

MITIGATION MONITORING AND REPORTING PROGRAM

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Application No: CP13-0059
Address: 215 Beach Street – La Bahia Hotel
Applicant: La Bahia, LLC

This Mitigation Monitoring and Reporting Program (MMRP) for Application No. CP13-0059 located at 215 Beach Street, has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 *et seq.*), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097). A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request.

Project Description: The proposed project consists of construction of a 165-room hotel after demolition of the existing 44-unit La Bahia apartment complex, except for a portion of the existing bell tower building. Hotel amenities include meeting and banquet space, a restaurant, retail space, a day spa, and a swimming pool. Access to the project will be provided by a check-in entrance on Beach Street, an entrance/exit on Westbrook Street, and an exit onto Main Street. A total of 210 parking spaces are provided, including 49 valet spaces, within a parking garage that is partially underground.

Mitigation Monitoring and Reporting Program: This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the Final Environmental Impact Report (EIR) for the project. The matrix lists each mitigation measure or series of mitigation measures by environmental topic. For each mitigation measure, the frequency of monitoring and the responsible monitoring entity is identified. Mitigation measures may be shown in submittals and may be checked only once, or they may require monitoring periodically during and/or after construction. Once a mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) forfeiture of security bonds or other guarantees; (6) revocation of permits or other entitlements.

Mitigation Measure	Implementation Actions	Monitoring / Reporting Responsibility	Timing Requirements	Reporting Requirements & Verification of Compliance
Historical Resources				
<p>4.2-1a – Documentation. Require the project applicant to document the La Bahia Apartments complex and its setting. This documentation shall include drawings, photographs, and an historical narrative as outlined below, and developed in consultation with the City of Santa Cruz Planning and Community Development Department. The documentation shall be submitted to the Planning Department and to ensure its public accessibility, the documentation will be filed with the Santa Cruz Public Library and Special Collections Library at the University of California Santa Cruz.</p> <ul style="list-style-type: none"> ▪ Drawings: Existing historic drawings of the La Bahia Apartments, if available, shall be photographed with large-format negatives or shall be photographically reproduced on Mylar. In the absence of existing drawings, full-measured drawings of the complex's plan, exterior elevations, and courtyard elevations should be prepared. ▪ Photographs: Photo-documentation of the La Bahia Apartments shall be prepared to Historic American Buildings Survey (HABS) standards for archival photography. HABS standards require large-format black-and-white photography, with the original negatives having a minimum size of 4"x5". Digital photography, roll film, film packs, and electronic manipulation of images are not acceptable. A minimum of 12 photographs must be taken, detailing the site, building exteriors, and building interiors. Photographs must be identified and labeled using HABS standards. Color 35mm non-archival photographs of the historical building and grounds shall be taken to supplement the limited number of archival photographs required under the HABS standards described above. Photographs should include: overall views of the site; individual views of important building features; exterior elevations of each façade of the complex; views of interior courtyard spaces; and detailed views of specific materials or elements. 	<ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Implementation actions are outlined the mitigation measure. 	<p>The applicant is responsible for implementing the measures and submitting drawings and photographs to the Planning & Community Development Department with proof of submittal to other agencies.</p>	<p>Prior to issuance demolition permit.</p>	

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<ul style="list-style-type: none"> ▪ <i>Historical Overview:</i> In consultation with the City of Santa Cruz Planning and Community Development Department, a qualified historian or architectural historian shall assemble historical background information relevant to La Bahia Apartments and its setting. Much of this information may be drawn from the Historical Resources Technical Report prepared by Architectural Resources Group (2013) for the La Bahia Hotel project. To ensure its public accessibility, the agreed-upon documentation would be filed with the Santa Cruz Public Library for inclusion in their local history collection, as well as with other local libraries and historical societies, as appropriate. 				
<p>4.2-1b – Salvage. Require project applicant to set up a procedure to offer any building features or elements from the La Bahia Apartments that are not used as part of the project or kept by the owner for reuse <u>on the project site or</u> in other locations. The procedure shall be designed and implemented in consultation with the City of Santa Cruz Planning and Community Development Department to provide public information regarding availability of building features or materials for reuse. The focus would be on identifying building features or elements that are (1) related to the character-defining features identified in the Architectural Resources Group evaluations and (2) can safely and feasibly be removed from the building. Salvage opportunities shall be considered in the following order: (1) on-site reuse opportunities, (2) off-site reuse opportunities, and (3) public display opportunities. Allow demolition to proceed only after any significant historic features or materials have been identified and kept by the owner or offered for salvage, and their removal completed.</p>	<ul style="list-style-type: none"> ▪ Include measure as Condition of Approval. ▪ Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> ▪ The applicant is responsible for implementing the measure in consultation with Planning Department. ▪ The applicant is responsible for providing documentation to the Planning Department that the required barriers have been erected as specified. 	Prior to issuance demolition permit.	

