



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

August 9, 2002

AGENDA: August 27, 2002

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz CA 95060

SUBJECT: PUBLIC HEARING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION REGARDING REZONING OF CERTAIN PARCELS THROUGHOUT THE COUNTY TO AND FROM THE HISTORIC LANDMARK ("L") COMBINING ZONE DISTRICT AND TO CORRECT THE HISTORICAL RATING OF TWO PROPERTIES.

Members of the Board:

On June 12, 2001, your Board, acting on a recommendation of the Historic Resources Commission (HRC), approved additions and revisions to the County's Historic Resources Inventory (Inventory) pursuant to County Code Section 16.42.080 (see Attachment 1). There are two issues before your Board today that are related to that action.

1. Rezoning of parcels to the Historic Landmark ("L") Combining Zone District. Pursuant to County Code Section 16.42.130, the Planning Commission approved rezoning those parcels that were added to the Inventory to the "L" Combining Zone District. The Planning Commission also approved deleting the "L" from one parcel. The Planning Commission recommendation is before your Board today for consideration.
2. Changing the historic rating for two parcels that were approved with incorrect historical ratings.

I. REZONING

County Code Section 16.42.130 states, in part, that “[p]arcels containing designated historical structures, objects or sites or which are located in designated historic districts shall be zoned to the Historical Landmark (“L”) Combining Zone District for identification purposes. . . .” The parcels added to the Inventory by your Board’s action need to be rezoned to add the Historic Landmark combining zone district symbol (“L”) to the base zoning to indicate that the parcels contain historic resources and have been formally designated as such. The purpose of the rezoning is to clearly identify these properties as being historically designated and therefore subject to County historic preservation regulations. This will serve to provide early notice to property owners, staff, and the public that certain projects on these properties are subject to historic review. Historic review, in turn, serves to protect the historic cultural heritage of the County.

Additionally, there are a number of previously designated parcels that do not have the historic landmark combining zone district symbol. It is known that two of those simply were never taken through the rezoning process. It appears that others may have been rezoned but, if so, either the landmark combining zone district never was entered in the County’s Electronic Mapping and Information System (EMIS) or it was inadvertently removed from EMIS. All of these parcels should be rezoned formally so that their status is unambiguous.

*It should be stressed that the rezoning does not change any existing regulation regarding these parcels **nor** does it subject the parcels to additional regulations that the parcels were not already subject to once your Board designated them as historic resources. The rezoning is merely an identifier that serves to alert staff and the public to the existence of historic resources on the parcel and the fact that the Historic Preservation Ordinance protects those resources.*

Finally, there is one parcel from which the landmark combining zone district symbol should be removed because the parcel does not appear on the Inventory and staff has found no record that indicates the parcel was ever designated as a historic resource by your Board.

Determinations

Zoning Ordinance Section 13.10.215 governs rezoning of parcels and requires that the Planning Commission determine that:

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land-use designations of the adopted General Plan; and
2. The proposed zone district is appropriate to the level of utilities and community services available to the land; and
3. One or more of the following findings can be made.
 - (i) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; or

- (ii) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted; or
- (iii) The present zoning is the result of an error; or
- (iv) The present zoning is inconsistent with the land use designation on the General Plan.

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The Planning Commission determined the following with regard to the requirements of Section 13.10.215:

The proposed rezoning will not affect the existing density of development or types of uses. It will simply provide early notice to all interested parties that the properties contain designated historic resources or, in the case of APN 028-221-19, that the property does not contain any designated historic resource.

The proposed rezoning has no connection to levels of utilities and community services available to the land.

For all but APN 028-221-19, the proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted, i.e., protection of historic resources. Regarding APN 028-221-19, the present zoning is the result of an error; the site does not contain any designated historic resource.

II. REVISION TO HISTORIC RATING

Chapter 16.42 of the Santa Cruz County Code establishes criteria for the designation of historic resources including the assignment of a historic rating of NR1, NR2, NR3, NR4, or NR5 to each designated historic resource, depending on the architectural and historical value of the resource. Subsection 16.42.080(d) defines the various historic ratings as follows:

Rating of Significance: For purposes of administering the historic preservation program, general public information, and to aid in the nomination of historic resources to the National Register, designated historic structures, objects, sites and districts shall be assigned a National Register (NR) Rating Code for historic significance based upon guidelines published by the United State Department of Interior, National Park Service as follows:

NR 1. A property listed in the National Register of Historic Places.

NR 2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of the Interior.

NR 3. A property eligible, in the opinion of the County Historical Resources Commission, to be listed on the National Register of Historic Places.

NR 4. Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored. These buildings have either high architectural or historic significance, but have a low rating in the other categories.

NR 5. A property determined to have local historical significance.

Two parcels, APN 039-232-03 and APN 042-222-48 were approved with inaccurate and inappropriate historic ratings. APN 039-232-03 was approved with a rating of NR4 and APN 042-222-48 was approved with a rating of NR5.

Planning Department staff, Historic Resources Commissioners, and the County's historic resources consultant all agree that this was an error and that the information developed by the consultant establishes that the historic resources on these two parcels are of a quality and integrity that the properties are, in the opinion of the County Historical Resources Commission, eligible to be listed on the National Register of Historic Places and therefore merit a historic rating of NR3. This is not a request to nominate these two properties to the national register; it is only a recognition of their historic/architectural worth (even if the properties were to be listed on the National Register, that would not result in additional regulations; it would tend to heighten public awareness of the resource and any proposed changes thereto).

111. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW

The actions to rezone the listed parcels to and from the "L" Combining Zone District are categorically exempt from the provisions of CEQA because they are an action by the County for the protection of natural resources. They would simply 1) add the Historic Landmark Combining Zone District to those parcels as indicated on Attachment 2, and 2) remove the Historic Landmark Combining Zone District that was erroneously placed on APN 028-221-19.

There is no possibility that correcting the historic rating on APN 039-232-03 and APN 042-222-48 may have a significant effect on the environment; therefore, it is not subject to CEQA.

IV. CONCLUSION AND RECOMMENDATION

The parcels added to the Historic Resources Inventory by your Board's action of June 12, 2001 need to be rezoned to add the historic landmark combining zone district symbol ("L") to the base zoning to indicate that the parcels contain historic resources and have been formally designated as such. Additionally, there are a number of previously designated parcels that lack the "L" (Historic Landmark) combining zone district as shown in Attachment 2. Two of the parcels were designated as containing historic resources in 2000 but have not yet been rezoned. The other parcels where rezoning to the "L" combining zone district is recommended may have gone through the rezoning process previously but, if so, either the landmark combining zone district never was entered in the County's mapping system or it was inadvertently removed at some time.

All of these parcels have, in the past, been designated by the Board of Supervisors as containing historic resources and they are included in the Inventory; they need to be rezoned formally so that their status is unambiguous. There is one parcel from which the landmark combining zone district symbol should be removed because the parcel does not appear on the Inventory and staff has found no record that indicates the parcel was ever designated as a historic resource. The proposed rezoning is consistent with Section 13.10.215.

Finally, two parcels were given incorrect historic ratings. For the purposes of administering the historic preservation program and general public information it is necessary to change the historic rating of those two parcels.

Therefore, it is RECOMMENDED that your Board


1. Adopt the attached ordinance (Attachment 2) amending Chapter 13.10 of the County Code to rezone properties consistent with their designation as historic resources; and
2. Certify the CEQA exemption (Attachment 3); and
3. Adopt the attached resolution (Attachment 4) to revise the historic rating of APN 039-232-03 from **NR4** to NR3, and revise the rating of APN 042-222-48 from NR5 to NR3.

