



ACTION AGENDA
Historic Preservation Commission
Special Meeting
7:30 p.m., Wednesday, March 4, 2009
City Council Chambers
809 Center Street

The following is an unofficial representation of the Historic Preservation Commission Actions. Minutes are official upon approval

Call to Order 7:40 P.M.

Roll Call – D. Subocz, Chair; K. Eriksen; H. Carter; R. Gibson; A. Meyer; C. Shultes; J. Steen

Present – D. Subocz, Chair; K. Eriksen; H. Carter; R. Gibson; A. Meyer; C. Shultes; J. Steen

Staff – Juliana Rebagliati, Planning Director; Eric Marlatt, Principal Planner; Don Lauritson, Senior Planner; Maggie Schwarb & Shelley Randolph, Recorders

Audience – Approximately 16

Statements of Disqualification – None

Oral Communications – No action shall be taken

Ed Silveira spoke regarding Villa Branciforte

Announcements – No action shall be taken – None

The Chair may announce and set time limits at the beginning of each agenda item.

Public Hearing

- 215 Beach St. 06-004 APN 005-213-02, 03**
Environmental Impact Report, Historic Demolition Permit, Historic Building Survey Deletion, for “La Bahia” Hotel Project – Demolition of an existing 44-unit apartment complex building listed on the City Historic Building Survey and construction of a 125-room hotel with a restaurant, meeting space, and a partially underground garage in the RTC/HO/CZ/SPO zoning district. (Environmental Determination: EIR) (Barry Swenson Builders, owner/filed: 1/6/06) DL
This project requires a Local Coastal Plan/Program Amendment and Coastal Permit which must be approved by the California Coastal Commission after all possible appeals are exhausted through the City.

Recommendation: That the Historic Preservation Commission make recommendations to the City Council regarding:

- **Certification of the project EIR;**
- **Approval of an Historic Demolition Permit;**
- **Approval of an Historic Survey Deletion.**

ACTION: The Historic Preservation Commission voted unanimously to **CERTIFY** the project EIR with prejudice. Chair Subocz and Commissioners Eriksen, Carter, Gibson, Meyer, Shultes and Steen in favor.

ACTION: The Historic Preservation Commission **RECOMMENDED DENIAL** of a Historic Demolition Permit on a vote of 5/2. Commissioners Carter, Eriksen, Gibson, Meyer & Steen in favor. Chair Subocz and Commissioner Shultes opposed.

ACTION: The Historic Preservation Commission **APPROVED** forwarding a letter to be prepared by the HPC La Bahia Subcommittee to the City Council as Historic Preservation Commission recommendations on the replacement project. Chair Subocz and Commissioners Eriksen, Carter, Gibson, Meyer, Shultes and Steen in favor.

Specific recommendations from the HPC to be included in the replacement project include:

1. **RECONSTRUCTION IN-KIND OF THE BELL TOWER WING ON BEACH STREET;**
2. **RECONSTRUCTION IN-KIND OF THE FIRST FLOOR OF THE COURT OF THE TROUBADORS FROM WESTBROOK AVENUE INTO THE COURT OF THE LAURELS;**
3. **RECONSTRUCTION IN-KIND OF THE FIRST FLOOR OF THE WESTBROOK WING ALLOWING FOR A TWO-STORY ADDITION ABOVE;**
4. **RECONSTRUCTION OF THE CHARACTER- DEFINING FEATURES OF THE COURT OF THE LAURELS TO INCLUDE OCTAGONAL STAIRS, MAINTAINING THE IMMEDIATE LINE OF PARAPETS, WALLS, AND A SIGNIFICANT PORTION OF THE NATURAL DAYLIGHTING;**
5. **FAITHFUL RECONSTRUCTION OF AS MANY COMPONENTS OF THE EXISTING BUILDINGS AS POSSIBLE;**
6. **PRESERVATION OR RECONSTRUCTION IN KIND OF THE MAJORITY OF THE BEACH STREET FAÇADE EXCLUDING THE FLAT ROOF SECTION;**
7. **SUGGEST THAT THE HPC LA BAHIA SUBCOMMITTEE AND MEMBERS OF THE PLANNING COMMISSION AND CITY COUNCIL WORK WITH THE DEVELOPERS THROUGH DESIGN DEVELOPMENT;**

8. IF DELISTING IS TO OCCUR, IT SHOULD ONLY OCCUR AFTER A CERTIFICATE OF OCCUPANCY IS OBTAINED FOR THE REPLACEMENT STRUCTURE AFTER IT IS FINALED.

ACTION: The Historic Preservation Commission unanimously **RECOMMENDED DENIAL** of a Historic Survey Deletion. Chair Subocz and Commissioners Eriksen, Carter, Gibson, Meyer, Shultes and Steen in favor.

Adjournment –

At 11:40 p.m. The Historic Preservation Commission adjourned to the next regular meeting of March 18, 2009 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.ci.santa-cruz.ca.us. 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.

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.