

# Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

**INSTRUCTIONS:** This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

## Name of CLG

City of Santa Cruz

Report Prepared by: Ryan Bane

Date of commission/board review: 3-17-21

## MINIMUM REQUIREMENTS FOR CERTIFICATION

### I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

#### A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

**REMINDER:** Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

Two historic preservation related amendments were made: 1) Amendment to Chapter 24.08 of the City of Santa Cruz Municipal Code to exempt the installation of an electric vehicle charging station from the requirement for an Historic Alteration Permit in compliance with State Law; and 2) Amendment to Chapter 24.12 of the City of Santa Cruz Municipal Code to revise the variations to district and parking regulations allowed as incentives for historic properties.

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2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.

<https://www.codepublishing.com/CA/SantaCruz/#!/SantaCruz24/SantaCruz2408.html#24.08.900>

<https://www.codepublishing.com/CA/SantaCruz/#!/SantaCruz24/SantaCruz2412.html#24.12.445>

## B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2019 – September 30, 2020, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
None	Type here.	Type here.	Type here.

**REMINDER:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
None	<a href="#">Click or tap here to enter text.</a>	<a href="#">Click or tap here to enter text.</a>

## C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No  
☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. <https://www.cityofsantacruz.com/home/showpublisheddocument?id=71130>

## D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

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☐ All projects subject to design review go the commission.

☒ Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? *Single-story additions less than 500 square feet on the rear ¼ of the building; and, other minor window, door and roofing projects on the rear ¼ of the building.*

## 2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? *Staff provides input; the Commission reviews any CEQA documents which are involved with projects which require their review.*

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? *See above.*

## 3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? *Staff provides input.*
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? *Staff and Commission provide input.*

## II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

### A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Traci Bliss	Educator	9/11/18	1/1/23	Type here.
Dennis Diego	Architect	5/23/17	1/1/24	

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Jessica Kusz	Historic Preservation Project Manager	1/24/17	1/1/25	
Don Lauritson	Retired City Planner	1/23/18	1/1/22	
Joe Michalak	Retired	1/23/18	1/1/22	
Albert Narath	Educator	9/11/18	1/1/24	Type here.
Ross Gibson	Historian	1/22/19	1/1/21	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. N/A
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? N/A

### B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes ☐ No If not, who serves as staff? Click or tap here to enter text.
2. If the position(s) is not currently filled, why is there a vacancy? N/A

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Ryan Bane	Urban Planner	Planning & Community Development	<a href="mailto:rbane@cityofsantacruz.com">rbane@cityofsantacruz.com</a>

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### C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Traci Bliss	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dennis Diego	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Gibson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jessica Kusz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Don Lauritson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Joe Michalak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Albert Narath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ryan Bane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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### D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
None Due to COVID	Type here.	Type here.	Type here.	Type here.

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Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.
Type here.	Type here.	Type here.	Type here.	Type here.

### **III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act**

#### **A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)**

**NOTE:** California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link if available online with this report.)

Context Name	Description	How it is Being Used	Date Submitted to OHP
None	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

#### **B. New Surveys or Survey Updates (excluding those funded by OHP)**

**NOTE:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

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Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None	Type here.	Type here.	Type here.	Type here.	Type here.	Type here.

How are you using the survey data? Type here.

### **IV. Provide for Adequate Public Participation in the Local Historic Preservation Program**

#### **A. Public Education**

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Type here.	Type here.	Type here.

### **ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS**

**NOTE: OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at [http://www.nps.gov/clg/2015CLG\\_GPRA/FY2013\\_BaselineQuestionnaireGuidance-May2015.docx](http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx).**

#### **A. CLG Inventory Program**

During the reporting period (October 1, 2019-September 30, 2020) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might

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(Reporting period is from October 1, 2019 through September 30, 2020)

include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
None	0

### B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2018 to September 30, 2019? None

### C. Local Tax Incentives Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a Local Tax Incentives Program, such as the Mills Act? ☐ Yes ☒ No
2. If the answer is yes, how many properties have been added to this program from October 1, 2018 to September 30, 2019? *Click or tap here to enter text.*

Name of Program	Number of Properties Added During 2019-2020	Total Number of Properties Benefiting From Program
Type here.	Type here.	<i>Click or tap here to enter text.</i>

### D. Local "bricks and mortar" grants/loan program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? *Type here.*



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Name of Program	Number of Properties that have Benefited
Type here.	Type here.