Sincerely,

RECOMMENDED



Alvin James
Planning Director



SUSANA A. MAURIELLO
County Administrative Officer

- Attachments:
1. Resolution 261-2001 amending the Historic Resources Inventory
 2. Ordinance amending County Code Chapter 13.10 to add the Historic Landmark ("L") Combining Zone District to certain parcels
 3. CEQA Exemption
 4. Resolution approving change in historic rating of two parcels
 5. Planning Commission Resolution recommending amendment to Chapter 13.10 to add the Historic Landmark ("L") Combining Zone District to certain parcels

6. Planning Commission Staff Report

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7. Planning Commission Minutes

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

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RESOLUTION NO. 261-2001

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On the Motion of Supervisor Almquist
duly seconded by Supervisor Wormhoudt
the following resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION AMENDING THE SANTA CRUZ
COUNTY HISTORIC RESOURCES INVENTORY

WHEREAS, the Board of Supervisors, on May 24, 1994, adopted the County General Plan/Local Coastal Program Land Use Plan (GP/LCP) that contains policies which provide for the protection of the County's historic resources and further provides for the establishment and maintenance of an Historic Resources Inventory which specifies historic properties so designated by the Board of Supervisors for protection of their historic resource values; and

WHEREAS, Chapter 16.42 of the Santa Cruz County Code establishes criteria for the designation of historic resources, establishes a Historic Resources Inventory, and sets forth procedures for making amendments to the Historic Resources Inventory by resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission; and

WHEREAS, the Historic Resources Commission has been charged to evaluate the historic resources in the County of Santa Cruz; and

WHEREAS, the County of Santa Cruz is a Certified Local Government as determined by the State Historic Preservation Officer and within the meaning of California Public Resources Code Section 5020.1(b); and

WHEREAS, pursuant to a contract authorized by the Board of Supervisors, the County has contracted with a consultant to conduct an intensive survey of certain properties that either are proposed for possible historical resources designation and addition to the Historic Inventory or for which the existing historic rating is proposed to be changed; and

WHEREAS, the consultant has completed its survey and delivered a draft work product consisting of completed Department of Parks and Recreation historic evaluation forms; and

WHEREAS, the Historic Resources Commission, on April 11, 2001 and May 9, 2001 conducted properly noticed public hearings on the proposed amendments; and

WHEREAS, the Historic Resources Commission considered the environmental determination, the staff report, all evidence presented and all public testimony, and;

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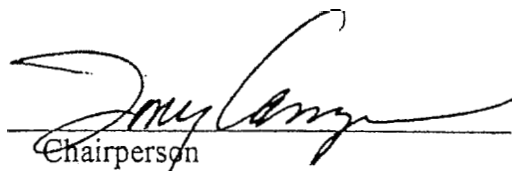
WHEREAS, the Historic Resources Commission, on May 9, 2001, following duly noticed public hearings, recommended that the Historic Resources Inventory be amended to include certain additions and revisions as set forth in Attachment 1 and that the CEQA Categorical Exemption, incorporated herein by reference, be approved, and;

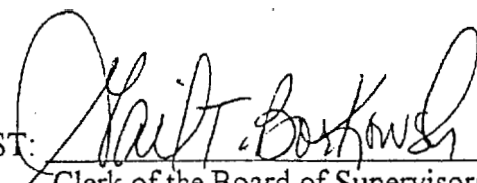
WHEREAS, the proposed amendments to the Historic Resources Inventory have been found to be categorically exempt from the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors approves the amendments to add certain properties to the Historic Resources Inventory and to revise the historic rating of certain properties already on the Historic Resources Inventory, as set forth in Attachment 1, and the CEQA Categorical Exemption, incorporated herein by reference.

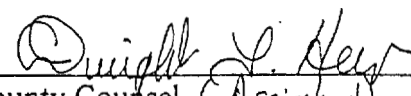
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, on this 12th day of June, 2001, by the following vote:

AYES:	SUPERVISORS	Beautz, Pirie, Wormhoudt, Almquist, Wormhoudt
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

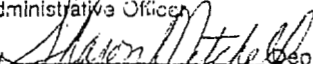

Chairperson

ATTEST: 
Clerk of the Board of Supervisors

APPROVED AS TO FORM:


County Counsel (Assistant)

cc: County Counsel
Planning Department

STATE OF CALIFORNIA COUNTY OF SANTA CRUZ
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on <u>11/12</u> <u>12</u> <u>2001</u>
SUSAN A. MAURIELLO, County Administrative Officer
By  Deputy

REVISIONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

ATTACHMENT
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A. Properties that have not been evaluated previously that are proposed to be designated as historical resources and added to the Historic Resources Inventory

1. Vicente Castro House
7839 Soquel Drive

Aptos

APN: 039-471-05

Owner: John Anthony Miller, trustee

RECOMMENDED ACTION:

Correct the noted assessor's parcel number (Erroneously noted as 039-101-76)
Add to the inventory with a rating of NR3

2. Patrick Walsh House
8090 Soquel Drive

Aptos

APN: 041-042-11

Owner: David Bowersock

RECOMMENDED ACTION:

Add to the inventory with a rating of NR6 (technically, a rating of NR6 does not constitute designation as a historic resource)

3. Sand Rock Farm/Liliencrantz Ranch (previously evaluated but never brought to the Board)
6901 Freedom Blvd.

Aptos

APN: 041-281-58

Owner: Kristine Sheehan

RECOMMENDED ACTION:

Add to inventory with a rating of NR3

4. Palmtag Silliman House
87 Sanderling Hill

Aptos

APN: 046-072-14

Owner: Charles Dayle & Julie Bowen

RECOMMENDED ACTION:

Add to inventory with rating of NR3

REVISIONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

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5. The Old Cement Plant (the powerhouse building and the roundhouse building)
700 Highway One
Davenport
APN: 058-071-04
Owner: Lone Star Cement Corp.
RECOMMENDED ACTION:
Add to the inventory with a rating of NR3
 6. Egleston House
116 Old River Lane
Brookdale
APN: 079-262-05
Owner: Michael & Kathryn Diez
RECOMMENDED ACTION:
Add to the inventory with a rating of NR3
 7. McLeod House
12911 Hillside Terrace
Boulder Creek
APN: 081-341-03
Owner: Charles & Kathryn Old
RECOMMENDED ACTION:
Add to the inventory with a rating of NR3
- B. Properties previously evaluated and determined to be ineligible for designation as historical resources that have been reevaluated and are now proposed to be designated as historical resources**
1. Unnamed commercial building
408 Trout Gulch Road
Aptos
APN: 041022-14
Owner: Ray & Carol McCawley
RECOMMENDED ACTION:
Revise the existing rating up from NR6 to NR4

REV? IONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

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2. Unnamed house

309 Rio del Mar

Aptos

APN: 042-222-46

Owner: Juliano Burton

RECOMMENDED ACTION:

Revise the existing rating up from NR6 to NR5

~~3. Ben Lomond Cottage~~

~~275 Fairview~~

~~Ben Lomond~~

~~APN: 077-041-21~~

~~Owner: Tim Seidl~~

~~**RECOMMENDED ACTION:**~~

~~Revise the existing rating up from NR6 to NR5~~

3 4. The Pines

9525 Brookside

Ben Lomond

APN: 077-111-05

Owner: Maria Williams

RECOMMENDED ACTION:

Revise the existing rating **up** from NR6 to NR5

4 5. Dickinson Hotel

9244 Highway 9

Ben Lomond

APN: 077-161-01

Owner: Rick J. Thomas, trustee

RECOMMENDED ACTION:

Revise the existing rating **up** from NR6 to NR5

5 6. Grover Mill/Brookdale Lodge

11570 Highway 9

Brookdale

APN: 079-142-03

Owner: William & LeAnn Gilbert

RECOMMENDED ACTION:

Revise the existing rating **up** from NR6 to NR5

REVISIONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

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63. White House Corner

12875 Highway 9

Boulder Creek

APN: 081-202-05

Owner: Donald & Evelyn Anderson

RECOMMENDED ACTION:

Revise the existing rating up from NR6 to NR3

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C. Properties already designated as historical resources in the Historic Resources Inventory where the historical rating of the property is proposed to be revised.