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<p>4.2-2a. Require installation of protective barriers to protect the bell tower and the north and east walls of the retained La Bahia apartments from potential damage caused by demolition activities. An historic preservation architect, meeting the <i>Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Professional Qualifications Standards</i>, shall prepare designs and specifications for protective barriers required to protect the bell tower and the north and east walls of the retained La Bahia apartments. In removing the portions of the complex proposed for demolition, materials original to the portion of the complex that is remaining shall be retained in place wherever feasible.</p>	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. Include on protection specifications on construction drawings. 	<ul style="list-style-type: none"> The applicant is responsible for having a historic preservation architect develop specifications of protection barriers and submitting the report to the Planning Department. The applicant is responsible for including protection specifications on construction drawings. Planning Dept. staff responsible for reviewing construction plans to ensure measure is included. 	<ul style="list-style-type: none"> Prior to issuance demolition permit for development of protective barrier specifications. Installation during construction. 	
<p>4-2-2b. Require a pre-demolition review and inspection by a registered structural engineer with a minimum of five years of experience in the rehabilitation and restoration of historic buildings, to determine the existing relationship of the foundations of the various buildings of the La Bahia Apartments complex. Any required test excavations would be performed only in the presence of the structural engineer. The structural engineer would prepare a report of findings, recommendations and any related design modifications necessary to retain the structural integrity of the bell tower and southeastern apartment units and to ensure that construction of the other project components will not affect the foundation or structural integrity of the retained portion of the building.</p> <p>In consultation with an historic preservation architect meeting the <i>Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, Professional Qualifications Standards</i> and the project geotechnical engineer, the structural</p>	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The applicant is responsible for having a pre-construction survey structural engineer, and submitting the report to the Planning Department. The applicant is responsible for consultation with historic preservation architect, geotechnical engineer and structural engineer and providing findings to Planning Department. The Planning Department is responsible for review of the report to ensure compliance with the mitigation measure. 	Prior to issuance demolition permit.	

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engineer shall determine whether the soil excavations and construction of new foundations have the potential to result in settlement or damage to the retained building that would require underpinning and/or shoring. If underpinning and/or shoring is determined to be necessary, appropriate designs shall be implemented upon approval from the City of Santa Cruz Planning and Community Development Department.				
4.2-3a. Require that post-demolition treatment of the west and north walls be undertaken with the assistance of an historic preservation architect and be completed in accordance with the <i>Secretary of the Interior's Standards for Rehabilitation</i> with an independent review by a qualified historic preservation architect at the time that detailed building plans are prepared. The Applicant shall have architectural elevations and plans prepared, in consultation with the historic preservation architect, that specify the locations and type of proposed repair or removal of building features for the retained tower and building, and specify proposed replacement materials. These architectural drawings also shall indicate how the proposed structural and seismic upgrades will be accomplished consistent with the Standards.	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The applicant is responsible for hiring historic preservation architect and submitted architectural elevations and plans that specify details of treatment of retained buildings. The applicant is responsible for providing documentation to the Planning Department. 	Prior to issuance of building permit.	
4.2-3b. Retain the existing window openings on the La Bahia bell tower and southeast apartment units, except in cases where the current opening can be demonstrated to be a non-historic alteration to the building.	<ul style="list-style-type: none"> Include measure as Condition of Approval. Include measure on final building plans. 	<ul style="list-style-type: none"> The applicant is responsible for implementing the measure and including specifications on building plans. Planning Dept. staff responsible for reviewing construction plans to ensure measure is included. 	Prior to issuance of building permit.	

