



**BOARD OF SUPERVISORS  
AGENDA LETTER**

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

**Agenda Number:**

**Submitted on:  
(COB Stamp)**

**Department Name:** Planning and Development  
**Department No.:** 053  
**For Agenda Of:** Set Hearing on November 5, 2024 for placement on December 10, 2024  
**Placement:** Departmental  
**Estimated Time:** 25 minutes on December 10, 2024  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

**TO:** Board of Supervisors  
**FROM:** Planning and Development Lisa Plowman, Director, (805)568-2086  
Contact Info: Travis Seawards, Deputy Director, (805)568-2518  
**SUBJECT:** **Hearing to Consider the Property Owner’s Appeal, Case No. 24APL-00017, of the Historic Landmarks Advisory Commission’s Nomination of Property Addressed as 2929 East Valley Road as a County Historic Landmark, First Supervisorial District.**

**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:**

N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

On November 5, 2024, set a hearing for December 10, 2024, to consider Case No. 24APL-00017, an appeal of the HLAC’s October 14, 2024, nomination of the Chaffee Residence and Attached Garage with Sandstone Landscape Features, addressed as 2929 East Valley Road, as a historic landmark. The appeal was filed by the property owner.

On December 10, 2024, your Board may take the following actions:

- a) Uphold the appeal, and reject the designation by the Historic Landmarks Advisory Commission of the Chaffee Residence, located at 2929 East Valley Road, Montecito, California, Assessor’s Parcel No. 005-040-025, as a County Historic Landmark; and
- b) Determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15270.

Alternatively, in order to deny the appeal and designate the property as a historic landmark, take the following actions:

- a) Deny the appeal, and approve the designation by the Historic Landmarks Advisory Commission of the Chaffee Residence located at 2929 East Valley Road, Montecito, California, Assessor’s Parcel No. 005-040-025, as a County Historic Landmark;

- b) Adopt a resolution with conditions, designating the site located at 2929 East Valley Road, Montecito, California, Assessor's Parcel No. 005-040-025, as a County Historic Landmark; and;
- c) Determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15308.

**Summary Text:**

On October 14, 2024, the County's Historic Landmarks Advisory Commission (HLAC) adopted a resolution (Attachment 4) conferring temporary landmark status on the Chaffee Residence and Attached Garage with Sandstone Landscape Features. HLAC found that the Chaffee Residence and Attached Garage with Sandstone Landscape Features meets the eligibility requirements for a County Historic Landmark as described in County Code Chapter 18A, Section 18A-3, and is worthy of protection. The Chaffee Residence and Attached Garage with Sandstone Landscape Features is located at 2929 East Valley Road, Montecito, California, in the First Supervisorial District and is identified as Assessor Parcel Number 005-040-025.

HLAC adopted the resolution against the property owner's expressed opposition to the designation. Prior to HLAC's nomination of the Chaffee Residence and Attached Garage with Sandstone Landscape Features as a historic landmark, the property owner submitted two letters to the HLAC, dated June 6, 2024, and July 7, 2024, in opposition to the designation. Additionally, the property owner's representatives, Amy Steinfeld and Steve Fort, attended the HLAC hearings of May 13, 2024, June 10, 2024, July 8, 2024, and October 14, 2024, speaking in opposition to the designation.

Following the nomination of the Chaffee Residence and Attached Garage with Sandstone Landscape Features as a historic landmark, the property owner filed a timely appeal of the resolution, pursuant to County Code Chapter 18A, Section 18A-7, provided as Attachment 5. A summary of the appeal issues is included in the analysis below. The Board has broad discretion to either uphold the appeal and reject the designation or deny the appeal and designate the property as a historic landmark.

**Background:**

Pursuant to County Code Chapter 18A-1, the purpose of the Commission "*is to promote the economic welfare and prosperity of the County by preserving and protecting those places, sites, buildings, structures, works of art and other objects having a special historic or aesthetic character or interest, for the use, education, and view of the general public to remind the citizens of this County and visitors from elsewhere of the historic background of the County.*"

According to HLAC, the Chaffee Residence, including the residence, attached garage, sandstone terrace, outdoor barbecue, and the plinth and entry gate posts are historically significant because they were designed by renowned architect Carleton Winslow in 1918 and exemplify the French Norman Revival style, an architectural subtype of the Period Revival Movement in the early 20<sup>th</sup> century. The residence is one of the few remaining examples in the County possessing distinguishing characteristics of the French Norman Revival style, and has a direct association with the theme of Great Estates building in Montecito during the Regional Culture Period between 1915 and 1945, a period in which Carleton Winslow was one of the most notable regional architects in California. HLAC Resolution No. 2024-04 will expire ninety days after it was adopted by HLAC unless the 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 grants the Board of

Supervisors discretion to approve, modify or disapprove the designation by HLAC and the conditions to be imposed (conditions are included within Attachments 1 and 4).

