



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: 11/7/2017
Placement: Set Hearing
Estimated Time: 20 minutes on
11/14/2017
Continued Item: No
If Yes, date from: N/A
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, Planning & Development
Director(s) (805) 568-2085
Contact Info: Jeff Wilson, Deputy Director, Development Review Division
(805) 568-2518

SUBJECT: **Historic Landmarks Advisory Commission's Designation of the Davison House as a County Historic Landmark, Third Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: No

Recommended Actions:

On November 7, 2017, set a hearing for November 14, 2017, to consider the HLAC's designation of the Davison House as a County Historic Landmark.

On November 14, 2017, staff recommends that your Board take the following actions:

- a) Confirm the action of the Historic Landmarks Advisory Commission and adopt a resolution (Attachment 1) designating the Davison House, located at 1930 Alamo Pintado Road, Ballard, as a County Historic Landmark and imposing certain conditions on the property; and
- b) Determine that the adoption of the resolution is exempt from further review under CEQA pursuant to Section 15308 of the CEQA Guidelines (Attachment 2).

Summary Text:

On September 11, 2017 the County's Historic Landmarks Advisory Commission (HLAC) adopted a resolution (Attachment 3) conferring landmark status on the Davison House located at 1930 Alamo Pintado Road, Ballard, California, Assessor's Parcel No. 137-030-017, Third Supervisorial District.

The resolution passed by the HLAC will expire 90 days after it was adopted by the HLAC unless your Board passes a resolution designating the property a County Historic Landmark. Section 18A-2 of the County Code states, ". . . such designation as a landmark shall remain and be in effect for a period of ninety days only and thereafter shall be of no force and effect, unless prior to the expiration of such period of ninety days the board of supervisors shall have set a date for a public hearing . . . and either at such public hearing or after such public hearing, and within such ninety-day period shall have confirmed the action of the Historic Landmarks Advisory Commission." Section 18A-5 of the County Code states, "At such hearing, the Board may approve, modify, or disapprove the designation by the Commission"

The ninety day period for HLAC Resolution No. 2017-2 ends on December 8, 2017. This means that the designation will expire and have no further effect unless your Board confirms the action of the HLAC on or before December 8, 2017. The Board resolution and Notice of Exemption confirming the action of the HLAC are included as Attachments 1 and 2, respectively. The HLAC resolution is included as Attachment 3, and the owner's nomination for designation of the house as a historic landmark is included as Attachment 4.

Background:

The Davison House was nominated by Deena Benz, owner, for historic landmark status (Attachment D). At its regularly scheduled meeting of September 11, 2017, the HLAC considered the documentation provided by the owner regarding the house's historical significance. As summarized from the application for County Historic Landmark status, the Davison House is identified with persons significant in local history, specifically Edgar B. Davison, one of the first Rangers in what was to become Los Padres National Forest, and Grace Lyons Davison, pioneer schoolteacher and historical author, both well-respected members of the Santa Ynez Valley and Ballard in the late 19th and early 20th centuries. In addition, the property embodies the distinctive characteristics of style, type, period and method of construction found in vernacular residential architecture of the late 19th century and, despite historic alterations, has retained its integrity of design and location, and most of its original building material remains. Finally, the Davison House contributes to the significance of the historic area of the township of Ballard with its concentration of historic and scenic properties, and reflects a significant geographical pattern associated with an era of settlement and growth. Based on the information presented in the application, the Davison house meets the eligibility requirements for a Historic Landmark as described in County Code, Chapter 18A, Section 18A-3. At the September 11, 2017 HLAC hearing, Commissioner Duncan moved, seconded by Commission Nye and carried by a vote of 7 to 0 to 3 to adopt the resolution approving the designation of the Davison House as a Santa Barbara County Historic Landmark, and to determine that such action is exempt from CEQA.

Performance Measure:

None

Fiscal and Facilities Impacts:

Budgeted: Yes **Fiscal Analysis:**

Staff time to process the historic landmark designation and supporting documents is estimated to be 15 hours. Funding for this project is budgeted in the Permitting Budget Program on page D-286 of the FY 2017-18 budget.

Special Instructions:

The Planning and Development Department will satisfy all noticing requirements. A minute order of the hearing shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

In addition, authorize the Clerk of the Board of Supervisors to mail a copy of the executed resolution to:

Deena Benz, Owner
1930 Alamo Pintado Road
Ballard, CA 93463

David Villalobos, Secretary
Historic Landmarks Advisory Commission
123 E. Anapamu St.,
Santa Barbara, CA 93101

Anne Rierson, Senior Deputy County Counsel
Office of County Counsel
105 E. Anapamu St., Suite 201
Santa Barbara, CA 93101

Attachments:

1. Board of Supervisors Resolution
2. Notice of CEQA Exemption
3. HLAC resolution
4. Owner's Nomination for Designation of Historic Landmark

Authored by:

Joyce Gerber, Senior Planner, Development Review Division