## E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2019-September 30, 2020) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2019 to September 30, 2020? 4

## F. Local Property Acquisition Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐ Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? Type here.

Name of Program	Number of Properties that have Benefited
Type here.	Type here.

## IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? **Critical preservation planning issues include funding for staff to implement and process historic permits as well as promote historic preservation (ie. events, printing of posters/brochures, historic signage, etc.), balancing historic preservation with the development of much needed housing, and the review of proposals to demolish non-listed structures over 50 years of age.**

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- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **Our preservation regulations have been effective in the review and approval of alterations to listed properties in a manner that does not cause project delays and is accepted as reasonable by the majority of owners. The community generally values historic properties and developers understand that, where applicable, rehabilitation and preservation of such properties should be part of their projects.**
- C. What recognition are you providing for successful preservation projects or programs? **The Commission awards certificates of Appreciation each year during the local Museum of Art & History's Historic Blue Plaque Award event which takes place in early May of each year.**
- D. What are your local historic preservation goals for 2020-2021? **1. Start planning for preparation of a Volume 4 Historic Building Survey. Research grants and funding for preparation, form a subcommittee, consider partnerships with other agencies for research and funding. 2. Take a look at current historic incentives and consider developing additional incentives. 3. Explore unique historic outreach events – consider concept of Open House Santa Cruz, opening historic homes and recently renovated houses to the public, tour of historic surf breaks, business (ex: how ice cream is made) going broader than historic preservation – ghost tours, behind the scenes of the Boardwalk, etc. 4. Promote self-guided historic tours.**
- E. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Provide nearby training and resources on methods to further historic preservation. Provide training and research on CEQA review of alterations to and/or demolition of structures that qualify as cultural resources but are not designated as historic. Our Commissioners have shown they are much more likely to attend local or nearby training events or webinar type events.**
- F. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
<ul style="list-style-type: none"><li>Applying the Secretary of the Interior's Standards</li></ul>	Local workshop or webinar

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<ul style="list-style-type: none"><li>• Determining if non-listed structures that qualify as cultural resources can be demolished or altered significantly.</li></ul>	
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G. Would you be willing to host a training working workshop in cooperation with OHP? ☒ Yes ☐ No

H. Is there anything else you would like to share with OHP? *Click or tap here to enter text.*

### **XII Attachments (electronic)**

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings
- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☐ Public outreach publications

Email to [Lucinda.Woodward@parks.ca.gov](mailto:Lucinda.Woodward@parks.ca.gov)

CITY OF SANTA CRUZ  
City Hall  
809 Center Street  
Santa Cruz, California 95060



## HISTORIC PRESERVATION COMMISSION

### ACTION SUMMARY Regular Meeting February 19, 2020

**7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, COUNCIL CHAMBERS**

**Call to Order**-The meeting was called to order at 7:03 p.m.

**Roll Call**-Commissioners Gibson, Kusz, Lauritson, Narath, Michalak were present.

**Absent w/notification**-Commissioners Bliss and Diego were absent with notification.

**Statements of Disqualification**-Commissioner Diego previously recused himself to avoid a conflict of interest, as he is the architect for the project listed as item 3 on this agenda.

**Oral Communications**-The following members of the public addressed the Commission: John Sears.

### Approval of Minutes

1. Approve the minutes of January 15, 2020.

**MOTION:** Motion made by Commissioner Gibson, seconded by Commissioner Lauritson, to approve the minutes of January 15, 2020.

**ACTION:** Motion passed by the following vote:

AYES: Gibson, Lauritson, Kusz, Narath, Michalak

NOES: None

ABSTAIN: None

ABSENT: Diego, Bliss

2. Approve the special meeting minutes of January 30, 2020.

**MOTION:** Motion made by Commissioner Lauritson, seconded by Commissioner Narath, to approve the special meeting minutes of January 30, 2020.

**ACTION:** The special meeting minutes of January 30, 2020 were continued to the next regular meeting, due to a lack of quorum.

## **Public Hearings**

3. CP19-0163 1122 Pacific Avenue Historic Alteration Permit for modifications to the façade of the Del Mar building which is listed in the City's Historic Building Survey and located on a parcel within the CBD (Central Business District) zone district and within the Pacific Avenue Retail Sub district of the Downtown Plan.

