

RESOLUTION NO. NS-28,621

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ
ACKNOWLEDGING THE ENVIRONMENTAL DETERMINATION, ACCEPTING
THE VOLUME III HISTORIC BUILDING SURVEY AS A BACKGROUND
PLANNING DOCUMENT AND ADOPTING AMENDMENTS TO THE
CITY HISTORIC BUILDING LIST

WHEREAS, Volume III of the City Historic Building has been prepared to implement General Plan policies which call for the continual update of the City's survey of historic properties; and

WHEREAS, all properties included in the Volume III Survey meet historic criteria listed in Section 24.12.440 (c) of the City zoning ordinance regulations regarding historic preservation; and

WHEREAS, an historic zoning incentive ordinance (Ordinance No. 2012-19) has been adopted to grant variations to standard zoning regulations to properties which are included on the City Historic Building List; and

WHEREAS, in accordance with City Council direction, property owners of Volume III Survey properties have been advised of the historic zoning incentive ordinance and the Survey review and adoption process, and have been advised of their opportunity to "opt out" of inclusion of the City Historic Building List; and

WHEREAS, public workshops on the Volume III Survey and the related historic zoning incentive ordinance were held on December 12, 2012, and January 9, 2013; and

WHEREAS, the project qualifies for a Categorical Exemption (Class 5 – Minor Alterations in Land Use Limitations) from the provisions of the California Environmental Quality Act; and

WHEREAS, the Historic Preservation Commission conducted a public hearing on February 20, 2013, and voted unanimously to recommend City Council acceptance of the Volume III Historic Building Survey as a background planning document and adoption of amendments of the City Historic Building List as indicated on the attached Exhibit "A"; and

WHEREAS, the City Council conducted a public hearing on March 26, 2013; and

WHEREAS, the City Council now makes the following findings:

FINDINGS

With regard to the Environmental Determination

The decision-making body has considered the Categorical Exemption together with comments received during the public review process and finds, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the

environment, and that the Class 5 (Minor Alterations in Land Use Limitations) Categorical Exemption reflects the City's independent judgment and analysis.

With regard to the Amendment of the City Historic Building Survey, Section 24.12.440 (2)

All properties included in the Volume III Survey meet historic criteria listed in Section 24.12.440 (c) of the City zoning ordinance. The Survey was prepared by Archives and Architecture, a professional historic consulting firm, under contract with the City. Volume III property owners who have chosen to "opt out" of listing on the City Historic Building List have not been included on the list. Public hearings have been held by the Historic Preservation Commission and City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz, that it hereby acknowledges the Categorical Exemption, accepts the Volume III Historic Building Survey as a background planning document and adopts amendments to the City Historic Building List as indicated on Exhibit "A" attached hereto and made part hereof.

PASSED AND ADOPTED this 26th day of March, 2013, by the following vote:

AYES: Councilmembers Terrazas, Comstock, Lane, Mathews, Posner; Vice Mayor Robinson.

NOES: None.

ABSENT: None.

DISQUALIFIED: Mayor Bryant.

APPROVED: _____

Mayor

ATTEST: _____

City Clerk Administrator

RESOLUTION NO. NS-28,621
EXHIBIT "A"
LIST OF PROPERTIES IN VOLUME III
HISTORICAL BUILDING SURVEY
BY ADDRESS, WITH OPT-OUTS INDICATED

