ACTION MINUTES

Historic Preservation Commission
7:30 p.m., Wednesday, October 21, 2009
City Council Chambers
809 Center Street

Call to Order **7:30 P.M. by Chair Carter**

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

Absent: K. Eriksen (absent with notice)

Presentations – None

Oral Communications – Joe Michalak, Vice President of the Friends of the Cowell Lime Works Historic District handed out a press release regarding the unveiling of the historic plaque for the district which will occur on October 30 from 4-5 p.m. at the Cook House, located just inside the UC Santa Cruz main entrance at Bay and High Streets. The UCSC Chancellor, Mayor Mathews, County Board member Neil Coonerty, John Laird, and a representative from Sam Farr's office will be participating in the presentation.

Senior Planner D. Lauritson asked Mr. Michalak for write-ups and a district map to add to the City's website. .

Announcements – None

Approval of Minutes – June 17, 2009.

MOTION: Commissioner Gibson moved and Commissioner Steen seconded, approval of the minutes of June 17, 2009. The motion passed on a 5/0/1/1 vote; with Commissioner Eriksen absent and Commissioner Meyer abstaining.

Public Hearings – None

General Business –

1. Commission By-Laws
Recommendation: That the Historic Preservation Commission recommend to the City Council approval of the updated Historic Preservation Commission Bylaws.

ACTION: D. Lauritson presented the staff report. The City has been working to standardize all Commission by-laws. The Commission discussed suggested by-law

language. MOTION: R. Gibson moved and D. Subocz seconded the motion, to approve the proposed by-laws with two modifications: to include a reference to the common "HPC" abbreviation for the Commission in Article I, and to add a comma after the word archeological in the third bullet item of Article III. The motion passed on a 6/0/0/1 vote, with Commissioner Eriksen absent.

2. Continued Discussion of Mills Act & Historic Preservation Zoning Incentives

<u>Mills Act</u>

ACTION: Commissioners Meyer, Steen, Gibson and Carter recused themselves from the item. Commissioner Subocz took the podium as chair. After a random drawing of numbers, Commissioner(s) Meyer and Steen were seated to create a quorum of the Commission (Subocz, Shultes, Meyer, and Steen) to discuss the item. Vice-Chair Meyer conducted the meeting. The four Commissioners discussed details of the evolving proposal and agreed by consensus that the program application fees should be as low as possible and any tax loss should be limited by only allowing two contracts as a pilot program which could later be expanded after initial experience is gained. Fees could be reduced by charging monitoring fees later in the contract period. Further evolution of the program can be discussed at a future meeting.

<u>Historic Preservation Zoning Incentives</u>

ACTION: The four Commissioners discussed various incentives in the evolving program: allowing an additional bedroom without additional parking; allowing reduced setbacks and more generous floor area ratios on substandard lots; allowing the continuation of non-conforming setbacks a long as they meet building code requirements.

Commissioners (Carter and Gibson) that were recused from the above discussion were reseated for the remainder of the meeting. Vice-Chair Meyer turned the meeting over to Chairman Carter.

3. List of Subcommittees

ACTION: The Commission discussed the current list of subcommittees in light of the new by-laws "ad-hoc" and "standing" committee definitions. Commissioner Subocz moved and Commissioner Meyer seconded a motion to disband all of the committees except for the Mills Act, Volume III Survey and Tannery Arts Center committees which would remain as "ad-hoc" committees. The motion failed on a 3-3 vote. Commissioner Subocz moved and Commissioner Shultes seconded a motion to call all the subcommittees ad-hoc committees, with the exception of the disbanding of the Historic Preservation Educational Activities and Grant Opportunities Subcommittee and if there are no reports or activities for any or all ad-hoc committee(s) made during the next six months, such ad-hoc committee(s) will be automatically disbanded. The motion passed on a 5-1-0-1 vote; with Commissioner Eriksen absent and Commissioner Steen voting no.

4. Potential Historic Preservation Projects

ACTION: The Commission discussed the agenda packet project list and agreed by consensus to individually donate toward the $200 cost of a Museum of Art & History blue plaque for one public building in the City of Santa Cruz, with the building choice left up to the MAH Blue Plaque Committee.

Subcommittee/Advisory Body Oral Reports

ACTION: Commissioner Gibson gave a report on the La Bahia project - stating the lawsuit is on-going with a possible completion by February 2010 and a Coastal Commission hearing on the rezoning tentatively scheduled for May 2010.

Items Initiated by Members for Future Agendas –

- Bylaw Information regarding ad-hoc committees, Commission contact lists, recused Commissioner rights to speak at public comment period.

- Mills Act & Zoning Incentives

Adjournment

At 10:00 p.m. the Historic Preservation Commission adjourned to the next regular meeting of November 18, 2009 in the Council Chambers.

APPROVED:

Dated	**H. Carter, Chair**
Dated	**Don Lauritson, Secretary**