**MOTION:** Motion made by Commissioner Narath, seconded by Commissioner Lauritson to acknowledge the environmental determination and approve the Historic Alteration Permit based on the Findings listed below and the attached Conditions of Approval in Exhibit "A", with the following modifications: the transom glass shall be installed to reflect the historical design: seven panels above the storefront closest to the Del Mar Theater, four panels above the storefront farthest from the Del Mar Theater; retractable awnings only shall be installed; the "Greek key" spandrel pattern shall not be continued along the building façade.

**ACTION:** The motion passed by the following vote:

AYES: Gibson, Lauritson, Kusz, Narath, Michalak

NOES: None

ABSTAIN: None

ABSENT: Diego, Bliss

## **Information Items**

4. Discuss 2019-2020 Certified Local Government Local Preservation Program Goals.

Discussion held, no action taken.

5. Discuss MAH Blue Plaque Award Ceremony Certificates of Appreciation.

Discussion held, no action taken.

**Adjournment-**The meeting adjourned at 9:12 p.m.

CITY OF SANTA CRUZ  
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## HISTORIC PRESERVATION COMMISSION

### Commissioners:

Traci Bliss, Dennis F. Diego, Ross Eric Gibson, Jessica Kusz, Albert Narath

**Chairperson:** Joe Michalak

**Vice Chairperson:** Don Lauritson

### MINUTES

Special Meeting

January 30, 2020

**7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, COUNCIL CHAMBERS**

**Call to Order-**The meeting was called to order at 7:04 p.m.

**Roll Call-**Commissioners Michalak, Diego, Narath, Bliss, and Lauritson were present.

**Absent w/notification-**Commissioner Kusz absent with notification; Commissioner Gibson absent with notification (see statements of disqualification).

**Statements of Disqualification-**Commissioner Gibson previously recused himself (see minutes of January 15, 2020) to avoid the appearance of a conflict of interest.

### Public Hearings

1. Referral of the Property at 111 Errett Circle to the Historic Preservation Commission for Consideration and Recommendation of the Property's Designation as a Local Historic Landmark and Eligibility for Listing on the City's Historic Building Survey

Senior Planner Ryan Bane presented the item to the Commission.

Applicants Jenny Stone, Joseph Combs, and Brett Packer addressed the Commission.

The public hearing was opened.

The following members of the public addressed the Commission: Sue Powell, Freya Sands, Jane Walton, Jacob Pollock, Peter cook, unidentified speaker, Aaron Lodge, Ananda Cabana, Kyle Kelly, Julia Gaudinski, AJ Carson, Philip Roper, Doug Wallace, Bruce Thoms, Amy Dequero, Peggy, Elizabeth Golden, Robin Stone, unidentified

speaker, Rocky Beak, Doug Hart, Chuck Harper, Henry Hooker, Eric Pollock, Samuel Forte, Carolyn Ranzano, Mandy Clow, Patricia Combs, Jim Allen-Young, Barbara Allen Young, Katie, Matthew, Evan Siroky, Mason Hicks, Nicolette, Marc Thomas, Dustin Mulvaney, Daiyon Packer.

The public hearing was closed.

MOTION: Motion made by Commissioner Lauritson, seconded by Commissioner Diego, to recommend to the City Council that the property at 111 Errett Circle not be listed on the City's Historic Building Survey or as a City Landmark, with the additional advisory recommendations regarding the pending project: a) open space in front of the focal point (from Woodrow view shed); b) including historic interpretive plaques/signs; c) street pattern to be retained.

ACTION: The motion passed by the following vote:

AYES: Michalak, Diego, Lauritson, Narath, Bliss

NOES: None

ABSENT: Kusz, Gibson

**Adjournment**-The meeting adjourned at 9:29 p.m.

CITY OF SANTA CRUZ  
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## HISTORIC PRESERVATION COMMISSION

### ACTION MINUTES Regular Meeting February 19, 2020

7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, COUNCIL CHAMBERS

**Call to Order**-The meeting was called to order at 7:03 p.m.

**Roll Call**-Commissioners Gibson, Kusz, Lauritson, Narath, Michalak were present.

**Absent w/notification**-Commissioners Bliss and Diego were absent with notification.

**Statements of Disqualification**-Commissioner Diego previously recused himself to avoid a conflict of interest, as he is the architect for the project listed as item 3 on this agenda. Also regarding Item 3 on the agenda, Commissioner Gibson stated that in 2000, he had participated in the public process to encourage the city to list the Del Mar movie theater in the City's Historic Building Survey but that he had not participated in the design of the proposed improvements to be considered under Item 3 and that there is no conflict of interest on the item.

