

## ATTACHMENT D

### RESOLUTION OF THE SANTA BARBARA COUNTY HISTORIC LANDMARKS ADVISORY COMMISSION

DETERMINATION OF THE SANTA BARBARA COUNTY HISTORIC LANDMARKS ADVISORY COMMISSION THAT MATTEI'S TAVERN LOCATED AT 2326 RAILWAY AVENUE, LOS OLIVOS, CALIFORNIA, LOTS 1-7 OF ASSESSOR'S PARCEL NO. 135-073-003 AND LOTS 9-11 OF ASSESSOR'S PARCEL NO. 135-073-005, MEETS THE ELIGIBILITY CRITERIA FOR A COUNTY HISTORIC LANDMARK AND IS WORTHY OF PROTECTION UNDER CHAPTER 18A OF THE SANTA BARBARA COUNTY CODE; AND DESIGNATION OF MATTEI'S TAVERN AS COUNTY LANDMARK #47 PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE IT

RESOLUTION No. 2010-2

WHEREAS, the Santa Barbara Historic Landmarks Advisory Commission has considered the historical significance of certain portions of the property located at 2326 Railway Avenue, Los Olivos, California, (hereinafter "MATTEI'S TAVERN or MATTEI'S TAVERN PROPERTY") consisting of Lots 1-7 of Assessor's Parcel No. 135-073-003 and Lots 9-11 of Assessor's Parcel No. 135-073-005, and as shown on the map and legal description attached hereto as Exhibit A, in accordance with the requirements, standards and criteria contained in County Code, Chapter 18A, and has determined that it is worthy of protection as a County Historic Landmark; and

WHEREAS, MATTEI'S TAVERN is historically significant because:

1. It exemplifies or reflects special elements of the County's cultural, social or economic history, as it was the cultural and social center of the Santa Ynez Valley from the 1890s through the 1930s and it reflects the economic history of northern Santa Barbara County during this period with its central role in the growth of transportation, agriculture and tourism. It is the most important historic landmark of the post-Gold Rush era in the Santa Ynez Valley; and

2. It is identified with persons or events significant in local, state or national history, including Felix Mattei and his five sons, the longtime Chinese cook Gin Lung Gin, and numerous notable guests including movie stars, political leaders and prominent business and financial figures; and
3. It embodies distinctive characteristics of a style, type, period or method of construction, specifically 19<sup>th</sup> Century rural western commercial architecture for the hotel/tavern and vernacular residential architecture of the period for the guest cottages; and
4. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development, including the hotel/tavern with its accessory structures, the character-defining water tank tower, the guest cottages, the landscaped grounds with specimen trees, and the adjacent Keenan-Hartley House, previously designated as County of Santa Barbara Historic Landmark No. 30; and
5. It is a view or vista representing an established and familiar visual feature of the community of Los Olivos and from State Route 154, a designated California Scenic Highway in Santa Barbara County; and
6. It reflects a significant geographical pattern associated with different eras of settlement and growth, particularly transportation modes, since it was originally a stagecoach stop and the end of the line for the Pacific Coast Railway, and has since served as an important roadside stop in the automobile era of the last 100 years; and
7. It is one of the few remaining examples in the county, region, state or nation possessing distinguishing characteristics of a historical type or specimen, as it is one of the best-preserved 19<sup>th</sup> Century stagecoach stops with traveler accommodations surviving in the western United States.

NOW, THEREFORE IT IS FOUND, DETERMINED AND RESOLVED as follows:

1. MATTEI'S TAVERN, meets the eligibility requirements for a County Historic Landmark as described in County Code, Chapter 18A, Section 18A-3, and is worthy of protection.
2. The Historic Landmarks Advisory Commission hereby designates MATTEI'S TAVERN as an Historic Landmark, subject to the following conditions:
  - a. Except as set forth in subsection d. below, demolition, removal or destruction, partially or entirely, is prohibited unless an application as defined below has been submitted to the Historic Landmarks Commission and express consent in writing is first obtained from the commission. Such consent may impose all reasonable conditions deemed appropriate by the commission to accomplish the purposes of County Code, Chapter 18A.
  - b. Except as set forth in subsection d. below, no alterations, repairs, additions or changes including the construction of new structures on the MATTEI'S TAVERN PROPERTY (other than normal maintenance and repair work as defined below) shall be made unless and until an application has been submitted to the Historic Landmarks Advisory Commission and all plans therefor have first been reviewed by the commission and approved or modified, and reasonable conditions imposed as deemed necessary, and that all such work shall be done under the direction and control of the commission or other qualified person designated by it.
- (1) The historic wainscoting, interior doors and three fireplaces on the interior of the MATTEI'S TAVERN main building, as shown on the plan attached hereto as Exhibit B, are character-defining features of the Landmark and any alterations made to the interior of the building shall preserve such features and reflect the historic character of MATTEI'S TAVERN.

