

Th 8d

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

RECEIVED

Name or description of project, LPC, etc.: La Bahia

AUG 09 2011

Date and time of receipt of communication: August 8:30 a.m.-9:00 a.m

**California Coastal Commission,
Central Coast Area**

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Graham Forbes, Unite Local 30, Mark Weller Unite Local 43
Santa Cruz/Monterey

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Graham Forbes described their position as support for a hotel project at the site, but not at the expense of LCP policy.

As far as demolition, applicant has not provided information to support. La Bahia has been awarded the highest designation for historic value. Staff report concedes that lesser scale alternatives also appear feasible, including some combination of demolition and renovation. The 12% increase in costs only looks at one alternative project, which would be about \$16 per square foot greater in construction costs, and is alone not justification for demolishing the building. They assume project costs, but set at 12% less, with no explanation. The Bix Cardozo estimate is the only analysis, its not complete.

I asked whether they had provided evidence of difficulty of obtaining insurance for rehabilitation of landmark? They knew of none, but stated that this was not an issue when they sought approval of the 2003 project which was a restoration project.

As to scale and mass: Graham Forbes stated that this is at the heart of the issue of community character and inconsistent with the Coastal Act provisions to protect scenic views. Important to see why it was designated a landmark, that process was explicit that the scale and mass of existing buildings were key to what made it unique. Now they propose going from 5000 square feet to an acre of buildout., the buildings go up to a perceived height 90 feet. The Casablanca Inn is the defining characteristic of the community, also a landmarked historic building, but staff inappropriately goes to the Boardwalk and the Dream Inn which are both pre coastal act as 'bookends'.

I asked, what would be an acceptable project for the community and that would get the City of Santa Cruz the type of year round attraction they say they need. Graham responded, it is a beautiful site for a boutique hotel of similar scale to existing, about two stories. Use the scale and mass of the existing structure as a guide. Graham also commented that condo hotels require larger room sizes, and price points are usually higher. There has only been one other project approved in coastal zone as a condo hotel. There is a concern that residential aspects will eventually overwhelm the visitor serving.

I asked if the labor groups have any analysis or information on the question of whether the extent of job creation as to skilled vs unskilled labor, number of work days and number of employees,

and economic benefit to the community generated by those jobs is different for a restoration project vs a demolition and new construction project.

Date: August 8, 2011

Signature of Commissioner: Jana Zimmer

Thpd

**FORM FOR DISCLOSURE OF
EX PARTE COMMUNICATIONS**

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Name or description of project, LPC, etc.: La Bahia

AUG 09 2011

Date and time of receipt of communication: August 8, 9:00 -9:30 a.m.

California Coastal Commission,
Central Coast Area

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.): telecon

Person(s) initiating communication: Don Webber Build a Better La Bahia

Detailed substantive description of content of communication:

Mr. Webber stated that City is only asking for one revision of LUP, of Section 2.16, which drops the reference to renovation of La Bahia. Regarding visitor serving definitions, he would separate from the La Bahia project. They are important but a side event.

The facts in staff report seem accurate but the consistency analysis is tortured and reaches an unfathomable conclusion. 30253sub(5) is the applicable statute, but the current LUP reflects an understanding- and he was a participant- to allow the condos only to the extent that they were a limited use, if that was the only way that we could restore the landmark. Now the developer argues that the very use of condos is what mandates destruction of the landmark. The La Bahia apartments is of national significance but for the owner's unwillingness to sign on to designation.

The alternatives analysis that was done was zero. They have sued under CEQA and the case is in the Curt of Appeal. The public submitted alternatives to demolition in the process. City did not look beyond the alternative that had been rejected: it was the original project or demolition. He was glad to see that Alternative 4 was in the CCC staff report was in the EIR, which would require under the current zoning law. The EIR constructed it with a fatal flaw, the complete demolition of the landmark. So it had an unavoidable significant impact and was rejected.

I asked what the project is that would satisfy the community: Mr. Graham responded that would incorporate as much as possible for adaptive reuse, and demolish what you can't use. I asked how we would change the LCP to require that if feasible as defined in the Coastal Act. He cited the language in Beach South Laurel (BSOL) which was City adopted but not certified. That language was "Retain the character defining elements of the La Bahia as defined by the ARG (Architectural Resources Group) report. He felt that if we change the language of the LCP to reflect this language it would be stronger.

Webber ended by posing the question: if the very use of condominiums is antithetical to the preservation of the historic structure, we are being forced to destroy a coastal resource rather than protect the resource by requiring the developer to build a visitor serving hotel. Why would we do that?

DATE: August 8, 2011

Signature of Commissioner: Jana Zimmer

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California Coastal Commission,
Central Coast Area

**FORM FOR DISCLOSURE OF
EX PARTE COMMUNICATIONS**

Name or description of project, LPC, etc.: La Bahia

Date and time of receipt of communication: August 8, 10:05 a.m. – 11:15 a.m. a.m.

Location of communication: Santa Barbara

Type of communication (letter, facsimile, etc.):telecon

Person(s) initiating communication: Susan McCabe, Santa Cruz Mayor Ryan Coonerty, Juliana Rebagliati, Planning Director; Hilary Bryant, City Councilmember, John Lauritson, City Planner, Eric Marlatt City Planning, Jessie Nickell, with Barry Swenson Builders, Jennifer Cosby, Barry Swenson Builders, Scott Collins, City Manager's office; Lynne Robinson, Santa Cruz City Council [later joined by Cynthia Mathews, former Mayor]

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

McCabe: a project -driven LCP amendment to demolish a building in the beach area that is currently a residential structure and reconstruction of a 125 room condo hotel. The project coming before us will be coming before the CCC on appeal.

Mayor Coonerty stated this site has been a priority for the City for twenty years. Three different projects have been approved; this one in process for 8 years, with long negotiations with the builder and with labor negotiating community issues. It was supported by 6 of 7 Council members, our County Supervisor Neil Coonerty, Fred Keeley and others. It is incredibly important that they have a visitor serving facility. They are building a free admission national marine sanctuary around the corner, skateboard park, other community assets. A key component is a hotel that can thrive in the 'off season' to have meetings and conferences. They would be turning a run down residential building into a beautiful visitor serving facility.

Juliana Rebagliati. Beach Plan adopted in 1998 (BSOL) – relevant portions of it were incorporated in the LCP and adopted in 2003. I asked about provisions I was told were dropped out that would require retention of character defining features. They will check. A full service hotel is key to extending the tourist season.

Eric Marlatt, Principal Planner. The last project in 2003 sought to try to retain the existing important parts of the building and build a new development behind it. P. 7 of the briefing packet compares the 2003 project to the current proposal. There is no front entrance to the previously approved project, and there would be a lot of operational issues. There is a lot of dry rot, they need to do seismic upgrade. The City was really pushing to save the building. CCC staff report outlines the feasibility issues. The proposed LCP Amendment deals with height, not changing land use, taking a low priority use and turning it into a high priority use. P. 13 provides a good visual. Under the LCP they can measure height from the average grade of each one of four quadrants. He says a project cannot be designed to meet the current LCP b/c the courtyards are character defining, they are wanting to create a similar experience by providing similar courtyards, and this takes away quite a bit of developable area, causing the development to pop up in the

back. The existing (uncertified) BSOL beach plan calls for a 250-275 room hotel. [but the approved hotel is 118 rooms]. That concept would also abandon Westbrook Street and condemn a hotel that is across the street.

Regarding their response to points of opposition:

- Susan McCabe talked about the saving a building and those that claim that a 'replica' building would be offensive. LCP does require Spanish Colonial. These features resulted from an extensive public process.