1. Jose Arano House

7996 Soquel Drive

Aptos

APN: 039-232-01

Owner: Dennis Jacobsen

RECOMMENDED ACTION:

Revise the existing rating up from NR5 to NR4

2. Rice House

7992 Aptos Wharf Road

Aptos

APN: 039-232-03

Owner: Robert & Lou Unberger

RECOMMENDED ACTION:

Revise the existing rating up from NR5 to NR4

3. Mr. Carmel Cemetery

Soquel and State Park Drives

Aptos

APN: 039-421-07

Owner: Resurrection Catholic Church

RECOMMENDED ACTION:

Revise the existing rating up from NR5 to NR3

4. Unnamed house

502 Trout Gulch Road

Aptos

APN: 041-021-03

Owner: Robert & Michelle Coutts

RECOMMENDED ACTION:

Revise the existing rating up from NR5 to NR3

REVISIONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

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5. Unnamed house
8057 Valencia Street
Aptos
APN: 041-021-10
Owner: Lorraine & Miguel Arroyo
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3
6. Old Cheese Barn
240 Swanton Road
Davenport
APN: 057-151-03
Owner: California Polytechnic State University
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3
7. Ben Lomond Club House
225 Fairview
Ben Lomond
APN: 077-081-09
Owner: Jennifer & Dale Kersten
RECOMMENDED ACTION:
Revise the existing rating **up** from NR5 to NR3
8. St. Peter & Paul/Wee Kirk
9500 Central
Ben Lomond
APN: 077-093-08
Owner: Leonard & Teresa Kuhnlein
RECOMMENDED ACTION:
Revise the existing rating **up** from NR5 to NR3
9. Valencia General Store & Post Office
2555 Valencia Road
Aptos
APN: 105-171-05
Owner: County of Santa Cruz
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE BY ADDING THE “L” HISTORIC LANDMARK COMBINING DISTRICT TO CERTAIN PARCELS ADDED TO THE HISTORIC RESOURCES INVENTORY BY THE BOARD OF SUPERVISORS AND REMOVING THE “L” HISTORIC LANDMARK COMBINING DISTRICT FROM APN: 028-221-19.

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Zoning Plan to implement the policies of the County General Plan regarding the parcels listed below in Sections III and IV; finds that the zoning designated herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that the proposed action is categorically exempt from further review under the California Environmental Quality Act .

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Sections III and IV, and adopts their findings in support thereof without modification as set forth below:

1. The proposed addition of the combining zone district to the existing zoning will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General plan; and
2. The proposed addition of the combining zone district to the existing zoning is appropriate for the level of utilities and community services available to the land; **and**
3. The proposed zoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted; and
4. As to APN 028-211-19, the present zoning is the result of an error.

SECTION III

The County Zoning Plan is hereby amended to add the “L” Historic Landmark Combining Zone District to the following properties:

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Assessor's Parcel Number	Existing Zone District	New Zone District (Changes in <i>italics</i>)
028-052-63	RM-4	RM-4- <i>L</i>
029-163-85	R-1-6	R-1-6- <i>L</i>
030-093-08	R-1-6	R-1-6- <i>L</i>
030-161-36	C-2	C-2- <i>L</i>
030-201-02	RM-4	RM-4- <i>L</i>
030-201-32	RM-4	RM-4- <i>L</i>
030-281-02	C-4	C-4- <i>L</i>
039-471-05**	C-1, RM-4	C-1, RM-4- <i>L</i>
041-022-14**	C-1	C-1- <i>L</i>
041-151-19	C-1, PA	C-1- <i>L</i> , PA- <i>L</i>
041-281-58**	RA	RA- <i>L</i>
042-222-04	R-1-4	R-1-4- <i>L</i>
042-222-48 (was -46)**	R-1-4	R-1-4- <i>L</i>
043-021-35	R-1-6	R-1-6- <i>L</i>
045-171-30	PR	PR- <i>L</i>
046-072-14**	CA	CA- <i>L</i>
049-161-01	RA	RA- <i>L</i>
051-042-72	RA	RA- <i>L</i>
051-491-01	PF	PF- <i>L</i>
058-071-04**	CA, M-2, PF	CA, M-2- <i>L</i> , PF
058-072-01	PR	PR- <i>L</i>
061-321-11	R-1-6	R-1-6- <i>L</i>
063-091-16	A	A- <i>L</i>
066-132-15	PR	PR- <i>L</i>
067-161-12	RA	RA- <i>L</i>
067-161-13	RA	RA- <i>L</i>
067-223-03	R-1-2ac	R-1-2ac- <i>L</i>
068-041-21	RA	RA- <i>L</i>
068-151-01	A, RA	A- <i>L</i> , RA
068-171-12	A	A- <i>L</i>
077-111-05**	R-1-15	R-1-15- <i>L</i>
077-161-01**	C-1, R-1-15	C-1- <i>L</i> , R-1-15
079-142-03**	C-1, C-1-L, R-1-15	C-1- <i>L</i> , R-1-15
079-262-05**	R-1-1ac	R-1-1ac- <i>L</i>
081-202-05**	C-2	C-2- <i>L</i>
081-341-03**	R-1-15	R-1-15- <i>L</i>
093-431-01	CA	CA- <i>L</i>
094-051-21	TP	TP- <i>L</i>
101-221-02	TP	TP- <i>L</i>
107-511-28	RA	RA- <i>L</i>
107-541-07	A	A- <i>L</i>
108-071-61	PF	PF- <i>L</i>
108-171-05	CA	CA- <i>L</i>
108-181-34	RA	RA- <i>L</i>
110-111-03	CA	CA- <i>L</i>
110-321-02	CA	CA- <i>L</i>

**Parcels added to the Inventory by Board action June 12, 2001

SECTION IV

The County Zoning Plan is hereby amended to delete the "L" Historic Landmark Combining Zone District from the following property:

Assessor's Parcel Number	Existing Zone District	New Zone District
028-221-19	R-1-4-L	R-1-4

SECTION V


PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2002, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



County Counsel

Copies to: Planning
County Counsel

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

0335

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: N/A
 Assessor Parcel No.: Various
 Project Location: County-wide
 Project Description: Rezone parcels to/from the "L" Historic Landmark Combining Zone District.
 Person or Agency Proposing Project: County of Santa Cruz
 Phone Number: (831) 454-3172

- A. _____ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
 B. _____ ~~Ministerial Project~~ involving only the use of fixed standards or objective measurements without personal judgement.
 C. _____ ~~Statutory Exemption~~ other than a Ministerial Project.
 Specify type:

