



COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

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

(831) 454-2580 FAX: (831) 454-2131 TDD: CALL 711

KATHLEEN MOLLOY, PLANNING DIRECTOR

January 7, 2019

AGENDA: January 14, 2019

Historic Resources Commission
County of Santa Cruz
701 Ocean St.
Santa Cruz, CA 95060

REVIEW NEW DOCUMENTATION REQUIREMENTS TO SUPPORT CLAIM OF EXCEPTIONAL HARDHIP FOR APPLICATIONS PROPOSING DEMOLITION OF A HISTORIC RESOURCE

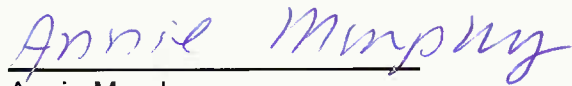
Dear Commissioners:

Under Section 16.42.060 of the Santa Cruz County Code, the Historic Resources Commission is granted the authority to establish the administrative application requirements historic preservation plans. For applications involving demolition, Santa Cruz County Code Section 16.42.060(B) requires a historical documentation report which contains "Information which supports the claim that preservation is not feasible due to the deteriorated condition of the structure or object, or would create exception hardship, or is necessary to alleviate a dangerous condition." Working with your Commission over the past year, staff has been updating the List of required application materials for demolition of an historic resource (list) (Exhibit A) to ensure that applications include sufficient information and documentation necessary to determine whether the application meets one or more of the required findings provided above. Previously, the List was updated to require that the applicant provide a report from a structural engineer that supports one or more of the required findings.

As you may recall, on October 1, 2018 your Commission requested that staff review the submission requirements from the City of Santa Monica for a Certificate of Economic Hardship as provided in 9.56.160 (B)1-14 of the Zoning Ordinance, which the City requires for demolition of a historic resource (Exhibit B). Staff concurs with your Commission that it would be appropriate to add these submittal requirements for applications for demolition of a historic resource that claim "exceptional hardship", and has added these new submittal requirements as Section 6 to the list (Exhibit A). The list has also been updated to note that in considering whether preservation of a historic resource would create an exceptional hardship, the approving body may consider whether preservation of the property in its current or restored condition would deny a reasonable use or economic return to the property owner, providing an economic basis for evaluating a claim of exceptional hardship.

To conclude, staff believes that the updated List of required application materials for demolition of an historic resource allows the County to request information and documentation necessary to evaluate a claim that preservation would create exceptional hardship. Therefore, it is recommended that your Commission request that Staff update the list as provided to your Commission for future applications for proposed demolition of a historic resource.

Sincerely,



Annie Murphy

Secretary to the Commission

Exhibits

- A. Updated "List of required application materials for demolition of a historic resource"
- B. City of Santa Monica Zoning Ordinance, Section, 9.56.160, "Certificate of Appropriateness/Certificate of Economic Hardship Procedure"