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4.2-3c. The project shall be revised to include, if feasible as determined by the City of Santa Cruz, the repair and retention of any remaining wood windows on the bell tower and southeast apartment units. Non-historic metal windows shall be replaced with windows similar in size and proportion, in keeping with original condition of building and to differentiate the historic building from the new construction. New windows shall be differentiated from the historic windows at the bell tower and retained building,	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The City Planning Department is responsible for consulting with historic preservation architect and making final decision on window treatment as specified. The applicant is responsible for including measure on building plans. 	Prior to issuance of building permit.	
<p>4.2-4a. Modify the design of the new building at the northeast corner of Beach and Main Streets in order to reduce the prominence and the appearance of massing of the building's third story through measures such as the following and architectural detailing with confirmation through a photosimulation and review by a historic preservation architect prior to issuance of building permits:</p> <ul style="list-style-type: none"> Replace the solid, partial-height wall that serves as the southern and eastern edges of the main ballroom balcony with a wood and/or metal balustrade. Move the southern edges of the balcony proposed at the southwest corner of this building inward so that it they no longer extend beyond the footprint of the first and second stories. Increase the setback of the southern wall of the third floor in order to align the wall with the southern wall of the "connector" that extends between the building and the retained bell tower building. (This entails an increase in the third-floor setback of approximately three feet.) Shift the pergola at the third floor balcony northward so that there is at least three feet of clearance between the southern edge of the pergola and the balustrade extending along the southern edge of the 	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The applicant is responsible for implementing the measure and including specifications on building plans. Planning Department staff responsible for reviewing building plans to ensure measure is included. 	Prior to issuance of building permit.	

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<p>balcony.</p> <ul style="list-style-type: none"> Install new landscaping along Beach Street that is similar to the existing palm trees and that will not rise above the level of the bell tower. 				
<p>4.2-4b. Reduce a portion of the southernmost bay of the new construction along Westbrook Street to three stories on the southeast corner of the fourth floor, as shown on the illustration in the Draft EIR text, to reduce massing near the historic Bell Tower.</p>	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The applicant is responsible for implementing the measure and including specifications on building plans. Planning Department staff responsible for reviewing building plans to ensure measure is included. 	Prior to issuance of building permit.	
<p>4.2-5a. Implement the following measures to protect historic structures that are within 50 feet of project, including onsite structures to be retained, during construction activities that result in vibration, (e.g., the installation of vibro-displacement stone columns).</p> <ul style="list-style-type: none"> Prior to demolition, a historic preservation architect and a structural engineer shall document existing baseline conditions of those historic resources identified in Draft EIR Table 4.2-1 that are identified as being potentially adversely affected by construction-vibration, (i.e., structures within 50 feet of construction activities that could exceed 0.1 in/sec PPV). The pre-construction survey would consist of documentation of structures by means of photograph and/or video, and a floor level survey of the ground floor of structures by a qualified engineer. This documentation shall be submitted to the City Planning Director prior to commencement of any vibro-displacement stone columns work. Establish damage criterion of, 0.1 in/sec PPV for continuous sources for historic structures potentially affected by vibration. A qualified and licensed structural engineer may be retained to assess whether the 	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The applicant is responsible for implementing and developing plan that identifies measures to protect identified affected historic buildings during construction in consultation with historic preservation architect and a structural engineer as specified in the measure and submitting plan to the Planning Department. The applicant is responsible for conducting pre- and post-construction surveys with report of findings and submitting to the City Planning Department. 	Prior to issuance of demolition and grading permits.	

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<p>potentially affected structures could withstand this level of high vibration. If such a determination is made by the structural engineer, then a higher limit may be permissible.</p> <ul style="list-style-type: none"> ▸ The historical architect and structural engineer shall develop a plan to be implemented during construction that sets forth the type and location of measures to protect onsite and offsite structures, as may be required, during construction, including shoring of buildings or walls or other measures to provide temporary reinforcement of vibration-sensitive structures. ▸ Conduct monitoring by a qualified vibration monitoring consultant or engineering firm during installation of the vibro-displacement stone columns to monitor construction vibration. The consultant shall use a seismograph containing three channels that record in three mutually perpendicular axes. The frequency response shall be from 2 to 250 Hz, which is a minimum sampling rate of 1,000 samples per second per channel. ▸ If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are identified during construction, the monitoring team shall develop corrective actions to be implemented during construction. If, at any time, monitoring indicates maximum vibration levels approaching or exceeding damage thresholds, construction will immediately cease and subsequent corrective action, as outlined below, shall be taken. If the stop work threshold is exceeded, evaluate the condition of the building for damage. If no damage is indicated, consult with structural engineer and/or architectural historian to assess whether higher thresholds are possible and adjust, as appropriate. If damage occurs, determine if any other construction approaches are feasible to reduce vibration. If none are available, examine the severity of the damage to determine if damage is minor and repair is feasible. If repair is feasible, continue with construction, but monitor vibration and damage closely to ensure that damage remains repairable. Consider whether a lower stop work threshold is feasible. If damage approaches 				

