

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
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**PUBLIC NOTICE****W5b**

July 22, 1999

To: Commissioners and Interested Persons**From:** Charles Lester, District Manager *by LWC*
Dan Carl, Coastal Planner**Subject:** **Santa Cruz City LCP Minor Amendment Number 1-99 (Historic Permit Findings)**
Proposed minor amendment to the City of Santa Cruz certified implementation plan zoning ordinance to be heard at the Coastal Commission's August 11, 1999 meeting at the Wyndham Hotel at LAX, 6225 West Century Boulevard, Los Angeles.

The City of Santa Cruz is requesting that its Local Coastal Program (LCP) Implementation Zoning Ordinance (Title 24) be amended. This amendment request was filed on July 13, 1999 pursuant to Coastal Act Section 30510(b) and California Code of Regulations (CCR) Sections 13553 and 13555.

The proposed amendment would modify LCP Zoning Ordinance Section 24.08.930 (Historic Alteration Permit; Findings Required) to provide an alternative basis for approval of structural alterations. The proposed amendment is attached as Exhibit A; Exhibit B shows the amendment in strikethrough and underline format to highlight the proposed changes. The City's explanation of the proposed amendment is available for review at the Coastal Commission's Central Coast District Office in Santa Cruz.

The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554. The proposed amendment: (1) does not change the kind, location, intensity or density of use; (2) does not modify resource protection standards; (3) is consistent with the City of Santa Cruz LCP Land Use Plan as certified by the Commission; and (4) does not raise any coastal issues.

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its August 11, 1999 meeting at the Wyndham Hotel at LAX, 6225 West Century Boulevard, Los Angeles. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major amendment (CCR Section 13555(b)).

If you have any questions or need additional information regarding the proposed amendment or Commission procedures, please contact Dan Carl in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. If you wish to register an objection to the proposed minor amendment, please do so by August 6, 1999.

Attachments:

Exhibit A: Proposed Amendment to Historic Alteration Permit Findings (Section 24.08.930)

Exhibit B: Proposed Amendment with existing and proposed text highlighted

ORDINANCE NO. 99-06

AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING CHAPTER
24.08 BY AMENDING SECTION 24.08.930 OF THE SANTA CRUZ
MUNICIPAL CODE, THE ZONING ORDINANCE, PERTAINING TO
HISTORIC PRESERVATION.

BE IT ORDAINED by the City of Santa Cruz as follows:

Section 1. Section 24.08.930 shall be amended to read as follows:

24.08.930 Findings Required.

Prior to approval or modified approval, the historic preservation commission shall find that:

1. The action proposed is consistent with the purposes of historic preservation as set forth in Section 24.12.400 of this title and in the Cultural Resources Element of the General Plan; and
2. The action proposed retains the historic and/or architectural value and significance of the landmark, Historic Building Survey building or historic district and retains the texture and material of the building or structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historic district; and either
3. The proposed project is compatible in its location of buildings or structures with the location of the street or public way and the location and arrangement of other buildings and structures in the neighborhood; or
4. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Section 24.08.940; or
5. The applicant has demonstrated that denial of the application will result in immediate and substantial economic hardship.

**EXHIBIT A: PROPOSED AMENDMENT
(PAGE 1 OF 2)**

Section 2. This ordinance shall be in force and take effect thirty (30) days after its final adoption.

PASSED FOR PUBLICATION this 13th day of April, 1999, by the following vote:

AYES: Councilmembers: Sugar, Fitzmaurice, Rotkin, Hernandez, Mathews, Krohn; Mayor Beiers.

NOES: Councilmembers: None.

ABSENT: Councilmembers: None.

DISQUALIFIED: Councilmembers: None.

APPROVED: Katherine Beiers

Mayor

ATTEST: Kymma Siedon

City Clerk

PASSED FOR FINAL ADOPTION this 27th day of April, 1999, by the following vote:

AYES: Councilmembers: Sugar, Fitzmaurice, Rotkin, Hernandez, Mathews, Krohn; Mayor Beiers.

NOES: Councilmembers: None.

ABSENT: Councilmembers: None.

DISQUALIFIED: Councilmembers: None.

APPROVED: Katherine Beiers

Mayor

ATTEST: Leslie Cook

Interim City Clerk

This is to certify that the above and foregoing document is the original of Ordinance No. 99-06 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

Leslie Cook
Interim City Clerk

**EXHIBIT A: PROPOSED AMENDMENT
(PAGE 2 OF 2)**

ORDINANCE NO.

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING
CHAPTER 24.08 OF THE CITY ZONING ORDINANCE PERTAINING
TO HISTORIC PRESERVATION.**

BE IT ORDAINED, by the City of Santa Cruz as follows:

Section 1. Chapter 24.08.930 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows (deletions are ~~everstruck~~, additions are underlined):

24.8.930 Findings Required.

Prior to approval or modified approval, the historic preservation commission shall find that:

1. The action proposed is consistent with the purposes of historic preservation as set forth in Section 24.12.400 of this title and in the Cultural Resources Element of the General Plan; and

2. The action proposed retains the historic and/or architectural value and significance of the landmark, Historic Building Survey building or historic district and retains the texture and material of the building or structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historic district; and either

3. The proposed project is compatible in its location of buildings or structures with the location of the street or public way and the location and arrangement of other buildings and structures in the neighborhood; or

~~2~~ 4. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Section 24.08.940; or

~~3~~ 5. The applicant has demonstrated that denial of the application will result in immediate and substantial economic hardship.

(Ord. 94-33 § 22, 1994; Ord. 91-13 § 1, 1991; Ord. 86-13 § 2 (part), 1986; Ord. 85-05 § 1 (part), 1985).

**EXHIBIT B: PROPOSED AMENDMENT WITH
(10F1) MODIFICATIONS HIGHLIGHTED**