D. Categorical Exemption

- | | |
|---|--|
| _____ 1. Existing Facility | _____ 17. Open Space Contracts or Easements |
| _____ 2. Replacement or Reconstruction | _____ 18. Designation of Wilderness Areas |
| _____ 3. New Construction of Small Structure | _____ 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| _____ 4. Minor Alterations to Land | _____ 20. Changes in Organization of Local Agencies |
| _____ 5. Alterations in Land Use Limitations | _____ 21. Enforcement Actions by Regulatory Agencies |
| _____ 6. Information Collection | _____ 22. Educational Programs |
| XX 7. Actions by Regulatory Agencies for Protection of the Environment | _____ 23. Normal Operations of Facilities for Public Gatherings |
| _____ 8. Actions by Regulatory Agencies for Protection of Nat. Resources | _____ 24. Regulation of Working Conditions |
| _____ 9. Inspection | _____ 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| _____ 10. Loans | _____ 26. Acquisition of Housing for Housing Assistance Programs |
| _____ 11. Accessory Structures | _____ 27. Leasing New Facilities |
| _____ 12. Surplus Govt. Property Sales | _____ 28. Small Hydroelectric Projects at Existing Facilities |
| _____ 13. Acquisition of Land for Wild-Life Conservation Purposes | _____ 29. Cogeneration Projects at Existing Facilities |
| _____ 14. Minor Additions to Schools | |
| _____ 15. Minor Land Divisions | |
| _____ 16. Transfer of Ownership of Land to Create Parks | |

- E. _____ Lead Agency Other Than County:

Steven Guiney
 Steven Guiney, Project Planner

August 17, 2001
 Date

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0336

RESOLUTION NO. _____

On the Motion of Supervisor
duly seconded by Supervisor
the following resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION AMENDING THE SANTA CRUZ
COUNTY HISTORIC RESOURCES INVENTORY

WHEREAS, the Board of Supervisors, on May 24, 1994, adopted the County General Plan/Local Coastal Program Land Use Plan (GP/LCP) that contains policies which provide for the protection of the County's historic resources and further provides for the establishment and maintenance of an Historic Resources Inventory which specifies historic properties so designated by the Board of Supervisors for protection of their historic resource values; and

WHEREAS, Chapter 16.42 of the Santa Cruz County Code establishes criteria for the designation of historic resources including the assignment of a historic rating of NR1, NR2, NR3, NR4, or NR5 to each designated historic resource, establishes a Historic Resources Inventory, and sets forth procedures for making amendments to the Historic Resources Inventory; and

WHEREAS, the Historic Resources Commission recommended to the Board of Supervisors approval of amendments to the Historic Resources Inventory to designate, assign a rating to, and add to the Historic Resources Inventory certain properties and to change the existing historic rating on certain properties already on the Historic Resources Inventory, based on the information provided by a historical resources consultant; and

WHEREAS, on June 12, 2001 the Board of Supervisors approved the recommended amendments including a historic rating of NR4 for APN 039-232-03 and a historic rating of NR5 for APN 042-222-48; and

WHEREAS, based on subsequent review, the Planning Department and the historical resources consultant have determined that the historic rating of NR4 for APN 039-232-03 and the historic rating of NR5 for APN 042-222-48 are incorrect; and

WHEREAS, based on subsequent review, the Planning Department and the historical resources consultant have determined that the correct historic rating for APN 039-232-03 is NR3 and that the correct historic rating for APN 042-222-48 is NR3; and

WHEREAS, for the purposes of administering the historic preservation program and general public information it is necessary to change the historic rating of APN 039-232-03 from NR4 to NR 3 and to change the historic rating of APN 042-222-48 from NR5 to NR3.

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0338

RESOLUTION NO. 15-01

On the motion of Commissioner Durkee
duly seconded by Commissioner DeAlba
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING AMENDMENT TO CHAPTER 13.10 OF THE COUNTY CODE BY ADDING THE "L" HISTORIC LANDMARK COMBINING DISTRICT TO CERTAIN PARCELS ADDED TO THE HISTORIC RESOURCES INVENTORY BY **THE** BOARD OF SUPERVISORS AND REMOVING THE "L" HISTORIC LANDMARK COMBINING DISTRICT FROM APN: 028-221-19

WHEREAS, the Board of Supervisors, in 1977, in order to protect significant historic resources in the County adopted a Historic Preservation Ordinance that, as amended, provides for the establishment and revising of a Historic Resources Inventory and authorizes the rezoning of parcels included in the Historic Resources Inventory to recognize that they contain historic resources; and

WHEREAS, on certain subsequent dates, the Board of Supervisors, upon recommendation of the County Historic Resources Commission, did designate certain parcels as containing historic resources and added them to the Historic Resources Inventory; and

WHEREAS, on June 12, 2001, the Board of Supervisors, upon recommendation of the County Historic Resources Commission, approved the addition of certain parcels, as shown on Exhibit C, to the Historic Resources Inventory; and

WHEREAS, Section 16.42.130 provides that parcels containing designated historic resources shall be zoned to the Historic Landmark ("L") Combining Zone District; and

WHEREAS, on September 12, 2001, the Planning Commission conducted a public hearing to consider the amendments to Chapter 13.10 of the Zoning Ordinance to add the "L" Historic Landmark Combining Zone District to certain parcels designated by the Board of Supervisors as containing historic resources, and to remove the "L" Historic Landmark Combining Zone District from APN: 028-221-19 because that parcel has not been designated by the Board of Supervisors as containing historic resources; and

WHEREAS, the Planning Commission finds that the proposed rezoning will be consistent with the policies of the General Plan, and will be consistent with the objectives and land-use designations of the adopted General Plan, and that the proposed rezoning is consistent with Section 13.10.215(d) of the Zoning Ordinance; and


WHEREAS, the proposed rezoning has been found to be categorically exempt from further review under the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendment to Chapter **13.10** of the County Code to add the "L" Historic Landmark Combining District to certain parcels added to the Historic Resources Inventory by the Board of Supervisors and to remove the "L" Historic Landmark Combining District from APN: 028-211-19 (Attachment 1), and the Negative Declaration, incorporated herein by reference, be approved by the Board of Supervisors.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 12th day of September, 2001 by the following vote:

AYES:	COMMISSIONERS	Bremner, DeAlba, Durkee, and Holbert
NOES:	COMMISSIONERS	Osmer
ABSENT:	COMMISSIONERS	
ABSTAIN:	COMMISSIONERS	


Denise Holbert, Chair

ATTEST: 
"Cathy Graves, Secretary

APPROVED AS TO FORM:


COUNTY COUNSEL

cc: County Counsel
Planning Department



County of Santa Cruz

0340

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060

(831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123

ALVIN D. JAMES, DIRECTOR

August 15, 2001

AGENDA: September 12, 2001

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz CA 95060

SUBJECT: PUBLIC HEARING TO CONSIDER PROPOSED REZONING OF CERTAIN PARCELS THROUGHOUT THE COUNTY TO AND FROM THE "L" HISTORIC LANDMARK COMBINING ZONE DISTRICT

Commission Members:

BACKGROUND

On June 12, 2001, the Board of Supervisors, acting on a recommendation of the Historic Resources Commission (HRC), approved additions and revisions to the County's Historic Resources Inventory (Inventory) pursuant to County Code Section 16.42.080 (see Exhibit C).

The parcels added to the Inventory by the Board's action need to be rezoned to add the Historic Landmark combining zone district symbol ("L") to the base zoning to indicate that the parcels contain historic resources and have been formally designated as such. Additionally, there are a number of previously designated parcels that do not have the historic landmark combining zone district symbol. It is known that two of those simply have not been taken through the rezoning process, primarily due to staff turnover. It appears that others may have been rezoned but, if so, either the landmark combining zone district never was entered in the County's Electronic Mapping and Information System (EMIS) or it was inadvertently removed from EMIS. All of these parcels should be rezoned formally so that their status is unambiguous. Finally, there is one parcel from which the landmark combining zone district symbol should be removed because the parcel does not appear on the Inventory and staff has found no record that indicates the parcel was ever designated as a historic resource by the Board of Supervisors.