- (2) The thirteen historic specimen trees shown on the site plan attached hereto as Exhibit C are character-defining features of the Landmark and any alterations made to the landscaping of the property shall preserve such trees and reflect the historic character of MATTEI'S TAVERN.
- c. The foregoing conditions shall not be imposed in such a way as to infringe upon the right of the owners of MATTEI'S TAVERN to make any and all reasonable use of the property that is not in conflict with County Code Chapter 18A.
- d. The following features of the MATTEI'S TAVERN PROPERTY are not subject to the foregoing conditions of paragraph 2.a. and 2.b.:
  - (1) The exteriors of the 1974 "back of house" addition and 2002 dining room remodel of the MATTEI'S TAVERN main building, as shown on the plan attached hereto as Exhibit D.
  - (2) The interiors of the kitchen and "back of house" of the MATTEI'S TAVERN main building, as shown on the plan attached hereto as Exhibit D.
  - (3) Cottage No. 2, as shown on the site plan attached hereto as Exhibit E.
  - (4) The 1981 front enclosure and rear addition of Cottage No. 5, as shown on the site plan attached hereto as Exhibit E.
  - (5) The interiors of Cottage Nos. 1, 3, 4 and 5, as shown on the site plan attached hereto as Exhibit E.
  - (6) The Cook's Residence if moved from the MATTEI'S TAVERN PROPERTY, as shown on the site plan attached as Exhibit E.

3. For purposes of this Resolution, the following definitions shall apply:
  - a. *Repair and Maintenance.* Routine activities to repair and maintain structural and nonstructural components of buildings and structures caused by normal wear and tear, accidents, and/or disasters, provided that (i) the activity does not result in the addition, substantial alteration enlargement or expansion of the object being repaired or maintained and (ii) the object of the repair or maintenance remains in the same footprint and location.
  - b. *Application.* For the purposes of subparagraphs 2.a. and 2.b. above the application shall include the following information:
    - (1) Change/Project description. Drawings and diagrams of any work proposed, samples or descriptions of materials and colors where appropriate.
    - (2) Photographs of the current structure(s) or features.
    - (3) Description of the present and proposed use(s) of the building or feature sought to be modified.
    - (4) Purposes of the proposed change(s).
    - (5) Any environmental review documents, including historical reports if required by the California Environmental Quality Act.
4. This designation shall expire after a period of ninety days, unless prior to the expiration of ninety days the Board of Supervisors shall have confirmed the action of the Historic Landmarks Advisory Commission pursuant to County Code, Chapter 18A, Section 18A-2.

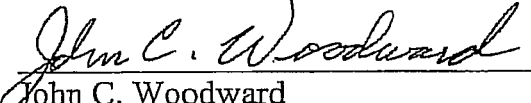
PASSED, APPROVED AND ADOPTED by the Santa Barbara County  
Historic Landmarks Commission at Santa Barbara, California, this 13th day of  
September, 2010 by the following vote:

AYES: 6

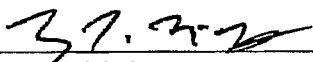
NOES: 0

ABSTAIN: Bob Cunningham and James Kyriaco

ABSENT: Tom Hom

  
John C. Woodward  
Chairman


Approved as to form:

  
Mary McMaster  
Senior Deputy County Counsel

I hereby APPROVE AND CONSENT to designation of MATTEI'S  
TAVERN as a County of Santa Barbara Historic Landmark pursuant to County Code,  
Chapter 18A.

SANTA RITA LAND & VINE LLC  
Owner, MATTEI'S TAVERN

Date: 9/13/10

By:   
Its: MANABER

# NOTICE OF EXEMPTION

September 13, 2010

TO: Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

FROM: County of Santa Barbara  
Planning and Development Department  
123 E. Anapamu Street  
Santa Barbara, CA 93101

X Clerk of the Board

County of Santa Barbara  
105 E Anapamu Street, Rm. 407  
Santa Barbara, CA 93101

Mattei's Tavern Historic Landmark Designation  
Project Title

2326 Railway Avenue Los Olivos California (cross street Nojoqui Ave.) (Lots 1-7 of Assessors Parcels number 135-073-003 and Lots 9-11 of Assessors Parcels number 135-073-005).  
Project Location – Specific; including cross street

Description of Nature, Purpose, and Beneficiaries of Project: The adoption of a resolution of the Santa Barbara County Historic Landmarks Advisory Commission designating Mattei's Tavern a County of Santa Barbara Historic Landmark.

