



## Santa Barbara County Historic Landmarks Advisory Commission

December 9, 2009

Ed Schneider, Santa Barbara Botanic Garden  
1212 Mission Canyon Road  
Santa Barbara, CA 93105

RE: HLAC Meeting of November 9, 2009

Santa Barbara Botanic Garden Landmark #24, Vital Mission Plan

The Historic Landmarks Advisory Commission (HLAC) will further consider and discuss elements of the Santa Barbara Botanic Garden Vital Mission Plan over which HLAC has approval authority pursuant to the Resolution designating County Landmark #24 and take action as appropriate. The proposed project is to revise the existing CUP and approve a Development Plan to allow the development of approximately 25,884 square feet of net additional building area for administrative research, educational, and residential uses. The project also proposes to add a newly acquired 13.15 acre parcel to the CUP (approximately 78 acres total), improve internal circulation and parking, install fencing, expand its trail system, improve fire protection for all existing and proposed development, and extended municipal sewer and water service to serve the entire site. Increases in staff, visitors, classes, and special events are proposed and anticipated. Upon completion of the project, the Garden would include a total of 65,422 square feet of development, with a net increase of three residential units. Changes to features identified in the County Resolution (2003-059) for Landmark #24 include minor alteration to the existing Library, relocation of the Caretaker's Cottage, and various changes that may affect the historic landscape design concept. The property is zoned REC, AG-I-10 and I-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012,; 023-060-018, -022, -023, -024, -025, -038,; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 4/13/09, 6/8/09, 7/13/09, & 8/10/09)

---

Dear Mr. Schneider:

At the Historic Landmarks Advisory Commission meeting of November 9, 2009, the HLAC considered the Final Environmental Impact Report certified by the County Planning Commission (07EIR-00000-00001 RV1) and took the following actions:

**Action 1:** Commissioner Wyckoff moved, seconded by Commissioner Shepherd, and carried by a

vote of 5 to 1 (Schwartz no; Lowenthal, Welt, Mussell absent) to find that the Meadow Terrace project is designed to accommodate intensification of use requiring structural additions, such as stone walls, that substantially deviate from the historic landscape design concept of the Garden. Therefore, approval of the Meadow Terrace component of the project is denied and the following are required:

- a. The partially completed stonework shall be removed in its entirety;
- b. The area shall be restored to its previous naturalistic condition, including replacement of an oak tree where a mature oak tree had been before its removal; and
- c. A restoration plan for the area shall be prepared for review and approval by the HLAC before restoration is commenced.

**Action 2:** Commissioner Adams moved, seconded by Commission Shepherd, and carried by a vote of 6 to 0 (Lowenthal, Welt, Mussell absent) to find that paving of the trails with concrete interlocking pavers is completely incompatible with the naturalistic trails that have been an important character-defining feature of the Garden throughout its history and, as such, is a substantial deviation from the historic landscape design concept of the Garden. However, limited paving within the Landmark is approved, subject to the following:

- a. The HLAC has substantial objection to the existing concrete pavers and strongly recommends that existing concrete interlocking pavers be removed entirely and the trails restored with smooth, compacted earth surfacing or naturalistic materials, except as provided in b., below;
- b. Heavy traffic areas at entrances, around buildings that have traditionally been paved, and around new buildings, shall be paved with naturalistic material (such as flagstone);
- c. Paving and hardscape plans shall be reviewed and approved by HLAC prior to construction; and
- d. With the exception of b., above, no new concrete pavers, synthetic or otherwise, shall be installed.

**Action 3:** Commissioner Wyckoff moved, seconded by Commissioner Shepherd, and carried by a vote of 6 to 0 (Lowenthal, Welt, Mussell absent) to find that the new entrance represents a substantial deviation of the historic landscape design concept as it greatly detracts from an important character-defining feature of the Garden. However, the HLAC approves the new entrance, subject to the re-opening of the historic main entrance on occasion, where practical, to be utilized in concert with the new entrance.

**Action 4:** Commissioner Adams moved, seconded by Commissioner Schwartz, and carried by a vote of 5 to 1 (Wyckoff no; Lowenthal, Welt, Mussell absent) to find that the new Education and Library buildings and new Entrance Kiosk do not substantially deviate from or substantially conflict with the historic landscape design concept or historic use of the landmark and that these buildings do not adversely affect the seven identified historic features and structures identified in Landmark Resolution 2003-059. Therefore, the HLAC finds that these buildings are not subject to their jurisdiction.

**Action 5:** Commissioner Wyckoff moved, seconded by Commissioner Adams and carried by a vote of 6 to 0 (Lowenthal, Welt, Mussell absent) to approve the exterior alterations to the Blaksley Library.

**Action 6:** Commissioner Shepherd moved, seconded by Commissioner Wyckoff and carried by a vote of 6 to 0 (Lowenthal, Welt, Mussell absent) to find that:

- a. The proposed fencing has the potential to substantially deviate from the historic landscape design concept based on its potential visual impacts on the landmark and therefore the HLAC has jurisdiction over this element of the project; and
- b. The final fencing plan shall be brought back to the HLAC at their next meeting for review and approval.

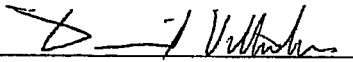
**Action 7:** Commissioner Woodward moved, seconded by Commissioner Wyckoff and carried by a vote of 6 to 0 (Lowenthal, Welt, Mussell absent) to require that a Cultural Landscape Master Plan be prepared and submitted to HLAC for review and approval prior to construction of any alterations to the Landmark.

---

Any interested person may appeal in writing to the Board of Supervisors from any action of the Historic Landmarks Advisory Commission filed with the Clerk of the Board of Supervisors within ten days from the date of such action, or in the case of the affected property owner, within ten days of service of notice of the action by certified mail to the owner of the property as appears on the latest available county assessor's records, and the Board of Supervisors shall set a public hearing, duly advertised once in a newspaper of general circulation in the county at least ten days before the date of such hearing, to consider such appeal, and the Board of Supervisors may confirm, modify or set aside any or all such actions of the Historic Landmarks Advisory Commission.

---

Sincerely,



David Villalobos  
Secretary to HLAC

xc: HLAC File  
Supervisor Carbajal  
County Planning Commissioners  
Mary Pat Barry, County Counsel  
Anne Almy, Supervising Planner  
Alex Tuttle, Planner

---

G:\GROUP\Permitting\Case Files\Cp\1970s\72 cases\72op116 Botanic Garden\72-CP-116 RV01 (02NEW-00138)\Historical & Arch\Historic Landmarks Advisory Commission\Action Letter 11-9-09.doc