



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 and
Development
Department No.: 053
For Agenda Of: 02/21/2012
Placement: Administrative
Estimated Tme: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Planning and Development
Glenn Russell, Ph.D., Director, (805) 568-2085
Contact Info: Alice McCurdy, Deputy Director, (805) 568-2518

SUBJECT: **Historic Landmarks Advisory Commission's Designation of the Bryce Beach Cabaña and Funicular as a County Historic Landmark**

County Counsel Concurrence:

As to form: Yes

Auditor-Controller Concurrence:

As to form: N/A

Other Concurrence:

As to form: N/A

Recommended Actions:

Receive and file this Board Agenda Letter.

As explained below, your Board may wish to pull this item from the Administrative Agenda and set a public hearing on March 6, 2012 to take action on the Historic Landmarks Advisory Commission's (HLAC) designation of the Bryce Beach Cabaña and Funicular as a County Historic Landmark.

Background:

HLAC's Designation of Cabaña and Funicular as a County Historic Landmark. On March 10, 2011, Steve Welton, agent for the property owner, Marsupial Properties, LLC, nominated the cabaña and funicular located at 1553 Roble Drive, Hope Ranch, Second Supervisorial District (Assessor's Parcel Number 063-160-034) as a County Historic Landmark. The cabaña is located on the sandy beach and the funicular is located on the bluff face (see Attachment A). An historic report, prepared by Alexandra Cole, dated July 2001, concluded that these structures are significant historic resources (see Attachment D). The cabaña and funicular went to the HLAC on June 13, 2011 where the HLAC designated the cabaña and funicular as a Historic Landmark.

Previous Board Action. On September 6, 2011, the project was brought before the Board in order to consider recommendations regarding the designation of the Bryce Beach Cabaña and Funicular as a Historic Landmark. At this hearing, the Board was presented with three options: *a.)* Approve the HLAC Landmark Designation, *b.)* Modify the HLAC Designation, or *c.)* Disapprove the Landmark Designation request. On a vote of 5-0, the Board disapproved the Landmark request. The Board also directed P&D staff to take the matter back to the Historic Landmarks Advisory Commission for consideration as a Place of Historic Merit and to provide for the Board a comparison of the findings associated with both Historic Landmark and Place of Historic Merit designations.

HLAC's 2nd Designation of Cabaña and Funicular as a County Historic Landmark

On October 10, 2011 the item was once again brought to the HLAC for discussion and on December 12, 2011, the HLAC approved a new resolution designating the cabaña and funicular as a County Historic Landmark (Resolution No. 2011-2, Bryce Beach Cabaña and Funicular - Attachments B). In part, HLAC concluded that the cabaña and funicular are historically significant because they reflect special elements of the cultural, engineering and architectural history of the County; represent the work of a notable designer; exemplify one of only a handful of beach cabañas surviving in the County; and is the only example of a combination beach cabaña and funicular. Furthermore, HLAC members indicated that one of the main reasons to Landmark the cabaña is to allow structural repairs (see Attachment C). Once Landmarked, the cabaña would be proposed for rehabilitation and preservation, so it could remain an important part of the history of Hope Ranch. Because the cabaña is situated on the sand it is considered a nonconforming structure and would normally not be allowed to be structurally repaired. However, the Coastal Zoning Ordinance (Article II, Section 35-162.1.a) provides an exception as follows:

a. Exceptions: A nonconforming structure may be enlarged, extended, reconstructed, moved, and/or structurally altered, subject to the following criteria:

- 1) The structure has been declared to be a historical landmark pursuant to a resolution of the Board of Supervisors may be structurally altered provided that the County Historical Landmarks Advisory Commission has determined that the proposed structural alterations will help to preserve and maintain the landmark in the long-term and has reviewed and approved the proposed structural alterations.*

As such, landmarking would be the only feasible path forward to permit the necessary repairs and restoration of the structures.

Lastly, in response to the Board's request to provide a comparison of the findings associated with both Historic Landmark and Historic Merit designations, the HLAC indicated that the criteria for designating a place as a Historic Landmark or as a Place of Historic Merit are the same (see Attachment E). They also noted that the primary difference is that a Landmark carries with it conditions and restrictions, while a Place of Historic Merit does not, nor is a Place of Historic Merit ratified by the Board of Supervisors.

Consideration by Board of Supervisors. 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 Resolution No. 2011-2 ends on March 11, 2012. From a practical standpoint, this means the designation will expire and have no further effect unless your Board conducts a public hearing on or before the March 6, 2012 Board hearing and confirms the action of HLAC.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

P&D will charge the applicant for the staff time required to prepare this Board Agenda Letter and, if necessary, present this nomination to your Board at a public hearing. Staff time is budgeted in the Permitting and Compliance Program of the Development Review Division – South on page D-314 of the County of Santa Barbara Fiscal Year 2011 – 2012 Operating Plan. Staff time to prepare this Board Agenda Letter and complete other related tasks totaled approximately eight hours. An additional four to six hours will be required if your Board decides to conduct a public hearing to take formal action on this matter.

Authored by:

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Attachments:

- A. Photographs – Cabaña; Funicular
- B. HLAC Resolution 2011-2
- C. HLAC [Unapproved] Minutes, dated December 12, 2011
- D. Hearing Materials presented to HLAC on December 12, 2011 by Property Owners
- E. HLAC – Information Sheet - Landmark Eligibility Criteria

Cc:

Historic Landmarks Advisory Commission
Steve Welton, Suzanne Elledge Planning Services (P.O. Box 21522, Santa Barbara, CA 93121)
Marsupial Properties, LLC (1825 Ballard Canyon Road, Solvang, CA 93436)