Street Address	APN	Vol./Page #	Name/Style	Comments**
<u>Buildings</u>				
114 Alhambra Avenue	010-281-10	3/23	McKay House	Opt Out
307 Berkeley Way	009-221-39	3/24	Pilkington House	Opt Out
203 Blackburn Street	004-031-10	3/25	Trolley Car House	Opt Out
1010 North Branciforte Avenue	009-234-41	3/26	National Style House	
423 Broadway	005-941-07	3/27	Bowman House	
700 Block of Broadway	010-111-14	3/28	New Broadway Apartments	
104 Bronson Street	011-164-06	3/29	Santa Cruz Fruit & Olive Canning Company	Opt Out
430 Caledonia Street	010-063-14	3/30	Zamzow House	
214 California Avenue	004-153-01	3/31	Santa Cruz Market	
711 California Street	006-491-09	3/32	Howe House	
831 California Street	006-481-06	3/33	Wenban House	Opt Out
320 Cedar Street	005-144-13	3/34	Modern Baking Company	Opt Out
517-519 Center Street	005-132-03	3/35	All Souls Unitarian Church	
918 Center Street	005-047-01	3/36	Dr. Nelson Dental Office	
313 Chestnut Street	006-502-10	3/37	Vossberg House	
516 Chestnut Street	005-071-20	3/38	Stick Style House	Opt Out
223 Church Street	005-072-49	3/39	Wessendorf & Son Mortuary	Opt Out
220 Cleveland Street	006-201-08	3/40	Dickinson House	Opt Out
200 Coral Street	001-044-34	3/41	Cameron Engineering	Opt Out
Delaware Avenue between Shaffer Road and Natural Bridges Drive	003-061-13/ 003-061-14	3/42	Antonelli's Pond	
213 Elm Street	005-147-12	3/43	Colonial Revival Style House	
404 Escalona Drive	006-081-41	3/44	Canfield House	Opt Out
1211 Fair Avenue	003-043-24	3/45	Kitchen's Castle	
122 Fern Street	008-161-13	3/46	Oliver House	
118 First Street	007-213-07	3/47	Walsh House (Boca Del Cielo Inn)	
75-81 Front Street	007-151-05	3/48	Pacific View Court	Opt Out
418 Front Street	005-151-39	3/50	Huston & Weymouth Garage	Opt Out
428 Front Street	005-151-22	3/51	Fulmer's Furniture Store	
429 Front Street	005-152-01	3/51	Thrash Pontiac Motors	
514-518 Front Street	005-151-37	3/52	Ward & Thrash Oakland & Pontiac Sales	Opt Out
705/725 Front Street	005-081-59/ 005-081-60	3/53	Santa Cruz County Jail	
423 High Street	006-081-11	3/54	Snyder House	
801 High Street	006-061-09	3/55	Messiah Lutheran Church	Opt Out
900 High Street	001-022-40	3/56	First Congregational Church	Opt Out
606 Highland Avenue	001-081-42	3/57	Wagner House	

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* Street Addresses and Assessor's Parcel Numbers for walls, stairways, steps and curbs indicate the primary address/APN for such features which may also extend beyond the primary address/apn.

** Comment Legend: Opt Out indicates property owner submitted Opt Out form prior to February 11, 2013. Opt Out properties are not on the City Historic Property List and are therefore not subject to City historic ordinance requirements or eligible for use of historic zoning incentives.

