bell tower, and to construct a 165-room hotel with conference and banquet space, restaurant, retail space, underground parking, and spa facilities in the RTC/CZO/SPO zone district. (Environmental Determination: Environmental Impact Report) (La Bahia LLC, owner/filed: 5/20/2013) RB

Recommendation: Approval, with conditions.

Senior Planner Bane presented the staff report.

Applicant Craig French of French Resources Group, spoke on behalf of the Seaside Company property owner. He introduced the project team consisting of Carl Rice of the Seaside Company, Architect Marsha Maytum of Leddy, Maytum & Stacy; and Landscape Architect, Joni Janecki of Janecki Design Group. He noted that this

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Approved by HPC 10-15-14

project fulfills goals of the 2030 General Plan, the Local Coastal Plan and the Beach and South of Laurel Comprehensive Area Plan which call for development of the site for a conference hotel which will promote tourism and improve the Beach Area as a major ocean-front resort destination. He noted that the project preserves and incorporates the La Bahia bell tower corner of the site into the project; and, the project's many benefits outweigh its impacts. He noted that the architect and the design team and Teiflon Rice-Evans of the Economic and Planning Systems firm were there to answer questions of the Commissioners.

Architect Marsha Maytum presented a slide presentation on the La Bahia project design.

The public hearing was opened.

Speaking from the audience:

Ian McRae
Peter Pethoe
Tracy Bliss
Carolyn Swift
Kristen Macken
Ross Gibson
Marshall Miller

No one else wished to speak and the public hearing was closed.

The Commissioners asked questions of staff and the applicant and the Commissioners made comments regarding:

- Findings for CEQA Statement of Overriding Considerations Findings
- Consistency with Secretary of the Interior Standards
- Color and texture of surface materials (wood windows instead of aluminum or clad)
- Potential for use of historic tax credits
- Development cost and revenue estimates
- Preservation of the southeast corner of the "Bell Tower " as cornerstone of the project and need for compromise
- Demolition by neglect
- Remaining historic integrity of the site if project is approved
- Interpretive display of the La Bahia

ACTION:

- 1) **R. Barker moved and G. Schwartz seconded, to recommend that the City Council certify the EIR. The motion was approved 5/1/1; with R. Barker, G.**

Schwartz, I. Blackwood, A. Meyer, F. Miller, voting YES; J. Steen voting NO; D. Hooks absent.

- 2) R. Barker moved and G. Schwartz seconded to recommend that the City Council approve the Historic Demolition Permit. The motion was approved 4/2/1; with R. Barker, G. Schwartz, F. Miller and I. Blackwood voting YES; J. Steen and A. Meyer voting NO; D. Hooks absent.
- 3) A. Meyer moved and R. Barker seconded, to recommend that the City Council approve the Historic Alteration Permit with conditions to utilize wood windows on the historic “bell tower building” and to also add a public interpretive display of the La Bahia within the new hotel. The motion was approved 6/0/1; with Commissioner(s) A. Meyer, G. Schwartz, R. Barker, I. Blackwood, F. Miller and J. Steen voting YES; D. Hooks absent.
- 4) A. Meyer moved and R. Barker seconded to recommend that the City Council approve the deletion of all the buildings from the Historic Building Survey, with the exception of the historic “bell tower” building. . The motion was approved 5/1/1; with F. Miller, I. Blackwood, G. Schwartz, R. Barker, A. Meyer voting YES; J. Steen voting NO; D. Hooks absent.

General Business - None

Subcommittee/Advisory Body Oral Reports - None

Items Initiated by Members for Future Agendas - None

Adjournment

The Historic Preservation Commission adjourned at 10:35 p.m. to the next regular meeting of August 20, 2014 in the Council Chambers.

APPROVED: _____
F. Miller, Chair

ATTEST: _____
D. Lauritson, Secretary