-The Santa Cruz Historic Commission recommended against demolition. But, if the Council were to decide the property is to be demolished, they provided a list of items to be included. A condition was added by Council to preserve the character defining features.

-Lynn Robinson stated that Cynthia Mathews former Mayor has also joined us. Lynn stated the historic issue was very important to her. The new courtyards are stunning.

-Eric Marlatt stated : clearly is not spot zoning. Courts have held that applying a zoning district that advances an area plan is not spot zoning.

Viewshed: hotel when viewed from the end of the wharf does not break the ridgeline of the Santa Cruz Mountains, therefore not a significant impact. Opponents say if you view the ridgeline from the middle it breaks. But the LCP states that the critical ridgeline is from the end of the wharf. Location at the rear is not a natural feature.

While happy that staff is recommending approval, they do have concerns regarding the low cost visitor serving accommodation that would apply to future for all projects. McCabe stated the CCC began addressing the issue of affordable lodging fees several years ago. City is concerned that this one size fits all policy would have unintended consequences.

Eric: negotiated as a public benefit that the developer provide \$200,000 improvements to their hostel or State Park. Staff may be ok with that contribution. I asked how that compares to what would be required for the project under the proposed policies.

Susan: there is a residential use on the site, and in recognition of that the \$200,000 amount is adequate. In other cases the Commission has asked for 25% of the rooms at \$30,000, which would be about a million dollars.

Susan: existing policies encourage investigation of high end accommodations. This is because the existing accommodations are substandard. The City subsidizes lower cost facilities to the tune of charging a dollar a year lease.

Mayor: spent a year trying to negotiate with Building Trades where they would get 80% of the project. This is not a public project. Unite Here: reached agreement on 8 out of 12 issues.

Robinson: City of Santa Cruz only does have one full service hotel.

Cynthia Mathews: final comment. One of the reasons we are focused on full service/conference hotel- they have an exceedingly weak off season. This is the fourth iteration of a plan that has come forward. This represents an enormous amount of study, input, with those concerned with historic features. This is at the heart of the beach district.

I asked:

1. Has a Development Agreement been approved by the Council? Yes. But the Coastal Permit will come back.

Eric: their language 'confirms' that redevelopment in this context includes the possibility of demolition. The Council has already made the findings under the implementation plan that it is not reasonable to preserve the landmark.

If so, does it have specific commitments regarding the timing and sequence of demolition and reconstruction? They have a condition that a demolition permit shall not be issued unless simultaneous with a building permit for the new hotel.

Regarding the preservation of the bell tower which was stated to be preserved 'if possible'. The Swenson rep felt very confident that they can do that. Barry Swenson has restored many structures. The skeleton of wood structure with tile on top is pretty well protected by tile. They will think about what other interim measures could be developed to make sure of that.

Date: August 10, 2011

Signature of Commissioner: Jana Zimmer

Th 8d

Dear Jana,

As Santa Barbara's ORCA liaison to the Coastal Commission, I've been asked to share with you two requests for Commission consideration at the August meeting. Have a great time there. We are all proud of having you there.

Lee Moldaver

1. Thursday. Item 8d. City of Santa Cruz - La Bahia Hotel LCP Amendment Request (Santa Cruz LCPA STC-1-11)

[Submitted on behalf **Don Webber**, and the *Coalition to Build a Better La Bahia*]

Coastal Act Section 30253.5. The applicant would demolish an existing *historic landmark* within the Santa Cruz coastal zone, and replace it with new structures 6x larger, which appears to violate Santa Cruz's adopted LCP.

Inaccurate interpretation of the *Bix-Cardozo* demolition study is a key factor.

Coastal Act Section 30251. Visual and aesthetic values.

a) Commission staff's interpretation of "compatibility" with the "surrounding neighborhood" is flawed, and *inconsistent* with their interpretation of these terms with other projects within their offices review sphere. Only two existing structures vaguely similar to the proposed project in size-bulk-scale exist in Santa Cruz - *both* built before passage of the Coastal Act. Actual Santa Cruz "neighborhood" has no other structures in any way similar to project proposal.

b) "Public view shed" generally means *more* than just a single angle from the end of the Wharf, a great distance from the proposed project. *All* other area view sheds would be compromised.

c) "minimum alteration of coastal land form" generally does not encompass such great grading or excavation, especially on such a prominent coastally proximate hillside. Since the developer also owns the existing, nearby *Boardwalk* parking lot, more efficient "joint use" there could reduce or eliminate the need for project's bi-level hillside parking construction.

The Coalition to Build a Better *La Bahia Hotel* supports "visitor serving redevelopment" at the project site.

But the weak, obtrusive design, excessive grading, visual impact, and spot-zoning implicit in this item moves Mr. Webber to ask that the Commission's proposed "conditioned approval" be set aside, and the application denied, pending a superior re-design alternative.

2. Friday. Item 6a. De-Sal Test Well on Monterey Peninsula. E-11-019 (Monterey Water Resources)

[Submitted on behalf of **Margie Kay**, and the Greater Monterey Water Coalition]

Recommendation that the hearing be **continued to a later date.**

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California Coastal Commission,
Central Coast Area

The applicant's "groundwater rights" at the site of the proposed test well are in current litigation with third parties, which could render their application *moot*.

Coastal Act Section 30231. The proposed de-sal "*slant* test well" is immediately adjacent to "active Ag production". The Coastal Act suggests maximum protection for working Ag lands, with could easily conflict, especially since the "test" site is identical with the proposed "permanent de-sal slant well" proposed by the applicant *if* the "test" is "successful".

Coastal Act Section 30241. The proposed project could exacerbate existing Carmel Valley over-pumping, which has led the Ca State Water Board to issue *cease & desist* orders to the project applicant, which have not yet been resolved. The applicant's mandatory requirement to submit an updated plan to "protect" existing water resources still has not happened.

Coastal Act Section 30006. Regarding the priority for *leg* findings and opportunities for "public participation", Margie Kay notes the cancellation of the scheduled "project public workshop", and the revelation of the "secret *mayors' memo*" among Monterey area municipal agencies and special districts to "defer" the public meeting until after the Coastal Commission hearing.

Margie Kay and the Greater Monterey Coalition recommend that this item be continued, until such time as the actual groundwater rights challenge is resolved, the open public workshop has been held and substantive suggestions made at the workshop have been reviewed, and the applicant's status with the Ca State Water Board has been properly resolved.

Kay also notes that the applicant's proposal - and CCC staff response - appears to be *contrary* to the Commission's most recent guideline recommendation for "a consistent approach to new *coastal de-sal project proposals*", and by continuing this item, CCC staff would have more time to determine whether this project actually meets the Commission's current standard.

Have a great Commission hearing.

Sincerely,

Lee Moldaver, ALE
Santa Barbara - ORCA

Th8d

From: ned [mailto:nedv@pacbell.net]
Sent: Wednesday, August 03, 2011 8:23 AM
To: Kinsey, Steven
Subject: Outline of Critical Issues: Neds Comment Letter Re: : City of Santa Cruz LCP (La Bahia Hotel)

Steve Kinsey
3501 Civic Center Dr. #329
San Rafael, CA 94903

Dear Steve Kinsey;

The attached letter has been sent to the Coastal Commission offices in Santa Cruz and San Francisco with a request that it be included in the agenda packet for the August meeting. I am sending a copy to you in hopes that it might reach you more promptly and provide another viewpoint when considering the staff report.