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EXHIBIT A

LIST OF PROPERTIES IN VOLUME III
HISTORICAL BUILDING SURVEY
BY ADDRESS, WITH OPT-OUTS INDICATED

Street Address	APN	Vol./Page #	Name/Style	Comments**
<u>Buildings</u>				
123 Jordan Street	006-162-02	3/58	Notley House	
425 King Street	006-221-32	3/59	Mission Hill Middle School	Opt Out
532 King Street	006-142-08	3/60	Church House	
1504 King Street	002-183-01	3/60	Lachman House	Opt Out
229 Laurel Street	007-021-01	3/61	Fosters Freeze	Opt Out
1121 Laurel Street	004-011-07	3/62	Rhein House	Opt Out
1125 Laurel Street	004-011-06	3/63	Devlin House	
512 Lincoln Street	006-472-09	3/64	Clark House	Opt Out
120 Maple Street	005-143-16	3/65	Heath House / First Advent Christian Church Rectory	
220 Maple Street	005-147-06	3/66	Gardner House	Opt Out
438 Market Street	008-271-44	3/67	Villa Maio Cottages / Sherman Villa Cottages	Opt Out
226 Marnell Avenue	009-351-20	3/68	Whaley House & Poultry Farm	Opt Out
350 Mission Street	006-171-44	3/69	First Presbyterian Church	
1500 Mission Street	006-181-89	3/70	McClure's Gas Station	Opt Out
1604 Mission Street	002-235-20	3/71	Bay'N Mission Market	
1901 Mission Street	004-123-51	3/72	County Bank of Santa Cruz	Opt Out
2541 Mission Street	003-031-07	3/73	Coast Drum & Box Company	
111 Mott Avenue	010-283-04	3/74	Pait House	Opt Out
231 Otis Street	006-202-01	3/75	Miller House	
1129 Pacific Avenue	005-141-01	3/76	Morris Abrams Store	
1344 Pacific Avenue	005-081-35	3/77	Palomar Hotel	
1534 Pacific Avenue	005-051-02	3/78	Hugo Hühn Building	
240 River Street	008-311-35	3/79	Petroff Motel	Opt Out
538 Seabright Avenue	011-163-13	3/80	Seabright Cash Store/Seabright Post Office	Opt Out
541 Seabright Avenue	010-212-06	3/80	Youngman Building	
1307 Seabright Avenue	010-092-10	3/81	Church of God Building	
321 Second Street	007-213-04	3/82	Modern Manor Apartments	Opt Out
510 Soquel Avenue	010-051-07	3/83	Bear Service Auto Repair	
514 Soquel Avenue	010-051-07	3/84	Auto Wrecking House	
526 Soquel Avenue	010-051-51	3/85	Medical Arts Building	
536 -540 Soquel Avenue	010-051-12	3/86	Cedar Medical Clinic / Walter's Prescription Pharmacy	
555 Soquel Avenue	010-012-45	3/87	Santa Cruz Hospital	Opt Out
622 Soquel Avenue	010-561-03	3/88	Espindola Grocery #7 (Shopper's Corner)	
723 Soquel Avenue	010-022-37	3/89	Kaiser Upholstery	
910 Soquel Avenue	010-071-02	3/90	Gebhart's Grocery Store	
1103 Soquel Avenue	010-042-20	3/91	Eastside Fire Station	
1114-1116 Soquel Avenue	010-081-02	3/92	West Coast Realty / White House Creamery	

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1127 Soquel Avenue	010-042-35	3/93	Beeler's Hardware	
1129 Soquel Avenue	010-042-15	3/94	Sivley & Perry Vulcanizing	
1134 Soquel Avenue	010-081-07	3/95	Sommers House/ Eastside Drug Store	
1141 Soquel Avenue	010-042-14	3/96	Tastee Freez	
1142 Soquel Avenue	010-081-08	3/97	Quality Store/Ebert's	Opt Out
603 Third Street	007-271-03	3/98	Ferris-Whitcomb House	Opt Out
229 Union Street	005-032-06	3/99	Severio House	
328 Union Street	006-402-39	3/100	National Style Cottage	
341 Union Street	006-401-03	3/101	Fagen Family House	Opt Out
130 Walnut Avenue	005-072-46	3/102	W. H. Crowe & Sons Garage/ Chase Mortuary	Opt Out
512 Walnut Avenue	006-431-10	3/103	Effey/Alzina House	
624 Walnut Avenue	006-212-18	3/104	Daubenbiss House	Opt Out
349 Washington Street	007-011-01	3/105	Brazelton House	
514 Washington Street	005-133-11	3/106	Chambers House	Opt Out
550 Water Street	005-252-36	3/107	Water Street Medical Plaza	
Building A	005-252-28	3/107	Water Street Medical Plaza	Opt Out
Building B	005-252-35	3/107	Water Street Medical Plaza	Opt Out
Building C	005-252-23	3/107	Water Street Medical Plaza	Opt Out
Building D	005-252-43	3/107	Water Street Medical Plaza	Opt Out
	and -44			
Building E	005-252-32	3/107	Water Street Medical Plaza	Opt Out
Building F	005-252-34	3/107	Water Street Medical Plaza	Opt Out
Building G	005-252-33	3/107	Water Street Medical Plaza	Opt Out
Building H	005-252-30	3/107	Water Street Medical Plaza	Opt Out
Building I	005-252-42	3/107	Water Street Medical Plaza	Opt Out
Building J	005-252-42	3/107	Water Street Medical Plaza	Opt Out
Building K	005-252-39/ 005-252-41	3/107	Water Street Medical Plaza	Opt Out
Building L	005-252-39	3/107	Water Street Medical Plaza	Opt Out
1055 Water Street	009-244-13	3/108	Charm Salon/ Ferrell's Donut Shop	
114 Wendell Street	008-093-30	3/109	Hamber House	Opt Out
112 West Cliff Drive	004-311-05	3/110	Castagnola-Olivieri House	Opt Out
116 West Cliff Drive	004-311-06	3/111	Canepa House	Opt Out
120 West Cliff Drive	004-311-07	3/112	Dabadie-Pieracci House	
1168 West Cliff Drive	003-292-13	3/113	Petersen House	
1802 West Cliff Drive	003-273-45	3/114	Casa Mañana	Opt Out