DISCUSSION

0341

General Plan Policy 5.20.1 requires that the County

[m]aintain, update and strengthen, where appropriate, a County Historic Preservation Program and Historic Resource Preservation ordinance with the assistance of an appointed Historic Resources Commission in accordance with State Historic guidelines.”

General Plan Policy 5.20.2 requires the County to “[m]aintain and update a County Historic Resources Inventory to describe those historic structures, objects, properties, sites, and districts which have been designated by the Board of Supervisors for protection of their heritage values.”

These policies are implemented by County Code Chapter 16.42, the Historic Preservation ordinance. Subsection 16.42.080(c), Designation Criteria, states that

[s]tructures, objects, sites and districts shall be designated as historic resources if, and only if, they meet one or more of the following criteria and have retained their architectural integrity and historic value:

1. The resource is associated with a person of local, state or national historical significance.
2. The resource is associated with an historic event or thematic activity of local, state or national importance.
3. The resource is representative of a distinct architectural style and/or construction method of a particular historic period or way of life, or the resource represents the work of a master builder or architect or possesses high artistic values.
4. The resource has yielded, or may likely yield information important to history or pre-history.

The Board of Supervisors’ June 12, 2001 action approved the recommendation of the HRC, finding that the properties recommended for addition to the Inventory met at least one of the four criteria listed above and have retained their architectural integrity and historic value.

County Code Section 16.42.130 states, in part, that “[p]arcels containing designated historical structures, objects or sites or which are located in designated historic districts shall be zoned to the Historical Landmark (“L”) Combining Zone District for identification purposes. . . .”

The purpose of the rezoning is to clearly identify these properties as being historically designated and therefore subject to County historic preservation regulations. This will serve to provide early notice to property owners, staff, and the public that certain projects on these properties are subject to historic review. Historic review, in turn, serves to protect the historic cultural heritage of the County.

FINDINGS

0342

Zoning Ordinance Section 13.10.215 governs rezoning of parcels. The Planning Commission is required to determine that:

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land-use designations of the adopted General Plan; and
2. The proposed zone district is appropriate to the level of utilities and community services available to the land; and
3. One of more of the following findings can be made.
 - (i) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; or
 - (ii) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted; or
 - (iii) The present zoning is the result of an error; or
 - (iv) The present zoning is inconsistent with the land use designation on the General Plan.

Staff has determined that the proposed rezoning will not affect the existing density of development or types of uses. It will simply provide early notice to all interested parties that the properties contain designated historic resources or, in the case of APN 028-221-19, that the property does not contain any designated historic resource.

The proposed rezoning has no connection to levels of utilities and community services available to the land.

For all but APN 028-221-19, the proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted, i.e., protection of historic resources.

Regarding APN 028-221-19, the present zoning is the result of an error; the site does not contain any designated historic resource.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW

These actions are categorically exempt from the provisions of CEQA because they are an action by the County for the protection of natural resources. They would simply 1) add the Historic Landmark Combining Zone District to those parcels as indicated on Exhibit C, and 2) remove the Historic Landmark Combining Zone District that was erroneously placed on APN 028-221-19.

CONCLUSION AND RECOMMENDATION

The parcels added to the Historic Resources Inventory by the Board of Supervisor's action of June 12, 2001 need to be rezoned to add the historic landmark combining zone

district symbol ("L") to the base zoning to indicate that the parcels contain historic resources and have been formally designated as such. Additionally, there are a number of previously designated parcels that lack the "L" (Historic Landmark) combining zone district as shown in Exhibit D. Two of the parcels were designated as containing historic resources last year but have not yet been rezoned. The other parcels where rezoning to the "L" combining zone district is recommended may have gone through the rezoning process previously but, if so, either the landmark combining zone district never was entered in the County's mapping system or it was inadvertently removed at some time: **All** of these parcels have, in the past, been designated by the Board of Supervisors as containing historic resources and they are included in the Inventory; they need to be rezoned formally so that their status is unambiguous. Finally, there is one parcel from which the landmark combining zone district symbol should be removed because the parcel does not appear on the Inventory and staff has found no record that indicates the parcel was ever designated as a historic resource (see Exhibit D). The proposed rezoning is consistent with Section 13.10.215.

Therefore, it is **RECOMMENDED** that your Commission

1. Adopt the attached resolution (Exhibit A) recommending that the Board of Supervisors amend Chapter 13.10 of the County Code to rezone properties consistent with their designation as historic resources; and
2. Recommend that the Board of Supervisors certify the CEQA exemption (Attachment B).

Sincerely,



Mark M. Deming, AICP
Principal Planner

- Exhibits:
- A. Resolution
 - B. CEQA Exemption
 - C. June 12, 2001 Board Resolution revising the Historic Resources Inventory
 - D. Table of Parcels Proposed for Rezoning

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF **SANTA CRUZ**, STATE OF CALIFORNIA

0344

RESOLUTION NO. 15-01

On the motion of Commissioner Durkee
duly seconded by Commissioner DeAlba
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING AMENDMENT TO
CHAPTER 13.10 OF THE COUNTY CODE BY ADDING THE "L" HISTORIC
LANDMARK COMBINING DISTRICT TO CERTAIN PARCELS ADDED TO THE
HISTORIC RESOURCES INVENTORY BY THE BOARD OF SUPERVISORS AND
REMOVING THE "L" HISTORIC LANDMARK COMBINING DISTRICT FROM
APN: 028-221-19

WHEREAS, the Board of Supervisors, in 1977, in order to protect significant historic resources in the County adopted a Historic Preservation Ordinance that, as amended, provides for the establishment and revising of a Historic Resources Inventory and authorizes the rezoning of parcels included in the Historic Resources Inventory to recognize that they contain historic resources; and

WHEREAS, on certain subsequent dates, the Board of Supervisors, upon recommendation of the County Historic Resources Commission, did designate certain parcels as containing historic resources and added them to the Historic Resources Inventory; and

WHEREAS, on June 12, 2001, the Board of Supervisors, upon recommendation of the County Historic Resources Commission, approved the addition of certain parcels, as shown on Exhibit C, to the Historic Resources Inventory; and

WHEREAS, Section 16.42.130 provides that parcels containing designated historic resources shall be zoned to the Historic Landmark ("L") combining Zone District; and

WHEREAS, on September 12, 2001, the Planning Commission conducted a public hearing to consider the amendments to Chapter 13.10 of the Zoning Ordinance to add the "L" Historic Landmark Combining Zone District to certain parcels designated by the Board of Supervisors as containing historic resources, and to remove the "L" Historic Landmark Combining Zone District from APN: 028-221-19 because that parcel has not been designated by the Board of Supervisors as containing historic resources; and

WHEREAS, the Planning Commission finds that the proposed rezoning will be consistent with the policies of the General Plan, and will be consistent with the objectives and land-use designations of the adopted General Plan, and that the proposed rezoning is consistent with Section 13.10.215(d) of the Zoning Ordinance; and



WHEREAS, the proposed rezoning has been found to be categorically exempt from further review under the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines. 0345

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendment to Chapter 13.10 of the County Code to add the "L" Historic Landmark Combining District to certain parcels added to the Historic Resources Inventory by the Board of Supervisors and to remove the "L" Historic Landmark Combining District from APN: 028-211-19 (Attachment 1), and the Negative Declaration, incorporated herein by reference, be approved by the Board of Supervisors.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 12th day of September, 2001 by the following vote:

AYES:	COMMISSIONERS	Bremner, Durkee, Holbert, and DeAlba.
NOES:	COMMISSIONERS	Osmer
ABSENT:	COMMISSIONERS	Shepherd
ABSTAIN:	COMMISSIONERS	

Rob Bremner, Chairperson

ATTEST: _____
Cathy Graves, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

cc: County Counsel
Planning Department

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE BY ADDING THE "L" HISTORIC LANDMARK COMBINING DISTRICT TO CERTAIN PARCELS ADDED TO THE HISTORIC RESOURCES INVENTORY BY THE BOARD OF SUPERVISORS AND REMOVING THE "L" HISTORIC LANDMARK COMBINING DISTRICT FROM APN: 028-22 1-19.