**Oral Communications**-The following members of the public addressed the Commission: John Sears.

### Approval of Minutes

1. Approve the minutes of January 15, 2020.

**MOTION:** Motion made by Commissioner Gibson, seconded by Commissioner Lauritson, to approve the minutes of January 15, 2020.

**ACTION:** Motion passed by the following vote:

AYES: Gibson, Lauritson, Kusz, Narath, Michalak

NOES: None

ABSTAIN: None

ABSENT: Diego, Bliss



2. Approve the special meeting minutes of January 30, 2020.

MOTION: Motion made by Commissioner Lauritson, seconded by Commissioner Narath, to approve the special meeting minutes of January 30, 2020.

ACTION: The special meeting minutes of January 30, 2020 were continued to the next regular meeting, due to a lack of quorum.

## Public Hearings

3. CP19-0163 1122 Pacific Avenue Historic Alteration Permit for modifications to the façade of the Del Mar building which is listed in the City's Historic Building Survey and located on a parcel within the CBD (Central Business District) zone district and within the Pacific Avenue Retail Sub district of the Downtown Plan.

MOTION: Motion made by Commissioner Narath, seconded by Commissioner Lauritson to acknowledge the environmental determination and approve the Historic Alteration Permit based on the Findings listed below and the attached Conditions of Approval in Exhibit "A", with the following modifications: the transom glass shall be installed to reflect the historical design: seven panels above the storefront closest to the Del Mar Theater, four panels above the storefront farthest from the Del Mar Theater; retractable awnings only shall be installed; the "Greek key" spandrel pattern shall not be continued along the building façade.

ACTION: The motion passed by the following vote:

AYES: Gibson, Lauritson, Kusz, Narath, Michalak

NOES: None

ABSTAIN: None

ABSENT: Diego, Bliss

## Information Items

4. Discuss 2019-2020 Certified Local Government Local Preservation Program Goals.

Discussion held, no action taken.

5. Discuss MAH Blue Plaque Award Ceremony Certificates of Appreciation.

Discussion held, no action taken.

**Adjournment-**The meeting adjourned at 9:12 p.m.

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### HISTORIC PRESERVATION COMMISSION

#### Commissioners:

Traci Bliss, Dennis F. Diego, Ross Eric Gibson, Jessica Kusz, Albert Narath

Chairperson: Joe Michalak

Vice Chairperson: Don Lauritson

#### Action Summary

#### Regular Meeting

July 15, 2020

### **7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, 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 City Clerk's Department at (831) 420-5030 at least five days in advance so that we can arrange for such assistance, or email [cityclerk@cityofsantacruz.com](mailto:cityclerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

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 at [www.cityofsantacruz.com](http://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 back 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 six hundred forty five dollar (\$645) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.

### **COVID-19 ANNOUNCEMENT: This meeting will be held via teleconference ONLY.**

In order to minimize exposure to COVID-19 and to comply with the social distancing suggestion, the Council Chambers will not be open to the public. The meeting may be attended remotely, using any of the following sources:

#### **PUBLIC COMMENT:**

- DURING THE MEETING: See instructions below for public comment upon meeting time. We recommend you call in at the start of the meeting: 7:00 PM.

Call any of the numbers below. If one is busy, try the next one.

1-669-900-9128	1-312-626-6799
1-346-248-7799	1-646-558-8656
1-301-715-8592	1-253-215-8782

Enter the meeting ID number: **986 8684 2513**

- When prompted for a Participant ID, press #
- Press \*9 on your phone to "raise your hand" when the Chair calls for public comment.
  - It will be your turn to speak when the Chair unmutes you. You will hear an announcement that you have been unmuted. The timer will then be set to 2 minutes. The Clerk will notify you of your final 30-seconds of time.
  - You may hang up once you have commented on your item of interest or be muted to stay on the line and listen to the remaining meeting.
  - If you wish to speak on another item, two things may occur:
    - 1) If the number of callers waiting exceeds capacity, you will be disconnected and you will need to call back closer to when the item you wish to comment on will be heard, or
    - 2) You will be placed back in the queue and you should press \*9 to "raise your hand" when you wish to comment on a new item.