County of Santa Barbara Historic Landmarks Advisory Commission.  
Name of Agency Approving Project

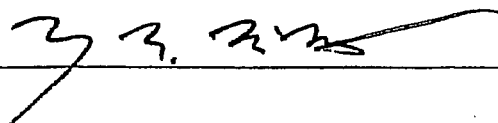
Santa Rita Land & Vine LLC  
Name of Person or Agency Carrying Out Project

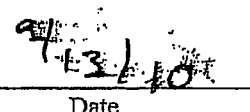
Exemption Status: (Check One)

Statutory [Article 18]  
Declared Emergency [Section 15269(a)]  
Emergency Project [Section 15269 (b) and (c)]  
X Categorical [Sections 15305 and 15308]

2010 SEP 13 PM 2:19  
COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

Reasons why project is exempt: The Categorical Exemption under Section 15305 allows for minor alterations in land use limitations and Section 15308 allows for actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment. Mattei's Tavern was identified by qualified architectural historians as being eligible for designation as a historic landmark due to its architectural and cultural significance. Designating the property as a Historic Landmark provides protection as a significant historic resource to ensure its preservation. This designation will result in minor changes to the land use limitations applicable to the property by requiring an additional level of review for any proposed changes to the structure in the future that will serve to protect it as a historical resource. Based on the foregoing, no significant environmental effects would result from this project and this exemption is appropriate.



  
Date

**LEGAL DESCRIPTION**

**EXHIBIT A1**

**PARCEL A:**

A portion of land in the Town of Los Olivos, County of Santa Barbara, State of California, according to the map recorded February 8, 1888 in Rack 3, Page 6 of Maps, in the office of the County Recorder of said County.

Lot 1 of Block 6 of said Map.

Together with the Northerly 10 feet of a 20 foot wide alley abandoned by Santa Barbara County Supervisors Resolution Number 73-809, recorded December 28, 1973 as Instrument No. 48551 in Book 2494, Page 954 of Official Records of said County.

Lying Southerly of Lot 1;

Lying Westerly of the West line of Nojoqui Avenue as shown on said map;

Lying Easterly of the Southerly prolongation of the West line of Lot 1.

Together with the Westerly half of Nojoqui Avenue, 60 feet wide; Southerly of the Easterly prolongation of the North line of said Lot 1 and Northerly of the Easterly prolongation of the centerline of the above mentioned 20 feet wide abandoned alley.

Shown on a Certificate of Compliance recorded May 9, 2002 as Instrument No. 2002-45362, Official Records.

**PARCEL B:**

A portion of land in the Town of Los Olivos, County of Santa Barbara, State of California, according to the map recorded February 8, 1888 in Rack 3, Page 6 of Maps, in the office of the County Recorder of said County.

Lot 2 of Block 6 of said Map.

Together with the Northerly 10 feet of a 20 foot wide alley abandoned by Santa Barbara County Supervisors Resolution Number 73-809, recorded December 28, 1973 as Instrument No. 48551 in Book 2494, Page 954 of Official Records of said County;

Lying Southerly of Lot 2;

Lying Westerly of the Southerly prolongation of the East line of Lot 2;

Lying Easterly of the Southerly prolongation of the West line of Lot 2.

Shown on a Certificate of Compliance recorded November 19, 2001 as Instrument No. 2001-99725, Official Records.

**PARCEL C:**

A portion of land in the Town of Los Olivos, County of Santa Barbara, State of California, according to the map recorded February 8, 1888 in Rack 3, Page 6 of Maps, in the office of the County Recorder of said County.

Lots 3 and 4 of Block 6 of said Map.

Together with the Northerly 10 feet of a 20 foot wide alley abandoned by Santa Barbara County Supervisors Resolution Number 73-809, recorded December 28, 1973 as Instrument No. 48551 in Book 2494, Page 954 of Official Records of said County;

Lying Southerly of Lots 3 and 4;

Lying Westerly of the Southerly prolongation of the East line of Lot 3;

Lying Easterly of the Southerly prolongation of the West line of Lot 4.



EXHIBIT "A" (continued)

Show on a Certificate of Compliance recorded November 19, 2001 as Instrument No. 2001-99730, Official Records.

PARCEL D:

A portion of land in the Town of Los Olivos, County of Santa Barbara, State of California, according to the map recorded February 8, 1888 in Rack 3, Page 6 of Maps, in the office of the County Recorder of said County.

Lots 5 and 6 of Block 6 of said Map.