I
Respectfully, Ned

Ned Van Valkenburgh
Marketing Representative
Northern California Carpenters Regional Council
831-760-2429
<http://www.norcalcarpenters.org>

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AUG 03 2011

California Coastal Commission,
Central Coast Area

Th8d: City of Santa Cruz LCP Amendment No. STC-1-11 (La Bahia Hotel)**Outline of Critical Issues Re: Findings & Declarations****Consistency Issues w/ IP: Mod. #7****I. Demolition is not mandated**

- A. modified IP clearly does not require demolition
- B. the issue before the CC is not the proposed project
- C. prejudices issues more appropriate on appeal of a CDP, but no CDP yet issued
- D. proposed project could be built using renovation w/o violating modified IP
- E. proposed project might end up judged a preservation project per Sec'y of Interior standards
 - i) requirements in development agreement include some reconstruction and replication
 - ii) adopted conditions of approval; review final plan for consistency w/
 - (1) numerous recommendations from HPC., reconstruct in-kind
 - (a) Court of the Troubadours; Westbrook wing; elements in Court of Laurels
- F. **Commission should delete all findings on consistency of demolition of La Bahia**

II. If the Commission needs to consider "Is Demolition of the La Bahia Appropriate"

- A. IP 24.08.1014 requires certain findings by the Historic Preservation Commission ("HPC")
- B. **HPC never made the required findings**
 - i) Refused to delist property
 - ii) Recommended against demolition permit
- C. **Developer "demolition rational"; no reasonable alternatives**
 - i) Preservation too expensive; rooms won't work for condos; lack of public assistance \$
 - ii) Much more Public assistance \$ offered to abandoned hotel project
 - iii) Developer turned down public assistance \$: "**unreasonable**" by choice
 - iv) Option of hist. portion remaining as owned by facility owner not considered
- D. **Commission should delete all findings on consistency of demolition of La Bahia**

III. What constitutes the "character of the area" or "detracting from historic buildings"?

- A. **Critical issue: the mass and heights of buildings**
- B. **Report over emphasizes views, under considers other factors & impact on historic Casablanca**
 - i) Pre-Coastal Act: Dream Inn and the Coconut Grove/Casino/ Boardwalk provide "bookends"
 - ii) uses pre-Coastal Act "bookends" to establish the heights
 - iii) disregards character of the majority of the built environment
 - iv) disregards impact on the historic Casablanca,
 - (1) dominate and diminish historic building
- C. CC should use character of the majority of built environment & impact on historic Casablanca in establishing appropriate heights; maintain beach town atmosphere
- D. **Reject or amend IP to limit heights to same as current zoning**
- E. **Do not allow a new "Bookend" in the middle of the beach area.**

IV. Adverse Precedent

- A. If IP approved, next proposal: rezone rest of commercial to new height
- B. Could Use Coconut Grove/Casino; Dream Inn and "new" La Bahia to establish heights
- C. **NO Spot Zone now, No incremental dilution of LCP & Coastal Act goals**
- D. CC needs to make independent decision on appropriate heights and impacts
 - i) Consider vast majority of the built environment including the Casablanca

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AUG 03 2011

California Coastal Commission,
Central Coast Area

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

Name or description of project, LCP, etc.: City of Santa Cruz LCP Amendment
STC-1-11 (La Bahia Hotel)

Date and time of receipt of communication: various

Location of communication: Office of the Board of Supervisors,
Santa Cruz, CA

Type of communication: correspondence received

Person(s) initiating communication: various

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

See attached correspondence.

Date: 8/2/11 Signature of Commissioner: *M. Stone*

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred within seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used; such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

Mark Stone

From: AWRANCH@aol.com
Sent: Monday, August 01, 2011 9:52 PM
To: Mark Stone
Cc: friendsofabahia@gmail.com
Subject: La Bahia

**Robert Stephens
7158 Viewpoint Road
Aptos, CA 95003
831- 234- 2818**

August 1, 2011

RE: City of Santa Cruz LCP Amendment No. STC-1-11 (La Bahia Hotel)

Dear Mark:

As a resident of Santa Cruz County for over 40 years, I have watched a lot of projects being proposed in our area. La Bahia is one of the most thought out and beneficial projects to our community that I have ever seen.

While some are concerned about the height of the project, I don't really see any issues with the proposed height as most neighbors' views will be blocked with a lower height and the proposed height will make for a better project. Another concern is about La Bahia being a "historical building". This building is past any point of being used in its current condition and is not the highest and best use for the La Bahia site.

Our city has lagged far behind other California coastal cities as far as having a good coastal serving facility. I strongly recommend that you approve this project so that visitors to our area have the option of staying at a great coastal hotel. This project will give our local economy a much needed shot in the arm and provide ongoing employment along with temporary construction employment for many locals.

If approved, the La Bahia along with the new Marine Sanctuary Visitor Center will help transform the Santa Cruz beach area from a run down blight into a fully functioning seaside community.

There really is no down side to this project. Please approve it!

Sincerely,
Robert

007 027 2011 10:17

Mark Stone

From: Linda Sorauf [linda_sorauf@yahoo.com]
Sent: Wednesday, July 27, 2011 7:26 PM
To: Mark Stone
Subject: support of LaBahia Hotel project

Hello Mark Stone,

I am a resident of Santa Cruz and would like to see the California Coastal Commission modify its Local Coastal Plan to allow the LaBahia Hotel Project to move forward. I think the current structure is an eye sore and it looks dilapidated to the point of being dangerous. I don't see a problem with allowing the bell tower on the new hotel to be a little above the regular height restrictions.

Sincerely,
Linda Sorauf
112 Oxford Way
Santa Cruz, CA 95060

Commissioner Mark Stone:
Please APPROVE the La Bahia Hotel



The new La Bahia Hotel will improve coastal access for visitors by providing a greater range of facilities while also incorporating high environmental standards, historic features, and support for nearby low-cost accommodations. It embodies the Commission's policies of coast access and resource protection. It's good for California and good for our community. As our local Coastal Commissioner, I urge your support.

Name M. Dolgenes
Address 822 Columbia St
City Santa Cruz CA Zip 95060

This postcard has been sent to Coastal Commission Staff

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Name Don Lane
Address 132 Van Ness
City Santa Cruz, CA Zip 95060

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Name Bonnie Peters
Address 1414 Soquel Ave. Ste. 106
City Santa Cruz Zip 95062

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Name ADELE TALMADGE
Address 8070 SOQUEL DR.
City APTOS CA Zip 95003

This postcard has been sent to Coastal Commission Staff

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Name DONNA BUTZER
Address 518 FAIR AVE
City SANTA CRUZ CA Zip 95060

*This postcard has been sent to Coastal Commission Staff

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Name ARLEY STELLY PEARSON
Address 519 PROSPECT HEIGHTS DRIVE
City SANTA CRUZ Zip 95065

*This postcard has been sent to Coastal Commission Staff

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Name TANE PICARD
Address 3333 CIVICS STREET
City CAPITOLA CA Zip 95010

*This postcard has been sent to Coastal Commission Staff

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Name GARY MERRILL EXES DIR SANTA CRUZ
Address P.O. Box 21 County Business Council
City Santa Cruz, CA Zip 90063

*This postcard has been sent to Coastal Commission Staff

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Name Charlie Kertman
Address 219 Beachview Ave
City Santa Cruz, Ca Zip 95060

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Name Germaine Akin
Address 1003 Cedar St.
City Santa Cruz Zip 95060

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Name Emily Bernard Conerty
Address 321 Broadway, # D3
City Santa Cruz CA Zip 95060

Commissioner Mark Stone:
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Name KRIS REYES
Address 106 Attyo Court
City SC Zip 95060

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Name Sandra Lynch
Address 3805 Old Pilkington Rd
City Santa Cruz Zip 95065

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Name Jamie Gandy
Address Po Box 7086
City Santa Cruz Zip 95061

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Name JOE MARINI TA
Address 239 ALAMO AVE
City SANTA CRUZ Zip 95060

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Name Chip
Address 317 California St
City Santa Cruz CA Zip 95060

This postcard has been sent to Coastal Commission Staff

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AUG 01 2011

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

California Coastal Commission,
Central Coast Area

Date and time of communication: 10:30 am / 8/1/11

Location of communication: my office
(If communication was sent by mail or
facsimile, indicate the means of transmission.)

