Action Agenda
Historic Preservation Commission
7:30 p.m., Wednesday, June 17, 2009
City Council Chambers
809 Center Street

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

Call to Order Chair Carter called the meeting to order at 7:30 p.m.

Roll Call H. Carter Chair, R. Gibson; C. Shultes, J. Steen, D. Subocz

Absent: K. Eriksen (w/notice), A. Meyer (w/notice)

Staff: **Planning Director J. Rebagliati, Senior Planner D. Lauritson, Associate Planner J. Lum; Recording Secretary N. Ellis**

Presentations – None

Oral Communications – Dylan Horst, a recent graduate from UCSC, summarized his paper on the City Historic Preservation Program and Commission. Copies of the paper were distributed to Commissioners.

Announcements – None.

Approval of Minutes – May 20, 2009

ACTION: Commissioner Gibson moved and Commissioner Steen seconded to approve the minutes of April 15, 2009. The motion passed on a 5-0-2 vote; Commissioner(s) Subocz, Carter, Shultes, Steen and Gibson voting YES. Commissioner(s) Eriksen and Meyer absent.

Public Hearings –

1. 229 Union St. 09-068 APN 005-032-06
Historic Alteration Permit to construct new foundation and raise building to convert lower floor-basement into habitable first-floor area, and install solar panels on rear elevation of a single-story dwelling on a substandard lot in an RL/H zoning district and located within the Mission Hill Historic District. (Environmental Determination: Categorical Exemption) (M. Bethke, owner/filed: 5/4/09) JL
Recommendation: Approval with conditions.

ACTION: C. Shultes moved and R. Gibson seconded approval of the Historic Alteration Permit for 229 Union Street, subject to the conditions attached as Exhibit "A", with the following changes: lowering the belly band to sit on top of the basement window heads and include a bullnose trim feature into the bellyband; expose 10-12 inches of the foundation wall at the base of the residence; remove the water table belly band; provide true divided lites and mullions on windows and doors; enclose the area under the front entry stair and porch with horizontal siding to match existing siding on the house; applicant may increase the size of the first floor windows on the front elevation with either single-pane or double-hung windows. The motion passed on a 5-0-2 vote; with Commissioner(s) Shultes, Gibson, Carter, Subocz and Steen voting YES; Commissioner(s) Eriksen and Meyer absent.

General Business -

2. City Budget Effects on Commission

Recommendation: Receive report from Planning Director.

Action: Acknowledged report from Planning Director J. Rebagliati who noted that Commission meetings would only occur for public hearing projects due to the economic hardship that currently faces the City; and that a four-day, nine-hour work day week would be implemented beginning June 29th, with flexibility for certain inspections that need to occur. She further noted that Volume III of the Historic Survey, and related historic zoning incentives and a potential Mills Act program would be the only other historic programs which will be pursued during fiscal year 2009/2010.

3. Mills Act Draft Program & Historic Preservation Zoning Incentives

Recommendation: Discuss draft program and potential zoning incentives.

Action: Continue exploration of the Mills Act to determine the experience of other jurisdictions and provide an information package to take to the City Council. Discussed the following potential historic zoning incentives: density bonus for larger scale development projects; allowing larger ADUs on historic sites; allowing additional variation to various zoning requirements (parking, setbacks, floor area ratios, etc.) for historic building sites. Commissioner Subocz will meet with D. Lauritson prior to the next Commission to discuss other potential incentives.

4. Projects & Budget for Historic Preservation

Recommendation: Discuss potential projects and budget.

Action: Discussed draft project list, lack of budget and continued item to next meeting.

Subcommittee/Advisory Body Oral Reports - None

Items Initiated by Members for Future Agendas –

- **Historic zoning incentives**
- **List of subcommittees**
- **Potential historic preservation projects**
- **Commission by-laws**

Adjournment

At 9:45 p.m. the Historic Preservation Commission adjourned to the next regular meeting of July 15, 2009 in the Council Chambers.