Together with the Northerly 10 feet of a 20 foot wide alley abandoned by Santa Barbara County Supervisors Resolution Number 73-809, recorded December 28, 1973 as Instrument No. 48551 in Book 2494, Page 954 of Official Records of said County;

Lying Southerly of Lots 5 and 6;

Lying Westerly of the Southerly prolongation of the East line of Lot 5;

Lying Easterly of the Southerly prolongation of the West line of Lot 6.

Shown on a Certificate of Compliance recorded November 19, 2001 as Instrument No. 2001-99726, Official Records.

PARCEL E:

A portion of land in the Town of Los Olivos, County of Santa Barbara, State of California, according to the map recorded February 8, 1888 in Rack 3, Page 6 of Maps, in the office of the County Recorder of said County.

Lots 7 of Block 6 of said Map.

Together with the Northerly 10 feet of a 20 foot wide alley abandoned by Santa Barbara County Supervisors Resolution Number 73-809, recorded December 28, 1973 as Instrument No. 48551 in Book 2494, Page 954 of Official Records of said County;

Shown on a Certificate of Compliance recorded April 8, 2002 as Instrument No. 2002-34063, Official Records.

PARCEL F:

A portion of land in the Town of Los Olivos, County of Santa Barbara, State of California, according to the map recorded February 8, 1888 in Rack 3, Page 6 of Maps, in the office of the County Recorder of said County.

Lots 9 and 10 of Block 6 of said Map.

Together with the Southerly 10 feet of a 20 foot wide alley abandoned by Santa Barbara County Supervisors Resolution Number 73-809, recorded December 28, 1973 as Instrument No. 48551 in Book 2494, Page 954 of Official Records of said County;

Lying Northerly of Lots 9 and 10;

Lying Easterly of the Northerly prolongation of the West line of Lot 10;

Lying Westerly of the West line of Nojoqui Avenue as shown on said map.

Together with the Northerly half of Jonata Street, 60 feet wide as abandoned by Santa Barbara County Supervisor's Resolution Number 80-485, recorded October 29, 1980 as Instrument No. 80-44323 of Official Records of said County;

Lying Southerly of Lots 9 and 10;

Lying Easterly of the Southerly prolongation of the West line of Lot 10;

Lying Westerly of the West line of Nojoqui Avenue as shown on said map.

Together with the Westerly half of Nojoqui Avenue, 60 feet wide, Southerly of the Easterly prolongation of the centerline of the above mentioned 20 foot wide abandoned alley and Northerly of the Easterly prolongation of the centerline of the above mentioned 60 foot wide Jonata Street.

Shown on a Certificate of Compliance recorded April 8, 2002 as Instrument No. 2002-34067, Official Records.

PARCEL G:

A portion of land in the Town of Los Olivos, County of Santa Barbara, State of California, according to the map recorded February 8, 1888 in Rack 3, Page 6 of Maps, in the office of the County Recorder of said County.

Lot 11 of Block 6 of said Map.

Together with the Southerly 10 feet of a 20 foot wide alley abandoned by Santa Barbara County Supervisors Resolution Number 73-809, recorded December 28, 1973 as Instrument No. 48551 in Book 2494, Page 954 of Official Records of said County;

Lying Northerly of Lot 11;  
Lying Westerly of the Northerly prolongation of the East line of Lot 11;  
Lying Easterly of the Northerly prolongation of the West line of Lot 11.