Identity of person(s) initiating communication: Don Webber

Identity of person(s) receiving communication: Dayna Boek co

Name or description of project: La Bahia

Description of content of communication:
(If communication included written material, attach a copy of the complete text of the written material.)

SEE Attached

8/1/11
Date

[Signature]
Signature of Commissioner

If communication occurred seven (7) or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director **within** seven (7) days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven (7) days of the hearing, **complete** this form, provide the information **orally** on the record of the proceeding **and** provide the Executive Director with a copy of any written material that was part of the communication.

APPENDIX 2

Ex Parte: Don Webber, Build a Better La Bahia

Mr. Webber and I spent about 50 minutes going through his presentation. He made a number of points why the Coastal Act would protect the La Bahia from demolition rather than restoration, which was the original plan.

Under 30253, the Act protects special communities and neighborhoods that, because of their unique characteristics, are popular visitor destinations.....His point that a historic hotel has these unique characteristics and that visitors come not just for the beach but also for the uniqueness of the site.

Under 30251, protecting public views --- by allowing a the construction of a 5 story building on a 3 story hill, the height and bulk of this building blocks public views from the beach and other sites around the hotel.

Mr. Webber felt the staff got every fact right, but the application of law to fact was faulty. In the consistency argument, to compare the new development to the other giant hotels in the vicinity, which were constructed pre-Coastal Act, rather than comparing to the residential nature of the area as well as other historic buildings was wrong. Also, would open other beach sites to huge development since we allowed this development.

Made argument that renovation was NOT infeasible, just inconvenient. \$17 sq foot is not so large a number to render infeasible.

Also, the grading alone, for the 2-story parking lot, will destroy the landform.

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AUG 01 2011

California Coastal Commission,
Central Coast Area

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AUG 01 2011

California Coastal Commission,
Central Coast Area

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

Name or description of project, LCP, etc.: City of Santa Cruz LCP Amendment
STC-1-11 (La Bahia Hotel)

Date and time of receipt of communication: various

Location of communication: Office of the Board of Supervisors,
Santa Cruz, CA

Type of communication: correspondence received

Person(s) initiating communication: various

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

See attached correspondence.

Date: 7/29/11 Signature of Commissioner: Mark Stone

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

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If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

**Commissioner Mark Stone:
Please APPROVE the La Bahia Hotel**



The new La Bahia Hotel will improve coastal access for visitors by providing a greater range of facilities while also incorporating high environmental standards, historic features, and support for nearby low-cost accommodations. It embodies the Commission's policies of coastal access and resource protection. It's good for California and good for our community. As our local Coastal Commissioner, I urge your support.

Name DARRICK MULLERD
Address 755 14th AVE, #808
City SANTA CRUZ Zip 95062

*This postcard has been sent to Coastal Commission Staff

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Name BRAND SPENCER
Address 701 MISSOURI ST
City SANTA CRUZ, CA Zip 95060

*This postcard has been sent to Coastal Commission Staff

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Name JoAnne Doff
Address 185 EL PINAC
City LA SELVA BARR, CA Zip 95076

*This postcard has been sent to Coastal Commission Staff

**Commissioner Mark Stone:
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Name MATTHEW THOMPSON
Address 254 CYPRESS PARK
City SANTA CRUZ, CA Zip 95060

*This postcard has been sent to Coastal Commission Staff

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Name David Johnson
Address 4545 Alares St.
City Ogatah CA Zip 95010

*This postcard has been sent to Coastal Commission Staff

Commissioner Mark Stone: 910 11 12 AM
Please APPROVE the La Bahia Hotel



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Name Kurt Dermeyer
Address 380 Deer Ridge Trail
City Watsonville Zip 95076

*This postcard has been sent to Coastal Commission Staff



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Name Chris Maffia
Address 085 Shipping Lanes
City Seft's Valley Zip 95066

*This postcard has been sent to Coastal Commission Staff

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Name Conrad Seales
Address 125 WATER ST., SUITE B
City SANTA CRUZ CA Zip 95060

*This postcard has been sent to Coastal Commission Staff

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AUG 01 2011

California Coastal Commission,
Central Coast Area

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

Name or description of project, LCP, etc.: City of Santa Cruz LCP Amendment
STC-1-11 (La Bahia Hotel)

Date and time of receipt of communication: 7/29/11 8:00 am

Location of communication: Lulu Carpenter's (Coffee Shop),
Santa Cruz, CA

Type of communication: In-person Meeting

Person(s) initiating communication: David Terrazas

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Mr. Terrazas is a member of the Santa Cruz City Council. He said how important the project is to the City of Santa Cruz. It is represents all economic development in the City.

Date: 7/29/11 Signature of Commissioner: *Mark Stone*

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Th8d

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

Name or description of project, LCP, etc.:

City of Santa Cruz LCP Amendment
STC-1-11 (La Bahia Hotel)

Date and time of receipt of communication:

7/27/11 9:15 am

Location of communication:

Lulu's at the Octogon (Coffee Shop),
Santa Cruz, CA

[REDACTED]

In-person Meeting

[REDACTED]

Thrd

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

Name or description of project, LCP, etc.: City of Santa Cruz LCP Amendment
STC-1-11 (La Bahia Hotel)

Date and time of receipt of communication: 7/27/11 9:15 am

Location of communication: Lulu's at the Octagon (Coffee Shop),
Santa Cruz, CA

Type of communication: In-person Meeting

Person(s) initiating communication: Hilary Bryant

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Ms. Bryant is a member of the Santa Cruz City Council. She reiterated how important the La Bahia project is to her as she ran for City Council on the platform of getting the project approved. For her, the project represents jobs, clean up of the Beach Flats area, and economic growth for the city. She is interested in additional moneys for the City's coffers to fund additional programs.

Date: 7/27/11 Signature of Commissioner: *Mark Stone*

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JUL 29 2011

California Coastal Commission,
Central Coast Area

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**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

Name or description of project, LCP, etc.: City of Santa Cruz LCP Amendment
STC-1-11 (La Bahia Hotel)

Date and time of receipt of communication: various

Location of communication: Office of the Board of Supervisors,
Santa Cruz, CA

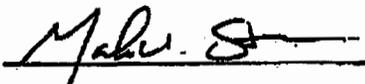
Type of communication: correspondence received

Person(s) initiating communication: various

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

See attached correspondence.

Date: 7/27/11 Signature of Commissioner: 

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RECEIVED

JUL 29 2011

California Coastal Commission,
Central Coast Area

Mark Stone

From: wallymdale@aol.com
Sent: Tuesday, July 26, 2011 10:57 AM
To: Mark Stone
Cc: friendsofabahia@gmail.com
Subject: City of Santa Cruz LCP Amendment No. STC-1-11 (LaBahia Hotel)

To Commisioner Stone and Members of the Coastal Commision

As a private citizen who has been in the Santa Cruz Area for over forty years, I once again encourage the approval of the pending LaBahia Hotel Project.

Like most seaside towns, Santa Cruz must upgrade their seaside image and provide a favorable access to the Coast of California while setting a higher standard in tourist attractions.