The ninety-day period for HLAC Resolution No. 2024-04 ends on January 12, 2025. Therefore, the Board must take action to confirm or deny the action of HLAC on or before January 12, 2025, or the designation will expire. The Board Resolution, the CEQA Notice of Exemption for Designation, and the CEQA Notice of Exemption for Disapproval are included as Attachments 1, 2, and 3, respectively. The HLAC resolution is included as Attachment 4, and the appeal application is included as Attachment 5.

### **Appeal Issue and Staff Response:**

**Appeal Issue:** The property owner opposes the designation and claims that it is uncommon for structures to receive historic designation without owner support. They assert that there is no imminent threat to the property as the owners have complied with all County and state rules, are committed to protecting the property's historic value, and current projects will preserve the historical eligibility of the property. Additionally, the Appellant contends that designation will cause undue delays and expenses for the owners as it relates to any future development projects due to lengthy County planning processes in place for changes to historically landmarked structures. The Appellant argues that the potential incentives for landmark status either do not apply, are unwanted by the owners, or are unavailable in the County. They stress that the structure is a private residence, and is not accessible or visible from any public viewing area. Lastly, the Appellant argues that the designation is contrary to HLAC's mission.

**Staff Response:** Pursuant to County Code Chapter 18A Section 18A-2, HLAC has the authority to designate prospective sites for a historic landmark designation, but HLAC bylaws encourage consultation with property owners in good faith. County Code Chapter 18A Section 18A-2 states:

*“[HLAC is] authorized and directed to receive and act upon or initiate applications to investigate and designate places, sites, buildings, structures, works of art and other objects within the unincorporated territory of the county as having historic, aesthetic or other special character or interest and being worthy of consideration for protection, enhancement or perpetuation as such.”*

However, the HLAC Bylaws Section V.5, included as Attachment 6, states that if a party other than an owner of a property or his/her representative wishes to submit a nomination to designate such property as a landmark, that party is encouraged, but not required, to consult in good faith with the owner of the property prior to submitting the nomination.

The property owner provided two letters to the HLAC, dated June 6, 2024, and July 7, 2024, outlining their opposition to the designation of the property as a historic landmark. The property owner is concerned that the nomination will potentially delay future development projects on the property. Furthermore, as asserted by the Appellant, there is no public access to or view of the structure that the general public may benefit from.

As outlined in the background section above, all temporary landmark designations by HLAC expire within 90 days of designation and require a designation by the Board of Supervisors to be permanent. As such, the Board has broad discretion to either uphold the appeal and reject the designation, or deny the appeal and designate the property as a historic landmark, in accordance with the Recommended Actions above.

**Summary:**

HLAC has authority to nominate a prospective site as a historic landmark under County Code Chapter 18A Section 18A-2 and HLAC's bylaws. The Board has broad discretion to either uphold the appeal and reject the designation or deny the appeal and designate the property as a historic landmark.

**Fiscal and Facilities Impacts:**

Budgeted: Yes.

**Fiscal Analysis:**

Total costs for processing the appeal are approximately \$7,300 (25 hours of staff time). The costs for processing appeals are partially offset by a General Fund subsidy in Planning and Development's adopted budget. Funding for processing this appeal is budgeted in the Planning and Development Department's Permitting Budget Program, as shown on Page 317 of the County of Santa Barbara Fiscal Year (FY) 2024-2025 Adopted Budget.

**Special Instructions:**

The Clerk of the Board will complete all noticing requirements for the project titled "Chaffee Residence and Attached Garage with Sandstone Landscape Features." A minute order of the hearing and a certified Board of Supervisor's Resolution shall be forwarded to the Planning and Development Department, Hearing Support, Attention: Veronica King, for recording at the County Recorder's Office. In addition, the Clerk of the Board of Supervisors shall mail a copy of the executed resolution to:

Jonathan Martin, Secretary  
Historic Landmarks Advisory Commission  
123 E. Anapamu Street  
Santa Barbara, CA 93101

Anne Rierson, Senior Deputy County Counsel  
Office of County Counsel  
105 E. Anapamu Street, Suite 101  
Santa Barbara, CA 93101

**Attachments:**

1. Draft Board of Supervisors Resolution
2. Notice of CEQA Exemption for Approval of Designation
3. Notice of CEQA Exemption for Disapproval of Designation
4. HLAC Resolution, dated October 14, 2024
5. Appeal Application
6. HLAC Bylaws

**Authored by:**

Veronica King, Planner, Development Review Division, P&D, (805) 568-2513

**cc:**

Keith Coffman-Grey, Chair, Historic Landmarks Advisory Commission