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Zoning Plan to implement the policies of the County General Plan regarding the parcels listed below in Sections III and IV; finds that the zoning designated herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that the proposed action is categorically exempt from further review under the California Environmental Quality Act .

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Sections III and IV, and adopts their findings in support thereof without modification as set forth below:

1. The proposed addition of the combining zone district to the existing zoning will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General plan; and
2. The proposed addition of the combining zone district to the existing zoning is appropriate for the level of utilities and community services available to the land; and
3. The proposed zoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted; and
4. As to APN 028-21 1-19, the present zoning is the result of an error.

*

SECTION III

0347

The County Zoning Plan is hereby amended to add the "L" Historic Landmark Combining Zone District to the following properties:

Assessor's Parcel Number	Existing Zone District	New Zone District (Changes in <i>italics</i>)
028-052-63	RM-4	<i>RM-4-L</i>
029-163-85	R-1-6	<i>R-1-6-L</i>
030-093-08	R-1-6	<i>R-1-6-L</i>
030-161-36	c-2	<i>C-2-L</i>
030-201-02	RM-4	<i>RM-4-L</i>
030-201-32	RM-4	<i>RM-4-L</i>
030-281-02	C-4	<i>C-4-L</i>
039-471-05**	C-1, RM-4	<i>C-1, RM-4-L</i>
041-022-14**	C-1	<i>C-1-L</i>
041-151-19	C-1, PA	<i>C-1-L, PA-L</i>
041-281-58**	RA	<i>RA-L</i>
042-222-04	R-1-4	<i>R-1-4-L</i>
042-222-48 (was -46)**	R-1-4	<i>R-1-4-L</i>
043-021-35	R-1-6	<i>R-1-6-L</i>
045-171-30	PR	<i>PR-L</i>
046-072-14**	CA	<i>CA-L</i>
049-161-01	RA	<i>RA-L</i>
051-042-72	RA	<i>RA-L</i>
051-491-01	PF	<i>PF-L</i>
058-071-04**	CA, M-2, PF	<i>CA, M-2-L, PF</i>
058-072-01	PR	<i>PR-L</i>
061-321-11	R-1-6	<i>R-1-6-L</i>
063-091-16	A	<i>A-L</i>
066-132-15	PR	<i>PR-L</i>
067-161-12	RA	<i>RA-L</i>
067-161-13	RA	<i>RA-L</i>
067-223-03	R-1-2ac	<i>R-1-2ac-L</i>
068-041-21	RA	<i>RA-L</i>
068-151-01	A, RA	<i>A-L, RA</i>
068-171-12	A	<i>A-L</i>
077-111-05**	R-1-15	<i>R-1-15-L</i>
077-161-01**	C-1, R-1-15	<i>C-1-L, R-1-15</i>
079-142-03**	C-1, C-1-L, R-1-15	<i>C-1-L, R-1-15</i>
079-262-05**	R-1-lac	<i>R-1-lac-L</i>
081-202-05**	c-2	<i>c-2-L</i>
081-341-03**	R-1-15	<i>R-1-15-L</i>
093-431-01	CA	<i>CA-L</i>
094-051-21	TP	<i>TP-L</i>
101-221-02	TP	<i>TP-L</i>
107-511-28	RA	<i>RA-L</i>
107-541-07	A	<i>A-L</i>
108-071-61	PF	<i>PF-L</i>
108-171-05	CA	<i>CA-L</i>
108-181-34	RA	<i>RA-L</i>
110-111-03	CA	<i>CA-L</i>
110-321-02	CA	<i>CA-L</i>

**Parcels added to the Inventory by Board action June 12, 2001

SECTION IV

The County Zoning Plan is hereby amended to delete the "L" Historic Landmark Combining Zone District from the following property:

Assessor's Parcel Number	Existing Zone District	New Zone District (Changes in <i>italics</i>)
028-221-19	R-1-4-L	<i>R-1-4</i>


SECTION V

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa **Cruz** this _____ day of _____, 2001, by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:  _____
County Counsel

Copies to: Planning
County Counsel

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

0349

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: N/A

Assessor Parcel No.: Various

Project Location: County-wide

Project Description: Rezone parcels to/from the "L" Historic Landmark Combining Zone District.

Person or Agency Proposing Project: County of Santa Cruz

Phone Number: (831) 454-3172

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
 B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
 C. ☐ Statutory Exemption other than a Ministerial Project.
 Specify type:

D. Categorical Exemption

- | | |
|---|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 17. Open Space Contracts or Easements |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 18. Designation of Wilderness Areas |
| <input type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 22. Educational Programs |
| XX 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 13. Acquisition of Land for Wildlife Conservation Purposes | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |

E. ☐ Lead Agency Other Than County:

Steven Guiney
Steven Guiney, Project Planner

August 17, 2001
Date

BEFORE THE BOARD OF SUPERVISORS
OF **THE** COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0630
0350

RESOLUTION NO. 261-2001

On the Motion of Supervisor **Almquist**
duly seconded by Supervisor **Wormhoudt**
the following resolution is adopted:

BOARD OF SUPERVISORS RESOLUTION AMENDING THE SANTA CRUZ
COUNTY HISTORIC RESOURCES INVENTORY

WHEREAS, the Board of Supervisors, on May **24**, 1994, adopted the County General Plan/Local Coastal Program Land Use Plan (GP/LCP) that contains policies which provide for the protection of the County's historic resources and further provides for the establishment and maintenance of an Historic Resources Inventory which specifies historic properties so designated by the Board of Supervisors for protection of their historic resource values; and

WHEREAS, Chapter 16.42 of the Santa Cruz County Code establishes criteria for the designation of historic resources, establishes a Historic Resources Inventory, and sets forth procedures for making amendments to the Historic Resources Inventory by resolution of the Board of Supervisors following the review and recommendation of the Historic Resources Commission; and

WHEREAS, the Historic Resources Commission has been charged to evaluate the historic resources in the County of Santa **Cruz**; and

WHEREAS, the County of Santa Cruz is a Certified Local Government as determined by the State Historic Preservation Officer and within the meaning of California Public Resources Code Section 5020.1(b); and

WHEREAS, pursuant to a contract authorized by the Board of Supervisors, the County has contracted with a consultant to conduct an intensive survey of certain properties that either are proposed for possible historical resources designation and addition to the Historic Inventory or for which the existing historic rating is proposed to be changed; and

WHEREAS, the consultant has completed its survey and delivered a draft work product consisting of completed Department of Parks and Recreation historic evaluation forms; and

WHEREAS, the Historic Resources Commission, on April 11, 2001 and May 9, 2001 conducted properly noticed public hearings on the proposed amendments; and

WHEREAS, the Historic Resources Commission considered the environmental determination, the staff report, all evidence presented and all public testimony, and;

0351

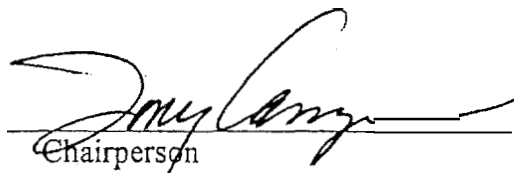
WHEREAS, the Historic Resources Commission, on May 9, 2001, following duly noticed public hearings, recommended that the Historic Resources Inventory be amended to include certain additions and revisions as set forth in Attachment 1 and that the CEQA Categorical Exemption, incorporated herein by reference, be approved, and;

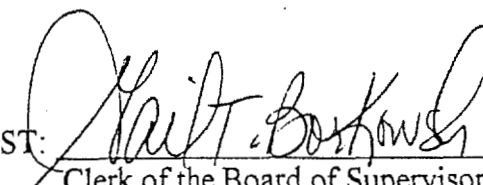
WHEREAS, the proposed amendments to the Historic Resources Inventory have been found to be categorically exempt from the California Environmental Quality Act (CEQA), consistent with applicable provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors approves the amendments to add certain properties to the Historic Resources Inventory and to revise the historic rating of certain properties already on the Historic Resources Inventory, as set forth in Attachment 1, and the CEQA Categorical Exemption, incorporated herein by reference.