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<p>becoming unrepairable and vibration levels have approached or exceeded the stop work threshold repeatedly, consider new feasible and reasonable alternative approaches to construction.</p> <ul style="list-style-type: none"> Conduct post-construction surveying to identify (and repair if necessary) any damage from construction activities. Any damage would be documented by photography, video, or other means, and costs of repairs would be paid by the Applicant. Progress reports of the results of vibration monitoring would be provided to the lead agency in charge within an expeditious amount of time following vibro-displacement. A final report documenting results, damage, excessive vibration or other impacts would be provided to the lead agency. 				
4.2-5b. Implement a training program for construction workers to be conducted by the historic preservation architect to provide direction on how to exercise care when working around and operating equipment near the retained La Bahia structures.	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The applicant is responsible for retaining historic preservation architect to provide training. The applicant is responsible for submitting proof of training sessions to the City Planning Department. 	Prior to issuance of demolition and grading permits and at identified intervals during construction.	
Geology and Soils				
4.6-1: Require implementation of all recommendations set forth in the "Geotechnical Investigation and Geology Report for La Bahia Hotel" prepared by Pacific Crest Engineering (January 2008), as updated by the Dees & Associates (October 5, 2013) "Update to Geotechnical Investigation by Pacific Crest Engineering, Inc., dated January 28, 2008" and December 3, 2013 review, including foundation and structural design recommendations. These recommendations include, but are not limited to, use of vibro-displacement stone columns to mitigate exposure to liquefaction,	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. Preparation of final geotechnical report may be required in accordance with City 	<ul style="list-style-type: none"> The applicant is responsible for preparing final geotechnical report as specified by City building codes and incorporating recommendations in grading and building plans. The City Planning Department is responsible for reviewing final geotechnical report and building 	Prior to issuance of grading and/or building permits.	

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and construction of a building foundation system that consists of structural mat foundation or grid of reinforced spread footings for structures located over stone columns.	Building Code.	plans to ensure recommendations have been incorporated into project design.		
Noise				
IS-1: Require preparation of an acoustical study with building permit submittal and require building plans to incorporate any recommended building or window design measures, if needed to achieve interior noise levels (attributable to exterior sources) of 45 decibels in any habitable room, measured in either the day-night average sound level, as established by state law.	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are outlined the mitigation measure. 	<ul style="list-style-type: none"> The applicant is responsible for preparing acoustical study and incorporating recommendations in grading and building plans. The City Planning Department is responsible for reviewing acoustical study and building plans to ensure recommendations have been incorporated into project design. 	Prior to issuance of building permits.	

PROPOSED ALTERNATIVE TRANSPORTATION PLAN



December 3, 2013

Mr. Ryan Bane, Senior Planner
City of Santa Cruz Planning Department
809 Center Street, Room 206
Santa Cruz, CA 95060

RE: La Bahia Hotel Alternative Transportation Program

Dear Ryan:

With regard to the Reduction in Parking Requirements for Non-Automobile Use Programs, below is the framework for an Alternative Transportation Program for the La Bahia Hotel:

1. The applicant and any subsequent hotel operator shall be members in the Ecology Action alternative transportation program, or other equivalent transportation management program and will actively encourage carpooling, transit and/or bicycle commuting for the employees of the hotel.
2. The hotel provides for 70 bicycle storage stalls including 40 interior stalls and 30 exterior stalls. This represents a 112% increase over the 33 bicycle parking stalls required by zoning codes.
3. The hotel operator shall provide hotel patrons information to encourage alternative methods of transportation to the hotel and beach area, including but not limited to promoting use of the Beach/Downtown Trolley.
4. The hotel operator shall provide for free bus passes to employees, encourage van and/or carpooling, provide free emergency rides home to employees, and promote other measures to reduce automobile use.
5. The hotel operator agrees to submit documentation of implementation of the Alternative Transportation Program prior to issuance of an occupancy permit to the Planning Department and agrees upon request of the Director of Public Works to provide a report on the status and success of the program subsequent to its implementation.

The hotel and its owners and operators are committed to alternative forms of transportation and are confident that program details contained herein will reduce parking demand for the project in a meaningful way.

Please let me know if you have any questions or comments at this time.

Karl J. Rice
Director, Investment and Acquisitions
Santa Cruz Seaside Company
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