NOTE: If you wish to listen to the meeting and don't wish to comment on an item, you can do so at any time via the same instructions above.

**Call to Order** -The meeting was called to order at 7:04 PM.

**Roll Call** - Commissioners Bliss, Diego, Gibson, Kusz, Lauritson, Michalak, Narath were present.

**Absent w/Notification**

**Staff**

**Statements of Disqualification**

**Oral Communications**

**Announcements**

**Presentations**

**Approval of Minutes**

1 Approve the minutes of the February 19, 2020 meeting.

MOTION: Motion made by Commissioner Gibson, seconded by Vice Chair Lauritson to approve minutes of February 19, 2020.

ACTION: Motion passed by the following vote:

AYES: Bliss, Diego, Gibson, Kusz, Lauritson, Michalak, Narath

NOES: None

## Consent Agenda

## Public Hearings

- 2      Amendments to the Zoning Ordinance/Local Coastal Program Related to Historic Preservation Citywide -  
An ordinance of the City of Santa Cruz 1) amending Chapter 24.08 of the City of Santa Cruz Municipal Code/Local Coastal Program to exempt the installation of an electric vehicle charging station from the requirement for an Historic Alteration Permit in compliance with State law; and 2) amending Chapter 24.12 of the City of Santa Cruz Municipal Code/Local Coastal Program to revise the variations to district and parking regulations allowed as incentives for historic properties. CEQA: Exempt per Section 15061(b)(3) of the CEQA Guidelines.

RECOMMENDATION: Recommend that the City Council adopt the ordinance 1) amending Chapter 24.08 of the City of Santa Cruz Municipal Code to exempt the installation of an electric vehicle charging station from the requirement for an Historic Alteration Permit; and 2) amending Chapter 24.12 of the City of Santa Cruz Municipal Code to revise the variations to district regulations allowed as incentives for historic properties to remove items allowed elsewhere in the Zoning Ordinance.

MOTION: Motion made by Vice Chair Lauritson to approve with the following changes to the Agenda Report text on page 5 of 11, section 1.a, the second and third paragraphs in shall not be deleted and the second paragraph, which currently reads "Reduction in residential parking requirements may include", shall be revised to include new text that reads "Reduction in residential parking requirements may include but are not limited to the following examples:" Seconded by Commissioner Diego.

ACTION: The motion passed by the following vote:

AYES: Bliss, Diego, Gibson, Kusz, Lauritson, Michalak, Narath

NOES: None

## General Business

- 3      Review Certified Local Government Program - 2018-2019 Annual Report

MOTION: Motion made by Commissioner Narath to approve the CLG Report with idea to investigate location of Volume 3.

ACTION: The motion passed by the following vote:

AYES: Bliss, Diego, Gibson, Kusz, Lauritson, Michalak, Narath

NOES: None

### Information Items

- 4      Update on 1642 Mission Street, a Historic Property, -Notice of Violation, May 1, 2020
- 5      Status Report on the Wave Motor sign approval process

### Subcommittee/Advisory Body Oral Reports

- 6      50-yr subcommittee Report for Discussion

MOTION: Motion made by Vice Chair Lauritson to send the sub-committee report to Planning Staff for review and implementation as fast as possible with a progress update at the September meeting. Seconded by Commissioner Gibson.

ACTION: The motion passed by the following vote:

AYES: Bliss, Diego, Gibson, Kusz, Lauritson, Michalak, Narath

NOES: None

- 7      Subcommittee to Revise Website Report

MOTION: Motion made by Vice Chair Lauritson to reauthorize the website committee, consisting of Chair Michalak, Vice Chair Lauritson and Commission Dennis Diego for another six months. Commission Gibson seconded the motion.

ACTION: The motion passed by the following vote:

AYES: Bliss, Diego, Gibson, Kusz, Lauritson, Michalak, Narath

NOES: None

### Items Initiated by Members for Future Agendas

**Adjournment** - The meeting adjourned at 8:34 PM

CITY OF SANTA CRUZ  
City Hall  
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## HISTORIC PRESERVATION COMMISSION

### MINUTES Special Meeting August 5, 2020

7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, ZOOM WEBINAR

**Call to Order**-The meeting was called to order at 7:09 p.m.

**Roll Call**-Commissioners Gibson, Kusz, Bliss, Lauritson, Narath, Diego and Michalak were present.

**Absent w/notification**-None

**Statements of Disqualification**-None

#### Public Hearings

1. 418 and 428 Front Street File No. CP18-0153 Nonresidential Demolition Authorization Permit to demolish two historic commercial buildings to facilitate the construction of a seven-story, mixed-use building with 175 residential condos and 11,498 square feet of ground floor and levee front commercial space on property located within the CBD/CZ-O/FP-O (Central Business District/Coastal Zone Overlay/Floodplain Overlay) zone district and within the Front Street/Riverfront area of the Downtown Plan.