We can do nothing and watch the coastal towns slowly degrade into a seedy venue or take the action steps that will improve California's seaside image and provide a quality access to the California Coast that will attract tourists from around the world.

Santa Cruz is ready to accomplish this need, I urge you to approve the project so it can be realized.

Thank you for your attention and concern relative to this project.

Wallace M. Dale
5026 Winkle Avenue
Santa Cruz, CA 95065

Mark Stone

From: Bill Brooks [billbrooks3@gmail.com] on behalf of Bill Brooks [bill@brooksproperties.net]
Sent: Tuesday, July 05, 2011 10:23 AM
To: Mark Stone
Subject: Support of La Bahia.

Hi Mark. Just like to let you know, I really support the La Bahia Hotel and Conference Center. This redevelopment project in the beach area is long over due. I look forward to the positive change it will add to Santa Cruz. Give me a call if you have any questions. Thanks, Bill.

**William R Brooks
Real Estate Broker/ Developer
Brooks Properties LLC
150 Dubois Suite D
Santa Cruz, CA 95060
831-459-6060**

Mark Stone

From: MaryTucker [mary@marytucker.net]
Sent: Monday, June 27, 2011 5:42 PM
To: Mark Stone
Subject: vote yes on La Bahia

Hello Mark- I'm just a tax payer asking you to hurry up and vote yes on the La Bahia project in Santa Cruz- We need the tax money, having a new hotel will lower the crime down there, promotes more tourism, creates jobs (I don't care if the work is union or non union- it doesn't matter. Takes down a building that is probably full of lead paint. You should hurry before we go into a double dip recession and all lending dries up to the developer. The only bad thing about the project is it's not big enough!

Would love to tear out the boardwalk parking lot and build a new convention center there too; with underground parking.

Regards,

Mary
Property tax payer in Santa Cruz

Th8d

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

Name or description of project, LCP, etc.: City of Santa Cruz LCP Amendment
STC-1-11 (La Bahia Hotel)

Date and time of receipt of communication: various

Location of communication: Office of the Board of Supervisors,
Santa Cruz, CA

Type of communication: correspondence received

Person(s) initiating communication: various

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

See attached correspondence.

Date: 7/25/11

Signature of Commissioner: Mark Stone

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

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Mark Stone

From: Chris Ferrante [ferrantechris@comcast.net]
Sent: Saturday, July 16, 2011 2:02 PM
To: Mark Stone
Subject: your talk last week

Commissioner Stone;

I had the opportunity to listen to you speak about the Coastal Commission at the Women's Democratic meeting last week, and found it very interesting and educational.

You may or may not remember that we own and operate a small Inn on Beach Street (www.beachstreetinn.com) and I invited the commission to stay with us when they were in town, but they already had arrangements. I learned during your talk that they will be coming to SC twice a year, and I wanted to re-extend that invitation when they come. We are located across from the beach, we have a wonderful locally owned Café, (The Picnic Basket) an indoor and outdoor meeting area for gatherings, pool, fire pit, free parking, free Wi-Fi, all with a beautiful view of the bay.

Secondly, I wanted to comment on something you said at the meeting. You were answering questions from the audience and someone asked about adding hotel rooms to the area and your views on it. You replied (making the assumption) that the more hotel rooms in a certain community (like San Diego) the higher the cost of a room. Being in the business for nearly 25 years, I have to respectfully disagree with you. The price of a hotel room is based simply on supply and demand. In Santa Cruz we have such a limited supply of hotel rooms and an ever increasing demand, therefore it gives the hoteliers carte blanche to charge what they want, knowing someone will pay it. If we had more hotel rooms in the city, especially in the beach area, it would balance the supply with the demand and do two things; decrease the rates of the subpar hotel inventory AND allow more visitors to stay overnight and enjoy the coast. In 1946 when my hotel was built there were MORE hotel rooms in the City of Santa Cruz than there are today! Yes, 65 years ago! There were 20 hotels averaging 100 rooms and today there are 63 hotels averaging 29 rooms. What happened to the full service, quality hotels? Think about it...the majority of our visitors are from California and the population of California quadrupled during the past 65 years. Where are the increase of people enjoying the coast...certainly not Santa Cruz?

If you would ever like to sit down and talk about the Beach Area, Hotels or the Industry in general, please give me a call.

Regards,

Chris Ferrante
Beach Street Inn and Suites
831-423-3031

Mark Stone

From: Beth Moorehead [bethpm65@gmail.com]
Sent: Monday, July 18, 2011 10:27 AM
To: Mark Stone
Subject: La Bahia

Hi,

I'd like to add my name to the list of supporters who would like to see the La Bahia project move forward. As an Ocean St neighbor who has seen some recent improvements to my own neighborhood, I can say with complete conviction that when one good project happens, more follow. In my case, I would say that the new Holiday Inn Express prompted Starving Musician to clean up their facade, which prompted others to clean up, etc. I don't feel so embarrassed when tourists walk down Ocean St now.

I think that many compromises have been agreed upon regarding La Bahia, including the desire to use both union and non union LOCAL workers, height restrictions, historic preservation, etc. I want this project to be approved. My family wants this project to be approved.

Thank You,

Beth and Si Moorehead

Plymouth St homeowners, voters, local workers, volunteers and tax payers.

Mark Stone

From: Pete Webber [pwebber@airtalk.com]
Sent: Tuesday, July 19, 2011 12:30 PM
To: Mark Stone
Subject: La Bahia Project

Mr. Stone,

I'm writing to express my support for the Barry Swenson Builders La Bahia hotel project. I recently learned that this proposed development is scheduled for Coastal Commission discussion at the August meetings in Watsonville.

As a home owner and full-time resident on Beach Hill, I appreciate the latest improvements that have taken place along Beach Street, particularly the recently renovated Beach Street Inn and Suites and the retail shops below. The adjacent Casa Blanca Hotel is operating under new ownership, and some noticeable improvements have taken place there as well. Add to this the positive impact that the Monterey Bay National Marine Sanctuary Exploration Center will have on the area, and things are beginning to look encouraging for the Main Beach area.

I believe that the compromises that have been made by the builder to the original La Bahia plan--overall height reduction, use of both union and non-union local workers, and historical site preservation considerations--have shown a commitment on their part to address local concerns while retaining certain design objectives that would make the project viable for the builders and owners. If the project is approved, the proposed hotel will be a much-needed aesthetic upgrade to the Beach Street area; it will offer visitors first-class lodging, dining opportunities and modern conference facilities; it will provide ongoing revenue for the local workforce; and, of course, it will generate much-needed annual tax dollars for the city.

What we now offer visitors to the Santa Cruz Beach Boardwalk area at the La Bahia site is a glimpse of a run-down, partially condemned building that is held in high esteem by many as an historical landmark but treated by the owners and residents as a slum. It is an embarrassment to the city and a daily reminder that change in nature and local land use planning is a long, laborious process.

I sincerely hope that the Coastal Commission approves the proposed hotel. It may not be perfect or what some may even consider acceptable, but it's good for Santa Cruz and the opportunity is now. It's time we say "Yes" once and for all to the La Bahia Hotel. Let's get the shovels out.

Sincerely,

Peter Webber
265 Main Street
Santa Cruz, CA 95060

Mark Stone

From: Dave Turner [daveturner@turnerhomeoffice.com]
Sent: Thursday, July 21, 2011 11:32 AM
To: Mark Stone
Subject: City of Santa Cruz LCP Amendment Number 1-11 (La Bahia Site)

City of Santa Cruz LCP Amendment Number 1-11 (La Bahia Site)

Via email: mark.stone@co.santa-cruz.ca.us

July 21, 2011

**County Supervisor Mark Stone:
Board of Supervisors**

I am in favor of the LaBahia Hotel project which will increase and improve the visitor serving facilities in our city. The current low use property will become a high use visitor serving facility. In addition, it provides public access to private facilities in the area, it keeps the historic features utilizing Spanish Revival style architecture, and it draws visitors from other parts of the area to our important beach front. Handicapped accommodations with access to the beach would also improve dramatically.

