



County of Santa Cruz

Department of Community Development and Infrastructure

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HISTORIC RESOURCES COMMISSION

MINUTES

MONDAY, FEBRUARY 9, 2026

9:30 A.M.

REGULAR MEETING

Location of Meeting: 701 Ocean Street, 4th Floor, Planning, LRG Conf. Room

1. CALL TO ORDER/ROLL CALL

Chair Newhouse calls the meeting to order at 9:33 a.m.

Commissioners Absent/Excused: All present

Commissioners Present: Lynda Phillips (District 5), Lucia Orlando (Dist. 3), Barry Pearlman (Dist. 4), Jim Evans (Dist. 1), Kevin Newhouse (Dist. 2)

County Staff present: Mark Connolly (Policy Section Supervisor), Matthew Sundt (Staff liaison), Riley Rhodes (PLNG Tech)

Guest: Becky Steinbruner

2. APPROVE AGENDA – APPROVAL AS IS or with MODIFICATION

MOTION TO APPROVE: Commissioner Phillips

SECOND: Commissioner Orlando

AYES: Lynda Phillips (District 5), Lucia Orlando (Dist. 3), Barry Pearlman (Dist. 4), Jim Evans (Dist. 1), Kevin Newhouse (Dist. 2)

3. APPROVAL OF MINUTES from the Special Meeting of November 3, 2025.

MOTION TO APPROVE: Commissioner Pearlman

SECOND: Commissioner Evans

AYES: Lynda Phillips (District 5), Lucia Orlando (Dist. 3), Barry Pearlman (Dist. 4), Jim Evans (Dist. 1) [Kevin Newhouse (Dist. 2) did not vote on minutes account of being absent on November 3, 2025]

4. DECLARATION OF EX PARTE COMMUNICATIONS

(Commissioner disclosure of oral and written communications and site visits related to applications appearing on this agenda):

- A. Commissioner Newhouse reports on two site visits he conducted in late 2025 to the historic Arano and Rice Houses and reports on conditions of the Arano House to

- include trash and graffiti, and evidence of squatting. December 15 meeting included two sheriffs, Supervisor Kim De Serpa, Barry Scott and John Hibble (both representing the Aptos History Museum), one staff from each of Supervisorial Districts 3 and 4 RTC staff were present, and Historic Resource Commission Barry Pearlman. Chair Newhouse also states a follow-up meeting to occur on February 12 via remote on-line meeting and another February 24 meeting on the Arano property to discuss plans on how to move forward with restoration, building security and pending demolition of non-historic buildings also located on the Arano/Rice property.
- B. Commissioner Newhouse reports on gazebo building on Cabrillo Campus where the Porter-Sesnon house is located. Reports on ancient swastika symbol that adorns the gazebo's roof feature. Discussed the matter with Rabbi Paula Marcus.
 - C. Commissioner Phillips reports on the Locatelli Barn in Boulder Creek. Building in disrepair and Commissioner Phillips may seek code enforcement to seek redress. Will also consider a meeting with property owner to address deterioration.
5. PUBLIC COMMUNICATIONS (Members of the public may speak on items **not** on this agenda and not to exceed three minutes): Becky Steinbruner: discusses Bayview Hotel in Aptos, the Redman – Hirahara House, and the Davenport Barn.
 6. CONSENT ITEMS
No consent items
 7. PUBLIC HEARING ITEMS
No public hearing items
 8. NEW BUSINESS
 - A. Staff presented a workshop regarding the DRAFT Demolition by Neglect Ordinance. Commissioners want the County staff to move forward with the ordinance. Board was supportive of moving forward with the ordinance. Becky Steinbruner states that there was a previous attempt to get a demolition by neglect ordinance approved but it failed at a Board hearing a few years back. Discusses "third party" work vs. work by County. No date was referenced for when this occurred. [*post meeting note to Commission: a subsequent search in the County's data base Minute Traq and in Archive before that related to "demolition," or "neglect" did not bring up any items related to "demolition". In addition, a search of "historic" brought up some records but nothing on a demolition ordinance.*]
 9. CONTINUING BUSINESS
 - A. Historic Context Statement Recommendations for future work presented. County staff Sundt opines on the subject.
 - B. Lynda Phillips presents goals status – general update.
 10. COMMISSIONER PRESENTATIONS / INFORMATIONAL ITEMS:
History Fair to occur on Saturday May 16. Subcommittee needed. Commissioners Barry Pearlman and Lucia Orlando have chaired before. Commissioner Orlando will assist prior to. Commissioner Newhouse to assist setting up and being present during the event. Commissioner Pearlman would like the Aptos History Museum and Pajaro Valley Historical Association to flank the Santa Cruz County Historic Resources Commission table. Commissioner Guest Becky Steinbruner proposes that the HRC request the Board issue a proclamation that May be Historic Resources Month.