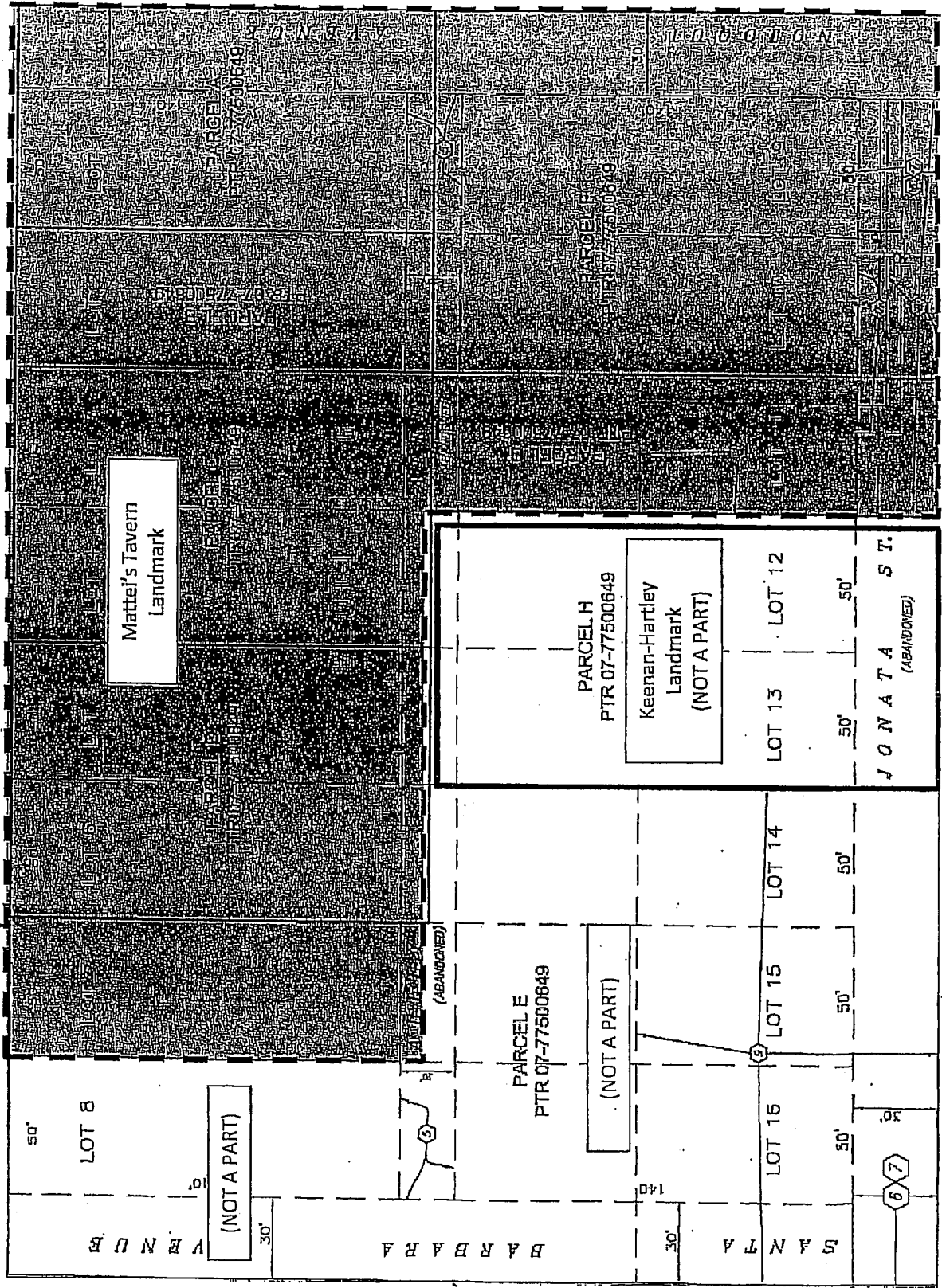
Together with the Northerly half of Jonata Street, 60 feet wide as abandoned by Santa Barbara County Supervisors Resolution Number 80-485, recorded October 29, 1980 as Instrument No. 80-44323 of Official Records of said County;

Lying Southerly of Lot 11;  
Lying Westerly of the Southerly prolongation of the East line of Lot 11;  
Lying Easterly of the Southerly prolongation of the West line of Lot 11.