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<u>Walls, Stairways, Steps, and Curbs</u>		3/115		
407 Cliff Street	007-112-09		<i>Cliff Crest wall</i>	
150 Emmett Street	006-362-01		<i>Mission Hill Wall</i>	
124 First Street	007-213-08		<i>Edric wall</i>	
80 Front Street (across from)	Across Third Street from		<i>Pacific Bluffs Wall</i>	
	007-152-02			
80 Front Street	007-152-02		<i>Sunshine Villa wall</i>	
81 Front Street	007-151-10		<i>Quarry and Tidestone wall and stairs</i>	
102 Green Street	006-404-03		<i>Young's wall</i>	
123 Green Street	006-402-18		<i>Reynolds-Hug wall</i>	
126 High Street	001-122-23		<i>Mission stone arch</i>	Opt Out
104 King Street	006-163-07		<i>D.H. Clark wall</i>	
110 King Street	006-163-08		<i>Cobblestone wall</i>	
405 Leibrandt Street	007-103-09		<i>Granite Rock wall</i>	Opt Out
121 Main Street	007-221-01		<i>Seabeach wall</i>	
315 Main Street	007-131-05		<i>Carmelita Cottage curb</i>	
2015 North Pacific Avenue	006-362-07	3/118	<i>Anthony's Flight stairs</i>	
35 Pacific Avenue (north of)	North of 004-091-25		<i>Blackburn Terrace wall (portion of)</i>	
217 Pacific Avenue	007-151-10		<i>Cottage Cliff stairs</i>	
401 Pacific Avenue (across from)	Across from 007-023-20	3/116	<i>Lanterncliff Wall</i>	
100-104 Pine Place	006-412-03/006-412-02/ 006-412-04		<i>Rincon Park Walls</i>	
308-310 Second Street	007-112-14/ 007-112-15		<i>Second Street wall</i>	
202 South Branciforte	010-132-11		<i>Peck Terrace Wall</i>	
611 Third Street	007-271-01		<i>Rio Vista wall</i>	
924 Third Street	007-033-12	3/119	<i>Golden Gate Wall</i>	
152 Walnut Avenue	005-072-48	3/117	<i>Pratchner wall and stairs</i>	
334-340 Walnut Avenue	006-421-04/ 006-421-05		<i>Towne wall and stairs</i>	
415 Walnut Avenue	006-473-01		<i>Santa Cruz High School wall</i>	
130 West Cliff Drive	004-311-08		<i>Jarboe's Flight & Concha Del Mar wall</i>	
174 West Cliff Drive	004-081-18	3/120	<i>Lynch House wall</i>	

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Street Address*	APN*	Vol./Page #	Name/Style	Comments**
<u><i>Hitching Posts, Hitching Rails, and Mounting Blocks</i></u>				
208 Escalona Drive	006-161-17	3/122	<i>hitching post</i>	
123 Green Street	006-402-18	3/124	<i>mounting block</i>	
419 Locust Street	006-411-13	3/123	<i>hitching post</i>	
236 Ocean View Ave	010-131-21	3/125	<i>hitching post</i>	
303 Ocean View Ave	010-102-26	3/126	<i>hitching post</i>	
406 Windham Street	010-141-15	3/128	<i>hitching rail</i>	<i>Opt Out</i>

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