I live on Beach Hill and firmly believe this project would be a major addition of visitor facilities with coastal access and would retain visitors in our community rather than have them choose other destinations.

Please vote for this project. Please ask other commissioners to recognize the importance of voting for this project.

**DAVE TURNER
202 Villa Mar Vista
Santa Cruz CA 95060
Cell 925-360-4403**

Mark Stone

From: Julia Jackson [jullaann@sbcglobal.net]
Sent: Thursday, July 21, 2011 11:50 AM
To: Mark Stone
Subject: City of Santa Cruz LCP Amendment Number 1-11 (La Bahia Site)

City of Santa Cruz LCP Amendment Number 1-11 (La Bahia Site)
Via email: mark.stone@co.santa-cruz.ca.us

July 20, 2011

County Supervisor Mark Stone
Board of Supervisors
County Government Center
701 Ocean Street
Room 500
Santa Cruz CA 95060

RE: LaBahia proposed project

County Supervisor Mark Stone:

I fully support the LaBahia Hotel project in the beautiful Spanish Revival architectural style that preserves and re-creates historic features important to the community. It is currently a very low use property and the proposed project will become a high use visitor serving facility providing public access and allowing year-around use of a beachfront property. It would also increase handicapped access to Santa Cruz's coastal visitor facilities.

I have been a homeowner on Beach Hill since spring of 2002 and live two blocks from the LaBahia site. Currently that lot is a public eyesore for our community and does not serve visitors in our community. The more our neighborhood becomes rundown, crime prevails and tourists quickly choose other destinations. This project will dramatically improve and increase Santa Cruz's visitor facilities. The project is also environmentally friendly, a sustainable design and the increase in jobs, tax revenue, and tourist dollars should not be overlooked. It will also become an incentive for neighboring homeowners and commercial businesses to invest in their existing property which visitors will appreciate.

Please vote for this project and encourage other commissioners to recognize your leadership and to support your positive vote. Significant thought has been given to this project. It is time to realize the benefits to the coastal visitors: the opportunity to convert a property from low use to a high use visitor-serving hotel; the addition of quality hotel rooms to the mix of current visitor facilities; gives free access to the beach; offers public access to other private tourist facilities in the area.

Sincerely,

Julia Jackson

Julia Jackson
202 Villa Mar Vista
Santa Cruz CA 95060

Mark Stone

From: Gina Anderson [davidgina13@sbcglobal.net]
Sent: Thursday, July 21, 2011 1:40 PM
To: Mark Stone
Subject: La Bahia project

Mr. Stone,

We live in the Santa Cruz Beach area, on Raymond street in Beach Flats. We are excited to see proposed improvements in the whole area and do feel it will keep the the area safer for both residents and visitors who bring revenue to our city. We have a huge population of vagrants, homeless and young people and gangs who all get monthly government checks or handouts and do not contribute to the welfare of Santa Cruz except to cause fear, invasion and crime to our homes, property and person. Please look into the beach hill neighborhood

the entire area. It will bring the revenue and the security we so desperately need in the beach area. The plans

look remarkably and idiomatically similar to the original saving the bell tower and keeping the hotel as low as

Mark Stone

From: Gina Anderson [davidgina13@sbcglobal.net]
Sent: Thursday, July 21, 2011 1:40 PM
To: Mark Stone
Subject: La Bahia project

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We live in the Santa Cruz Beach area, on Raymond street in Beach Flats. We are excited to see proposed improvements in the whole area and do feel it will keep the the area safer for both residents and visitors who bring revenue to our city. We have a huge population of vagrants, homeless and young people and gangs who all get monthly government checks or handouts and do not contribute to the welfare of Santa Cruz except to cause fear, invasion and crime to our homes, property and person. Please look into the beach hill neighborhood concerns. There are constant complaints of crime. The La Bahia project will clean up that property and improve the entire area. It will bring the revenue and the security we so desperately need in the beach area. The plans look considerate and ideally similar to the original saving the bell tower and keeping the hotel as low as possible.

We need this to move Santa Cruz into a better light. There are so many people who are afraid to come here because of the gang and homeless reputation. Please help us to improve our city. Barry Swenson has done many good projects for Santa Cruz.

Please pass this so we can get started. We are beginning to feel hopeless and many of the tax payers and people that contribute are contemplating giving up and moving out.

We need hope to stay.

Thank you very much,
Gina Anderson

Mark Stone

From: Patricia Schell [schellpatricia@gmail.com]
Sent: Thursday, July 21, 2011 2:28 PM
To: Mark Stone
Subject: I support the La Bahia Hotel

Dear Supervisor Stone,

As a citizen, taxpayer and registered voter who lives in Santa Cruz, I wanted to pass along to you that I totally support the La Bahia Hotel.

I believe the developers have gone above and beyond to address any concerns and I fully endorse this project.

It has always amazed me that the "gem" of Santa Cruz - the boardwalk area - sits right across from a badly deteriorated apartment building.

This is the right thing to do now, both for the our economy and the future of our city.

Regards,

Patricia M. Schell
251 Brookside Ave
Santa Cruz, CA 95060

Mark Stone

From: Leslie Andrews [leslea@cruzio.com]
Sent: Thursday, July 21, 2011 3:50 PM
To: Mark Stone
Subject: La Bahia

Dear Commissioner Stone,

I am writing you regarding my thoughts on the La Bahia "remodel". I live on 3rd street on Beach Hill, I walk by the current La Bahia daily walking my dog down by the beach. The current building is a relic of the past and not even a pretty one in my opinion. Allowing this building to stand as a representation of Santa Cruz for thousands of tourists to see daily during the tourist season is not a good way in my opinion to have Santa Cruz represented. The building that is proposed is beautiful, small in scale in terms of the type of buildings that are usually done in beach communities on the beach. It will give a much more upscale appearance and in this sense help the other businesses around it.

Additionally the City will benefit greatly from the revenue. We are a tourist town, the current use, apartments is not in step with the area it is in. It started as a hotel for tourists and should return to being a hotel for tourists. We really need to be more realistic, but not at the cost of quality which this is not, and do the things we need to keep the city healthy and the main tourist area healthy and beautiful. This hotel will help a great deal and will rid the area of a rundown crummy looking building.

And lastly, I know that the residents on 1st street have issues with their view being blocked. However, current height limits would block their view. They have been very fortunate to have had it this long. Having lived on the east side, at the coast before moving to beach hill, I know full well that no view is guaranteed if the proposed structure meets code. Code is such there, that the first street people will lose their view no matter what is built there if it is done to current code heights.

The bottom line is I'm hoping this project will be approved as proposed. We have studied it for years now and as a resident of the area I fully support it being built and hope you will vote to move it forward

Thank you,

Leslie Andrews
905 3rd street
Santa Cruz, CA
831-459-0566

Mark Stone

From: Michael Becker [cruzfire@gmail.com]
Sent: Friday, July 22, 2011 1:44 PM
To: Mark Stone
Subject: La Bahia

Dear Mr. Stone,

Last week I attended your presentation on the California Coastal Commission hosted by the Santa Cruz Women's Democratic Club.

It was very enlightening and you did a good job of explaining the commission's role.