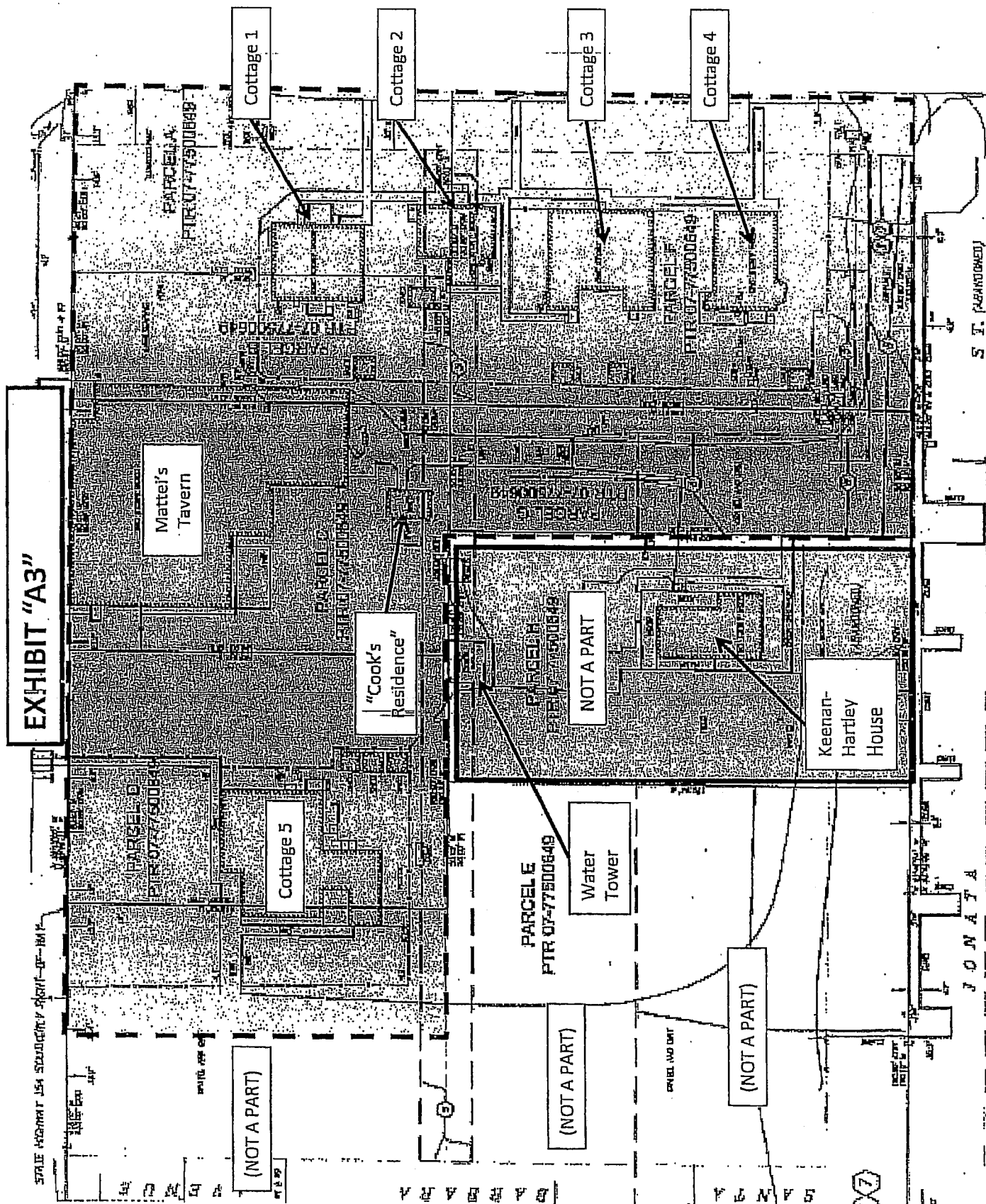
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**EXHIBIT "A2"**

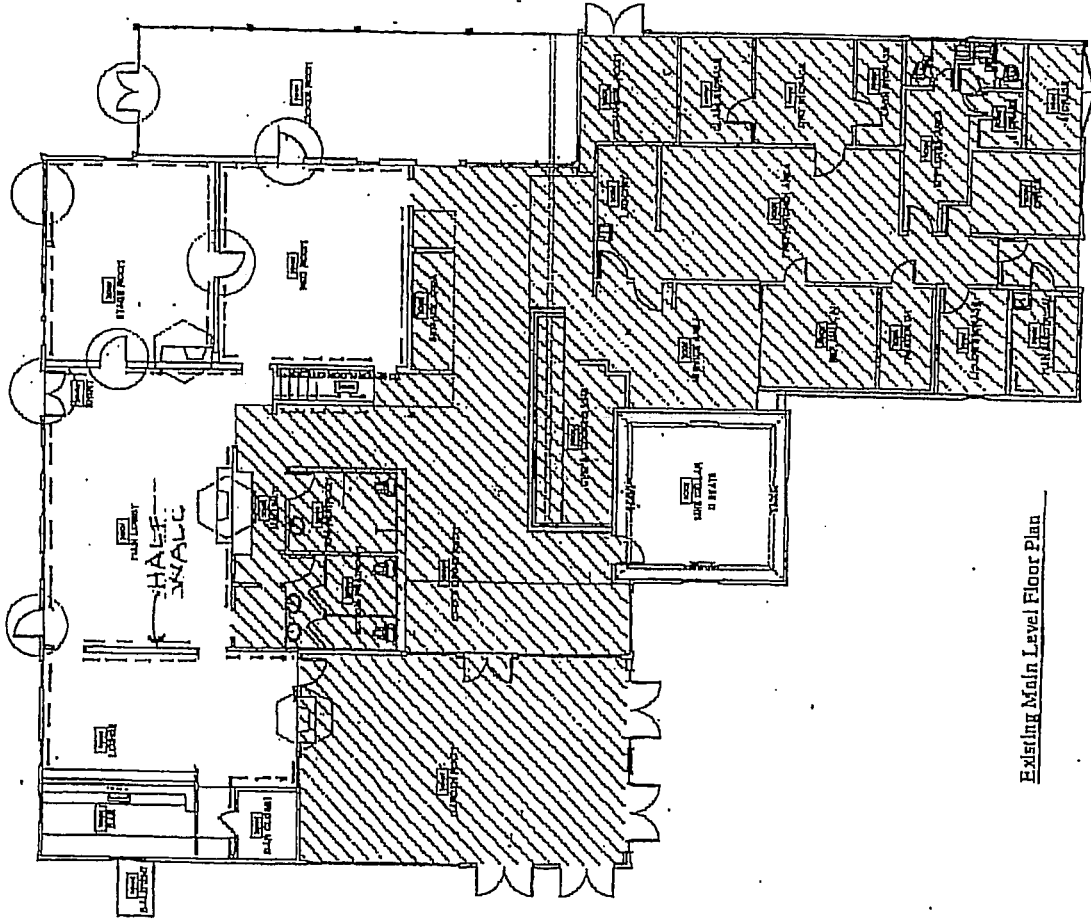
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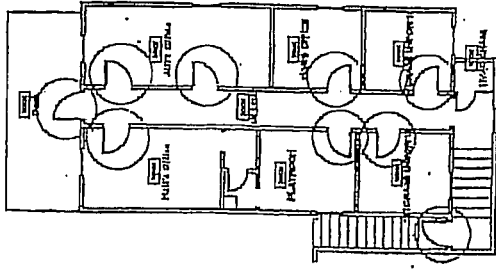
444-11818 A. 14.30 T 75 157 J. 1845234 31 125