11. HISTORIC RESOURCES COMMISSION STAFF UPDATE

Staff provides a short summary on each of the following:

- A. Historic Windmill Café @ 21231 East Cliff Drive – staff requests that the Commissioners to keep on eye on this property. Likely that the future six-unit apartments to be built on the property will allow funds to be spent on the café.
- B. 1940, 1944, and 1950 Kinsley Street Historic House – staff met with property owner to discuss how to deal with historic structure. Requests the Commissioners to keep on eye on this property.
- C. Frazier Lewis House @ 2-1130-A East Cliff Drive – Commissioner Pearlman reports this property has sold and so the query by the current property owner to have the property removed from the inventory is now moot.
- D. Letters: Cat and Cloud Café – staff sent letter to property owner in September regarding faded signage – Chair will reconnect with the property owner regarding him doing the new signage (not the HRC). Becky would like the HRC to be involved with content, placement, etc. of the signage.
- E. Letters: New Leaf Market - staff sent letter to property owner in January regarding peeling paint on exterior of building.
- F. BOS to consider delisting of Alba School, Sea Breeze Tavern, and Twin Lakes School on March 10. Alba School delayed because CEO requested that County staff contact the Alba Parks and Recreation District regarding their thoughts on delisting. *[post meeting note to Commission: although the Alba Parks and Recreation District never responded to my queries, the CEO conveyed to Stephanie Hansen that the Alba School delisting should be removed from consideration. Explanation given is that removing the listing would support the District's plans to rebuild. To be clear, if delisting had proceeded it would not have hindered any of the District's plans to build on their property.]*
- G. BOS to consider Optional Tribal Consultation Fee on March 10 – staff explains new \$200 fee to be used in the initial tribal consultation process. Fee ultimately paid by the property owner, or applicant, and is separate from fees paid for tribal presence and archaeologists during earth moving operations associated with land development.
- H. HRC Commissioners need to commence/continue with site inspections, photo documentation of historic structures in respective districts. The Commission's most difficult task. If possible, staff will capture grant funding to support a major update of the inventory. This work includes visiting all existing historic structures and taking account of condition and whether action by the HRC is necessary to assure integrity of the structure. Perhaps buildings heretofore not on the historic list should be considered for listing. Commissioner Phillips addresses DPR form for Locatelli and notes that the top of the supplemental page cannot be accessed electronically in order to fill in the information.
- I. Staff discussion with SCCTC regarding demolition of non-historic structures adjacent to historic Arano and Rice Houses @ 7992, 7994, and 7996 Soquel Drive – staff recommends that the SCCTC remove the shed rooms attached to the Arano House as part of the demolition work on the SCCTC property to remove commercial buildings.

12. WRITTEN COMMUNICATIONS

None to discuss

13. REVIEW OF ITEMS FOR FUTURE AGENDAS

- A. New employee - pending

- B. Recap of the May 16 history fair
 - C. Museum of Art and History – reach out to the director for June 8 presentation (maybe April 27)
 - D. Commissioners to review three properties in their respective districts and report – photos, etc.
14. ADJOURNMENT @ 11:48 pm
MOTION TO APPROVE: Commissioner Orlando
SECOND: Commissioner Pearlman
AYES: Lynda Phillips (District 5), Lucia Orlando (Dist. 3), Barry Pearlman (Dist. 4), Jim Evans (Dist. 1), Kevin Newhouse (Dist. 2)
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APPEALS

In accordance with Santa Cruz County Code Section 16.42.110, denials or approvals of Historic Preservation Plans by the Historic Resources Commission are appealable to the Board of Supervisors. Pursuant to Santa Cruz County Code Section 18.10.340, appeals to the Board of Supervisors shall be taken by filing a written notice of appeals with the Clerk of the Board of Supervisors, and submitting a copy of the notice along with the required appeal fee to the Planning Department, no later than fourteen calendar days following the date of the hearing from which the action was taken. For more information on appeals, please contact the Planning Department at 831-454-2580