Also I was surprised and pleased to hear you say that you are the third highest tenured current member, good for you!

Which brings me to my point, as one of the more experienced members, the commission will look to you for helpful leadership.

I want to encourage you to please use your role on the commission to support and help pass the La Bahia hotel

Mark Stone

From: Michael Becker [cruzfire@gmail.com]
Sent: Friday, July 22, 2011 1:44 PM
To: Mark Stone
Subject: La Bahia

Dear Mr. Stone,

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It was very enlightening and you did a good job of explaining the commission's role.

Also I was surprised and pleased to hear you say that you are the third highest tenured current member, good for you!

Which brings me to my point, as one of the more experienced members, the commission will look to you for helpful leadership.

I want to encourage you to please use your role on the commission to support and help pass the La Bahia hotel in Santa Cruz.

Not only is it supremely important for passage that you support this project which takes place in you own county but more importantly it's economically vital to the city of Santa Cruz and to our coastal visitors that this project gets completed as proposed.

The design is consistent with our city's General Plan and our LCP. It will bring quality hotel rooms to an area sorely in need of modern amenities.

It creates jobs both in construction and in continuing hotel operations.

Most importantly, it will bring in new revenues to the city which is vital for Santa Cruz to be able to continue funding all the infrastructure necessary in meeting the needs and demands of millions of visitors a year to the Santa Cruz coast.

Please actively support La Bahia and help it become a reality.

Sincerely
Michael Becker
Santa Cruz, CA

Mark Stone

From: Connie [connlemm@pacbell.net]
Sent: Friday, July 22, 2011 6:18 PM
To: Mark Stone
Subject: I support La Bahia hotel

Dear Mr. Stone,

I am writing to ask for you to support the Bahia hotel.

I live in Santa Cruz and love it but whenever I visit Monterey I always wish that we had a beautiful spot for vacationers and business travelers. The current Bahia is in poor condition. I think the city and county will benefit tremendously if we support the new project.

Thank you,

Connie Maschan
10 Berkeley Court
Santa Cruz, CA 95062

**Commissioner Mark Stone:
Please APPROVE the La Bahia Hotel**



The new La Bahia Hotel will improve coastal access for visitors by providing a greater range of facilities while also incorporating high environmental standards, historic features, and support for nearby low-cost accommodations. It embodies the Commission's policies of coast access and resource protection. It's good for California and good for our community. As our local Coastal Commissioner, I urge for your support.

Name Elm's Mann
Address 111 Thunderbird Drive
City Apalos, CA Zip 95003

This postcard has been sent to Coastal Commission Staff

**Commissioner Mark Stone:
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Name Michael W. Michaels CR
Address 2121 41st Ave
City Capitola, CA Zip 95010

This postcard has been sent to Coastal Commission Staff

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Name Larry Merrill
Address 476 Esmeralda Dr
City Santa Cruz, CA Zip 95060

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Name Fred Caiocca
Address 89 Alta Vista Dr
City Santa Cruz, CA Zip 95060

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Name E.H. Helzlsouer

Address 105 Shell Drive

City Watsonville, CA Zip 95076

*This postcard has been sent to Coastal Commission Staff

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Name Ted Burke

Address 124 FROBERG ST

City Santa Cruz Zip 95062

*This postcard has been sent to Coastal Commission Staff

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Name John Frazier

Address 29 CASA WAY

City Santa Valley Zip 95066

*This postcard has been sent to Coastal Commission Staff

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Name Steve Glyn

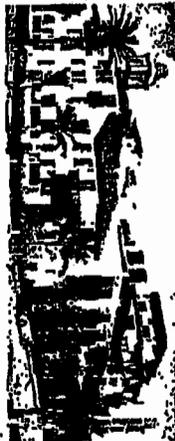
Address 708 Encino Dr.

City Aptos Zip 95003

*This postcard has been sent to Coastal Commission Staff

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Name FRANZ VALDEZ
Address P.O. Box 2769 SA SERRA
City APPOS Zip 95003

This postcard has been sent to Coastal Commission Staff

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Name Chan Zeman
Address 544 Sand Hill Road
City Scotts Valley Ca Zip 95066

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Name Dicki Boscaeci
Address P.O. Box 1436 Joquiel Zip 95073
City _____ Zip _____

This postcard has been sent to Coastal Commission Staff

Commissioner Mark Stone:

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Name John Collins
Address 3400 Samuel Pl
City Santa Cruz Zip 95062

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Name

Doris Hankberry

Address

1234 5th St

City

San Francisco

Zip

95001

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Name

Jesse Nicell

Address

119 Clinton St

City

Santa Cruz CA 95062

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Name

MARIE MESSITT-MUZZER

Address

250 Weber St.

City

Santa Cruz Zip 95060

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Name

Kathubelle Barbou

Address

314 ~~314~~ Davidson St

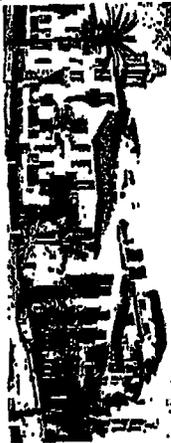
City

Santa Cruz Zip 95063

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Name

Allen Barnes

Address

114 Crissara Dr.

City

Watsonville

Zip

95076

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Name

Annette McGarity

Address

2-1165 East Cliff Drive

City

Santa Cruz

Zip

95062

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Name

Ellen Fitzgerald Murtha

Address

11 Anderson St.

City

Santa Cruz CA

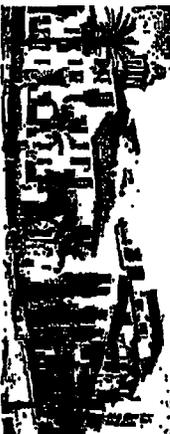
Zip

95060

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Name

Bill Kittell

Address

519 Queen Drive

City

Aptos

Zip

95003

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Name DUF FISCHER

Address 3050 HAWES DR.

CITY PLETO, CA ZIP 95003

This postcard has been sent to Coastal Commissioner

3

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Name REP BUREZ

Address P.O. Box 65

CITY Ch. TUN ZIP 95010

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Name BRIAN KNECHT, COO

Address 1555 SQUIRE DR. - DAMIANUS HS,

CITY SAINT CATALP ZIP 95065

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Name

Michael Barsi

Address

8070 Soguel Drive, STE 210

City

Aptos Ca. ZIP 95005

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Name

Patrice C. Edwards

Address

9601 Soguel drive

City

Aptos Ca. ZIP 95003

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Name

Mark Linker

Address

2 Wetherwood Road

City

San Jose Ca. ZIP 95060

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Name

David Malley

Address

1488 Glen View

City

Aptos Ca. ZIP 95007

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Name DANIQUE GREENER
Address 2290 E. CLIFF DR
City SANTA CRUZ Zip 95062

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Name RICK HOFSTETER
Address 165 Buchelder Lane D
City Santa Cruz Ca Zip 95065

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Name Bill Adams
Address 1524 Seabright Ave
City Santa Cruz Zip 95062

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Name JEFF SHERWELL
Address 7070 VANDER DR #200
City PRIOS CA Zip 95003

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Name Matt Sun

Address 22140 East Cliff Drive

City Santa Cruz Zip 95062

This postcard has been sent to Coastal Commission Staff.