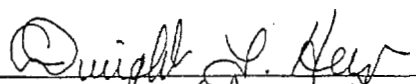
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, on this 12th day of June, 2001, by the following vote:

AYES:	SUPERVISORS	Beautz, Pirie, Wormhoudt, Almquist, Wormhoudt
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

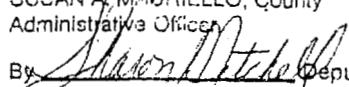

Chairperson

ATTEST: 
Clerk of the Board of Supervisors

APPROVED AS TO FORM:


County Counsel (Assistant)

cc: County Counsel
Planning Department

STATE OF CALIFORNIA COUNTY OF SANTA CRUZ
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on <u>12th</u> day of <u>June</u> , 2001.
SUSAN A. MAURIELLO, County Administrative Officer
By  Deputy

A. Properties that have not been evaluated previously that are proposed to be designated as historical resources and added to the Historic Resources Inventory

1. Vicente Castro House
7839 Soquel Drive

Aptos

APN: 039-471-05

Owner: John Anthony Miller, trustee

RECOMMENDED ACTION:

Correct the noted assessor's parcel number (Erroneously noted as 039-101-76)
Add to the inventory with a rating of **NR3**

2. Patrick Walsh House
8090 Soquel Drive

Aptos

APN: 041-042-11

Owner: David Bowersock

RECOMMENDED ACTION:

Add to the inventory with a rating of NR6 (technically, a rating of NR6 does not constitute designation as a historic resource)

3. Sand Rock Farm/Liliencrantz Ranch (previously evaluated but never brought to the Board)
6901 Freedom Blvd.

Aptos

APN: 041-281-58

Owner: Kristine Sheehan

RECOMMENDED ACTION:

Add to inventory with a rating of **NR3**

4. Palmtag Silliman House
87 Sanderling Hill

Aptos

APN: 046-072-14

Owner: Charles Dayle & Julie Bowen

RECOMMENDED ACTION:

Add to inventory with rating of **NR3**

REVISIONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

ATTACHMENT 6

0353

5. The Old Cement Plant (the powerhouse building and the roundhouse building)
700 Highway One
Davenport
APN: 058-071-04
Owner: Lone Star Cement Corp.
RECOMMENDED ACTION:
Add to the inventory with a rating of NR3

6. Egleston House
116 Old River Lane
Brookdale
APN: 079-262-05
Owner: Michael & Kathryn Diez
RECOMMENDED ACTION:
Add to the inventory with a rating of NR3

7. McLeod House
12911 Hillside Terrace
Boulder Creek
APN: 081-341-03
Owner: Charles & Kathryn Old
RECOMMENDED ACTION:
Add to the inventory with a rating of NR3

B. Properties previously evaluated and determined to be ineligible for designation as historical resources that have been reevaluated and are now proposed to be designated as historical resources

1. Unnamed commercial building
408 Trout Gulch Road
Aptos
APN: 041022-14
Owner: Ray & Carol McCawley
RECOMMENDED ACTION:
Revise the existing rating up from NR6 to NR4

REV? ONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

ATTACHMENT

6

0354

2. Unnamed house
309 Rio del Mar
Aptos
APN: 042-222-46

Owner: Juliano Burton

RECOMMENDED ACTION:

Revise the existing rating up from NR6 to NR5

- ~~3. Ben Lomond Cottage
275 Fairview
Ben Lomond
APN: 077-041-21
Owner: Tim Seidl~~

~~**RECOMMENDED ACTION:**~~

~~Revise the existing rating up from NR6 to NR5~~

- 3 4. The Pines
9525 Brookside
Ben Lomond
APN: 077-111-05
Owner: Maria Williams

RECOMMENDED ACTION:

Revise the existing rating **up** from NR6 to NR5

- 4 5. Dickinson Hotel
9244 Highway 9
Ben Lomond
APN: 077-161-01
Owner: Rick J. Thomas, trustee

RECOMMENDED ACTION:

Revise the existing rating **up** from NR6 to NR5

- 5 6. Grover Mill/Brookdale Lodge
11570 Highway 9
Brookdale
APN: 079-142-03
Owner: William & LeAnn Gilbert

RECOMMENDED ACTION:

Revise the existing rating **up** from NR6 to NR5

REVISIONS TO THE SANTA CRUZ COUNTY
HISTORIC RESOURCES INVENTORY

ATTACHMENT 6

0355

67. White House Corner
12875 Highway 9
Boulder Creek
APN: 081-202-05
Owner: Donald & Evelyn Anderson
RECOMMENDED ACTION:
Revise the existing rating up from NR6 to NR3

C. Properties already designated as historical resources in the Historic Resources' Inventory where the historical rating of the property is proposed to be revised.

1. Jose Arano House
7996 Soquel Drive
Aptos
APN: 039-232-01
Owner: Dennis Jacobsen
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR4
2. Rice House
7992 Aptos Wharf Road
Aptos
APN: 039-232-03
Owner: Robert & Lou Unberger
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR4
3. Mr. Carmel Cemetery
Soquel and State Park Drives
Aptos
APN: 039-421-07
Owner: Resurrection Catholic Church
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3
4. Unnamed house
502 Trout Gulch Road
Aptos
APN: 041-021-03
Owner: Robert & Michelle Coutts
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3

0356

5. Unnamed house
8057 Valencia Street
Aptos
APN: 041-021-10
Owner: Lorraine & Miguel Arroyo
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3
6. Old Cheese Barn
240 Swanton Road
Davenport
APN: 057-151-03
Owner: California Polytechnic State University
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3
7. Ben Lomond Club House
225 Fairview
Ben Lomond
APN: 077-081-09
Owner: Jennifer & Dale Kersten
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3
8. St. Peter & Paul/Wee Kirk
9500 Central
Ben Lomond
APN: 077-093-08
Owner: Leonard & Teresa Kuhnlein
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3
9. Valencia General Store & Post Office
2555 Valencia Road
Aptos
APN: 105-171-05
Owner: County of Santa Cruz
RECOMMENDED ACTION:
Revise the existing rating up from NR5 to NR3