Principal Planner Samantha Haschert presented the item to the Commission.

The public hearing was opened.

The following members of the public addressed the Commission: Elise Casby, unidentified speaker.

The public hearing was closed.

**MOTION:** Motion made by Commissioner Lauritson, seconded by Commissioner Diego to recommend that the City Council approve the Nonresidential Demolition Authorization Permit and certify the Environmental Impact Report based on the Findings listed below

and the Conditions of Approval listed in Exhibit A of the staff report dated July 31, 2020, with the additional recommendation to incorporate partial preservation alternative one from the project EIR into the Conditions of Approval: 1) Partial Preservation This alternative involves the partial preservation of the existing historic buildings on the site through retention of the primary historic building facades and incorporating them into the new building. This alternative would involve the preservation of the primary street facades and the demolition of all secondary facades, structure, foundations, and roofs. The street facades would be disassembled in eight- to ten-foot-wide segments, stored at a different location, and re-assembled and incorporated into the Project after completion of subsurface work. It is not possible to retain the facades in place during construction. Under this alternative, there would be no change to the proposed project uses and site layout, except the design would be altered to incorporate the building facades of the existing on-site historic buildings. This alternative would retain a number of character-defining features of the historic resources, however, it would not retain the buildings' character-defining massing or height as volumetric structures. Thus, the buildings' significant architectural styles would be conveyed in the features of their facades but their representation as whole buildings would be compromised. Furthermore, the massing, size, and scale of the new seven-story buildings to be constructed behind the historic primary façades would not be compatible with the one story historic resources, and the project would not be in compliance with the Secretary of the Interior's Standards for Rehabilitation. In addition, it would not be feasible to reconstruct the facades in the exact locations of the existing buildings without requiring a new opening to be provided in order to accommodate the mid-block passageway. Review by the project structural engineer indicates that this process can be accomplished; however, the overall cost of the process is unknown, so it is difficult to fully assess the impact of that cost on the viability of the project. However, since March 2020, the COVID 19 pandemic has resulted in a very substantial disruption of the economy and financial markets, and this economic disruption and ongoing uncertainty regarding the criteria for and availability of construction financing seem likely to persist for some time into the future. As a result, the costs for implementing this alternative likely will have a greater negative impact on project feasibility than would have been likely under pre-COVID-19 conditions. Under this alternative, the identified significant unavoidable impact related to historical resources would be slightly lessened, but would not be reduced to a less-than-significant level and the project may not be financially viable under this alternative.

ACTION: The motion passed by the following vote:

AYES: Lauritson, Narath, Diego, Bliss, Michalak

NOES: Gibson

ABSENT: Kusz (not present at the time of the vote due to technical difficulties)

**Adjournment-**The meeting adjourned at 9:20 p.m.

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## **HISTORIC PRESERVATION COMMISSION**

Commissioners:

Traci Bliss, Dennis F. Diego, Ross Eric Gibson, Jessica Kusz, Albert Narath

Chairperson: Joe Michalak

Vice Chairperson: Don Lauritson

**Regular Meeting**

**MINUTES**

**October 16, 2019**

**7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, COUNCIL  
CHAMBERS**

**Call to Order**-The meeting was called to order at 7:01 p.m.

**Roll Call**-Commissioners Gibson, Kusz, Narath, and Michalak were present.

**Absent w/Notification**-Commissioners Diego, Lauritson, and Bliss (recusal).

**Statements of Disqualification**-Staff advised that Commissioner Bliss recused herself from hearing item 2, to avoid the appearance of a conflict of interest due to her business association with the applicant (not relating to this project).

**Oral Communications**-The following members of the public addressed the Commission with concerns: Carolyn Ranzanno, John Sears.

### **Approval of Minutes**

1. Approve the minutes of September 18, 2019.

By consensus, the approval of the minutes of September 18, 2019 continued to the next regular meeting, scheduled for November 20, 2019.