SC-245
THE SANTA CRUZ BEACH
BOARDWALK THEN & NOW
Printed in Korea

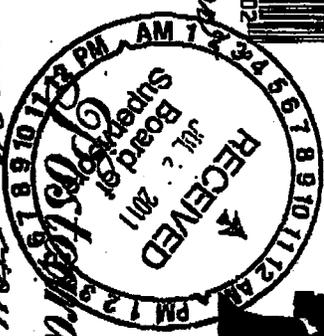


ADD LINK TO SANTA CRUZ
BY THE ORIGINAL COMMENTERS
STRONGLY RECOMMEN
YES TO THIS PROJECT

GOOD FOR ALL - I CAN
SAY NO ^{TO} WHEN THE
NEIGHBORS SAY NO -
THEY CAN ADD ANOTHER

FLOOR - SITE
203 SACRAMENTO ST. S.C. 95062

Discarded by Smith Neural Company / San Francisco
Illustrated Photo Courtesy from the Henry Shredel Collection
Color Photo by Henry Shredel

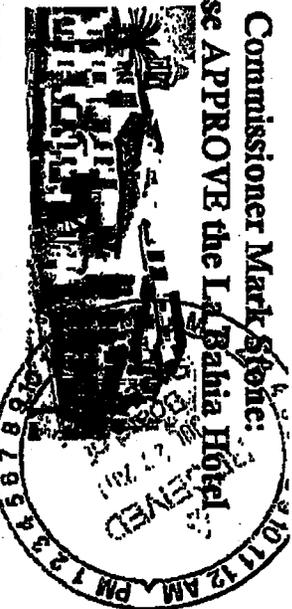


MARK STANE
COUNTY GOV. CHAMBER
701 STEPHEN ST. BAY
SANTA CRUZ CA

3305D

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Name Chris Klison

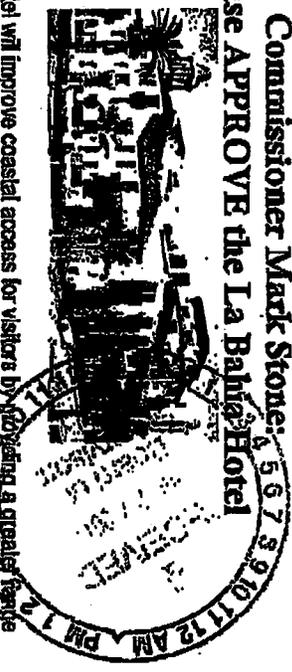
Address 10574 Duffwood Pl.

City Selings Zip 93901

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Name Jennifer Karso

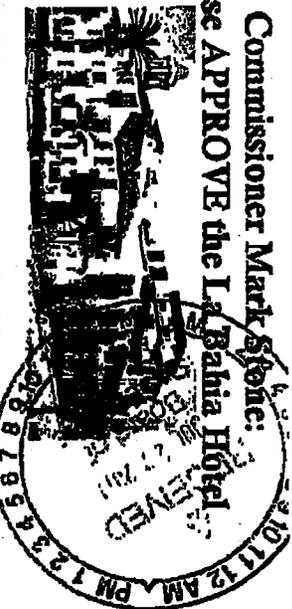
Address 303 8th Ave.

City Santa Cruz CA Zip 95062

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Name Linda Johnson

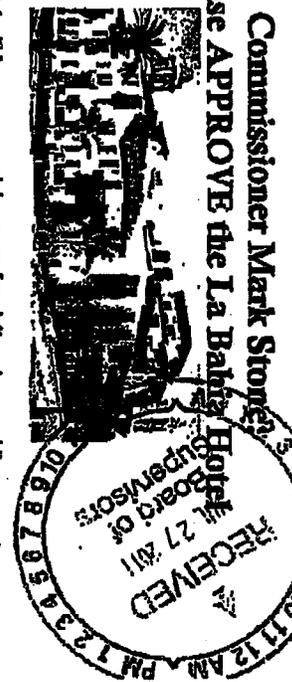
Address 2522 Charlene Ln

City Santa Cruz Zip 95062

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Name Linda Johnson

Address 2522 Charlene Ln

City Santa Cruz Zip 95062

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Name Valerie DeWitt

Address P.O. Box 3150

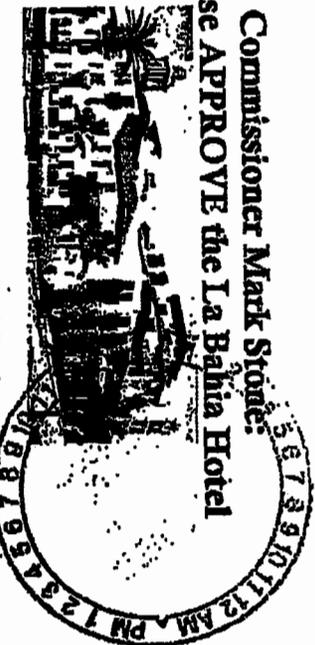
City Santa Cruz CA

Zip 95063

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Name Alex Demishpae

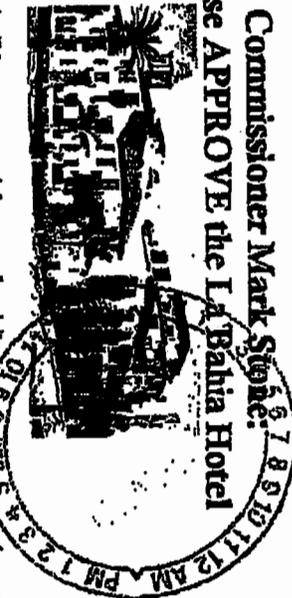
Address 3180 Wynn Rd, 149

City Marina Zip 93935

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Name Wes Lavelle

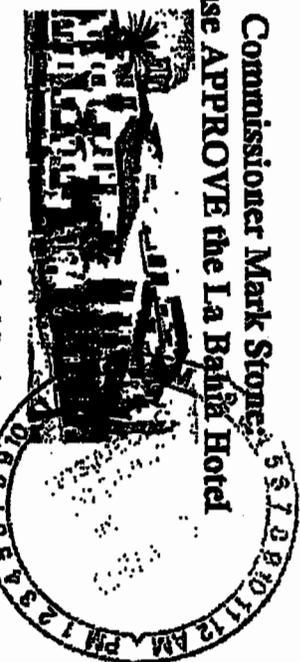
Address 1012 Spain St.

City Santa Cruz Zip 95060

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Name Bradley D. Olin

Address 4350 Clares St #8

City Capitola Zip 95010

Commissioner Mark Stone: 8 9 10 11 12 AM
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Name Rose Filice #1
 Address 4620 Opal St.
 City Cajonville Zip 95010

*This postcard has been sent to Coastal Commission Staff

Commissioner Mark Stone: 6 7 8 9 10 11 12 AM
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Name Marshall Deke
 Address 43816 Victor St.
 City San Diego Zip 95073

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Name Richelle Norroyan
 Address 22 ~~320~~ Josefa Wy
 City Santa Cruz Zip 95060

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Name Wendy Siegel
 Address 470 Elizabeth Court
 City Scotts Valley, CA Zip 95066

*This postcard has been sent to Coastal Commission Staff

Please APPROVE the La Bahia Hotel



The new La Bahia Hotel will improve coastal access for visitors by providing a greater range of facilities while also incorporating high environmental standards, historic features, and support for nearby low-cost accommodations. It embodies the Commissioner's policies of coast access and resource protection. It's good for California and good for our community. As our local Coastal Commissioner, I urge your support.

Name J Paul ZETH

Address 199 BERNADA LN

City APTOS CA ZIP 95003

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Commissioner Mark Stone:
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Name Roberta J. Palmer

Address 505 Shadburne

City Capts CA ZIP 95003

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Name Mary Anne (AESS)

Address 305B ARLINK DR

City APTOS ZIP 95003

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Name MARY ACKERMAN

Address 112 BERTN VIEW WAY

City SNYDER CA ZIP 95062

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