Table of Parcels Proposed for Rezoning

0357

Assessor's Parcel Number	Existing Zone District	New Zone District (Changes in <i>italics</i>)
028-052-63	RM-4	<i>mi-4-L</i>
028-221-19*	R-1-4-L	<i>R-1-4</i>
029-163-85	R-1-6	<i>R-1-6-L</i>
030-093-08	R-1-6	<i>R-1-6-L</i>
030-161-36	c-2	<i>C-2-L</i>
030-201-02	RM-4	<i>RM-4-L</i>
030-201-32	RM-4	<i>RM-4-L</i>
030-281-02	C-4	<i>c-4-L</i>
039-471-05**	C-1, RM-4	<i>C-1, RM-4-L</i>
041-022-14****	C-1	<i>C-1-L</i>
041-151-19	C-1, PA	<i>C-1-L, PA-L</i>
041-281-58**	RA	<i>RA-L</i>
042-222-04	R-1-4	<i>R-1-4-L</i>
042-222-48 (was -46)**	R-1-4	<i>R-1-4-L</i>
043-021-35	R-1-6	<i>R-1-6-L</i>
045-171-30	PR	<i>PR-L</i>
046-072-14**	CA	<i>CA-L</i>
049-161-01	RA	<i>RA-L</i>
051-042-72	RA	<i>RA-L</i>
051-491-01	PF	<i>PF-L</i>
058-071-04**	CA, M-2, PF	<i>CA, M-2-L, PF</i>
058-072-01	PR	<i>PR-L</i>
061-321-11	R-1-6	<i>R-1-6-L</i>
063-091-16	A	<i>A-L</i>
066-132-15	PR	<i>PR-L</i>
067-161-12	RA	<i>RA-L</i>
067-161-13	RA	<i>RA-L</i>
067-223-03	R-1-2ac	<i>R-1-2ac-L</i>
068-041-21	RA	<i>R3-L</i>
068-151-01	A, RA	<i>A-L, RA</i>
068-171-12	A	<i>A-L</i>
077-111-05**	R-1-15	<i>R-1-15-L</i>
077-161-01**	C-1, R-1-15	<i>C-1-L, R-1-15</i>
079-142-03**	C-1, C-1-L, R-1-15	<i>C-1-L, R-1-15</i>
079-262-05**	R-1-1ac	<i>R-1-1ac-L</i>
081-202-05**	c-2	<i>C-2-L</i>
081-341-03**	R-1-15	<i>R-1-15-L</i>
093-431-01	CA	<i>CA-L</i>
094-051-21	TP	<i>TP-L</i>
101-221-02	TP	<i>TP-L</i>
107-511-28	RA	<i>RA-L</i>
107-541-07	A	<i>A-L</i>
108-071-61	PF	<i>PF-L</i>
108-171-05	CA	<i>CA-L</i>
108-181-34	RA	<i>RA-L</i>
110-111-03	CA	<i>CA-L</i>
110-321-02	CA	<i>CA-L</i>

* APN 028-221-19 is proposed to be rezoned to remove the "L"

**Parcels added to the Inventory by Board action June 12, 2001

PLANNING COMMISSION MINUTES- 09/12/01

Proceedings of the
Santa Cruz County
Planning Commission

Volume 200 1, Number 1
September 12,2001

LOCATION: Board of Supervisors Chambers, County Government Center,
701 Ocean Street, Room 525, Santa Cruz, CA 95060

ACTION SUMMARY MINUTES

VOTING KEY

Commissioners: Osmer, Shepherd, Chair: Holbert, Bremner, Durkee

Alternate Commissioners: Hancock, Hummel, Messer, Clark, DeAlba

F. CONSENT AGENDA

There were no consent items heard at this hearing.

G. CONTINUED AGENDA

There were no continued items heard at this hearing.

H. SCHEDULED ITEMS

H-1. **98-0341 (2) 2161 PORTOLA DR SANTA CRUZ APN(S): 028-062-29**

Proposal to create 8 single-family residential lots and common area through a Tentative Map. Requires a Subdivision, Coastal Zone Permit, Roadway/Roadside Exception, and Preliminary Grading Approval. Property located on the north side of Portola Drive (at 2161 Portola Drive) about 200 feet west of Corcoran Drive in Santa Cruz. This project is appealable to the State Coastal Commission.

OWNER: TRIDENT ASSOCIATES LLC

APPLICANT: TRIDENT ASSOCIATES LLC

SUPERVISORIALDIST: 1

PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-5174

Continued to 10-10-01 with direction to staff and applicant to supply additional materials and analysis. Bremner made motion and Osmer seconded.

Voice Vote, carried 5-0, with *ayes* from commissioners Holbert, Bremner, Durkee, Osmer and DeAlba (in for Shepherd).

H-2. **99-0318 1331 WEBSTER ST SANTA CRUZ APN(S): 026-121-13 & 026-121-14**

Proposal to redivide two lots, each with an existing single-family dwelling, into a total of six single-family residential parcels. Requires a Subdivision and a Roadway/Roadside Exception to reduce the required 56-foot wide right-of-way to 50-feet and to delete the required 4-foot wide planting strip. Located at the western terminus of Pinewood Street and the north side of Webster Street, at 1311 and 1331 Webster Street.

OWNER: BEDELL NORMAN k & SHARON S TRUSTEES ET AL

APPLICANT: HAMILTON-SWIFT, LUDC, ATTN: JOHN SWIFT

SUPERVISORIALDIST: 1
PROJECT PLANNER: CATHY GRAVES, 454-3141

Continued to 9-26-01. Bremner made motion and Holbert seconded.
Voice Vote, carried 5-0, with *ayes* from commissioners Holbert, Bremner, Durkee, Osmer and DeAlba (in for Shepherd).

H-3. 00-0189 (2) NO SITUS APN(S): 028-481-03

Proposal to construct a single family dwelling. Requires a Coastal Development Permit; a Variance to reduce the required 20 foot front setback to nine feet, the required 8 foot beach side yard to 4 feet to allow a wave run-up protection deck, to increase the allowable lot coverage from 30% to 30.8%, and to increase the maximum 28 foot height limitation to 32 feet to accommodate elevation of the house; a Geologic Report Review and a Soils Report Review. Property located on the south side of East Cliff Drive (adjacent to 2-2798 East Cliff Drive) across from Moran Lake. This project is appealable to the State Coastal Commission.

OWNER: WILLIAMS EUGENE JOHN U/M

APPLICANT: BETTY COST- RICHARD BEALE LAND USE CONSULTANTS

SUPERVISORIALDIST: 1

PROJECT PLANNER: STEVE GUINEY, 454-3172

Continued to 10-10-01 with direction to staff and applicant to supply additional analysis as to rezoning and grading permit amendment. Bremner made motion and Osmer seconded.
Voice Vote, carried 5-0, with *ayes* from commissioners Holbert, Bremner, Durkee, Osmer and DeAlba (in for Shepherd).

H-4.

Public Hearing to consider rezoning various properties (as listed below) to add the "L" - Historic Landmark Combining District to the existing zoning, consistent with the designation of these properties as Historic Resources, and to remove the "L" designation from APN 028-221-19.

APN's: 028-052-63, 029-163-85, 030-093-08, 030-161-36, 030-201-02, 030-201-32, 030-281-02, 039-471-05, 041-022-14, 041-151-19, 041-281-58, 042-222-04, 042-222-48, 043-021-35, 045-171-30, 046-072-14, 049-161-01, 051-042-72, 051-491-01, 058-071-04, 058-072-01, 061-321-11, 063-091-16, 066-132-15, 067-161-12, 067-161-13, -67-223-03, 068-041-21, 068-151-01, 068-171-12, 077-111-05, 077-161-01, 079-142-03, 079-262-05, 081-202-05, 081-341-03, 093-431-01, 094-051-21, 101-221-02, 107-511-28, 107-541-07, 108-07161, 108-171-05, 108-181-34, 110-111-03, 110-321-02.

OWNERS: VARIOUS

APPLICANT: N/A

SUPERVISORIALDIST: 1, 2, 3, 4, 5

PROJECT PLANNER: STEVE GUINEY, 454-3172

Staff recommendation was approved. Durkee made motion and DeAlba seconded.
Voice Vote, carried 4-1, with *ayes* from commissioners Holbert, Bremner, Durkee, DeAlba (in for Shepherd) and Osmer voting *no*.