### **Public Hearings**

2. CP19-0136 1642 Mission Street, Santa Cruz CA APN: 002-235-01  
Historic Alteration Permit to replace windows on the front façade of a



building listed on the Historic Building Survey (Volume 1/Page 52) in the RL/CC (Multiple Residence Low Density/Community Commercial) zone district. (RB)

Commissioner Bliss was not present for this hearing (see Statements of Disqualification).

Senior Planner Ryan Bane presented the item to the Commission.  
Applicant William Kempf addressed the Commission.

The public hearing was opened.  
No members of the public addressed the Commission regarding this item.  
The public hearing was closed.

MOTION: Motion made by Commissioner Gibson, seconded by Commissioner Kusz to acknowledge the environmental determination and approve the Historic Alteration Permit based on the Findings listed in the staff report dated October 9, 2019 and the attached Conditions of Approval in Exhibit "A", with the following additions to the Conditions of Approval:

- The new window wall will maintain the present configuration of window openings including dimensions, proportions, and operable sections. Special attention will be paid to the width and depth of muntins, mullions, and sills to maintain the same appearance and feeling of the historic storefront.
- Any future awning placed on the storefront side of the building shall be in accordance with the style of the building and shall be made of canvas, with a Venetian stripe.

ACTION: The motion passed by the following vote:

AYES: Gibson, Kusz, Narath, Michalak

NOES: None

ABSENT: Diego, Lauritson, Bliss

**Information Items-**Commissioner Kusz informed the Commission The Friends of State Parks is hosting a book launch event for 'The Mission Santa Cruz Mystery: Seven Clues to Find the Site of the First Mission by Melanie J. Mayer' on Friday, October 18, 2019 from 5:30 p.m.-7:00 p.m. at the Santa Cruz Mission State Park, 144 School St. The event is free.

Chairperson Michalak advised the Commission the California Preservation Foundation has Webinars of interest coming in November.

Senior Planner Ryan Bane reminded the Commission of the Special Meeting of the Historical Preservation Commission on October 30, 2019 at 7:00 p.m. at City Council Chambers, 809 Center St. Santa Cruz CA.

**Subcommittee/Advisory Body Oral Reports-**None

**Items Initiated by Members for Future Agendas-None**

**Adjournment-**The meeting was adjourned at 7:52 p.m.

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## HISTORIC PRESERVATION COMMISSION

Commissioners:

Traci Bliss, Dennis F. Diego, Ross Eric Gibson, Jessica Kusz, Albert Narath

Chairperson: Joe Michalak

Vice Chairperson: Don Lauritson

Special Meeting

MINUTES

October 30, 2019

7:00 P.M.      **GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, COUNCIL  
CHAMBERS**

**Call to Order**-The meeting was called to order at 7:06 p.m.

**Roll Call**-Commissioners Bliss, Diego, Gibson, Kusz, Narath and Lauritson were present.

**Absent w/Notification**-Commissioner Michalak was absent.

**Statements of Disqualification**-None

**Public Hearings**

1.      801 River Street CP19-0103 APN 008-162-19  
Historic Alteration Permit with a variation to parking to convert a two-  
story office building to a seven unit apartment complex including  
a reconfiguration of parking and exterior alterations to the building  
included on the City's Historic Building Survey (Volume I, Page 110) on  
property in the CC (Community Commercial) zone district. (Owner:  
Homeless Services Center Inc./Filed 6-24-19)(Environmental  
Determination: Categorical Exemption) RB

Senior Planner Ryan Bane presented the staff report to the Commission.  
The Applicant representatives addressed the Commission.

The public hearing was opened.  
No members of the public addressed the Commission.  
The public hearing was closed.

**MOTION:** Motion made by Commissioner Bliss, seconded by Commissioner Diego, to acknowledge the environmental determination and approve the Historic Alteration Permit and Historic Variations based on the Findings listed in the staff report dated October 23, 2019 and the Conditions of Approval attached as Exhibit "A", with the following additional condition: The fence shall be rebuilt to reflect the detail of the existing fence.

**ACTION:** The motion passed by the following vote:  
AYES: Bliss, Diego, Gibson, Kusz, Narath, Lauritson  
NOES: None  
ABSENT: Michalak

**Adjournment-**The meeting adjourned at 7:41 p.m.