# Exhibit B- Matter's Tavern



Existing Main Level Floor Plan

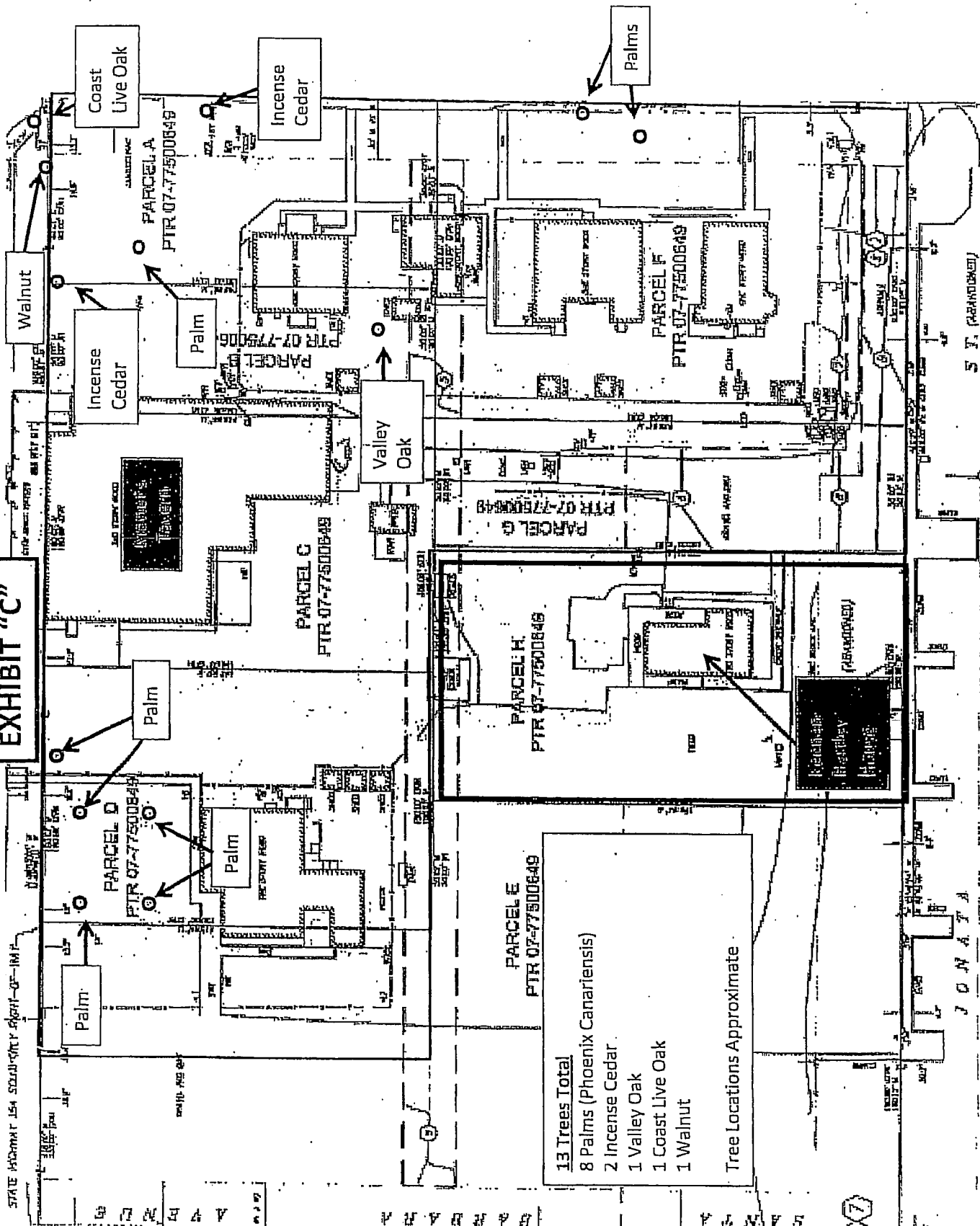


Existing Upper Floor Plan

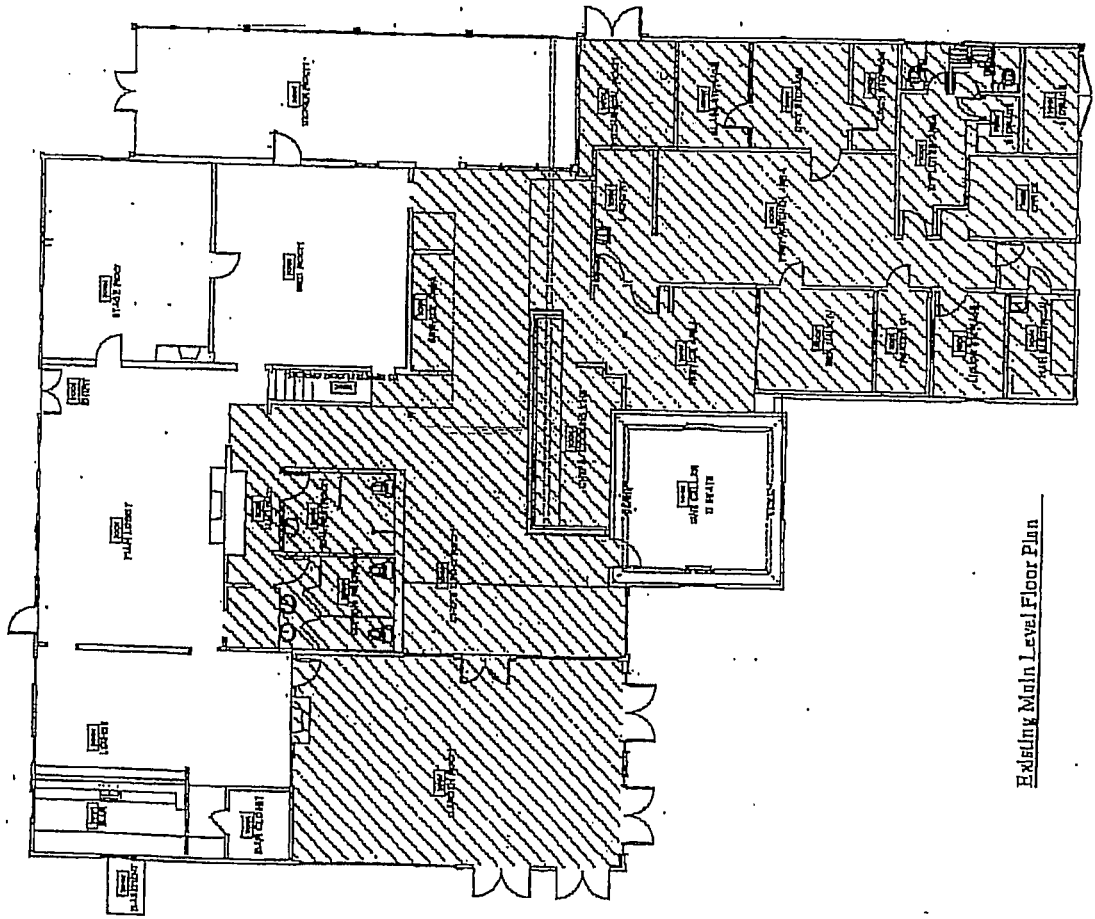
## LEGEND:

- AREA NOT IN HAC PURVIEW
- AREA WITHIN HAC PURVIEW
- WANSOOTING TO REMAIN
- HISTORIC DOORS TO REMAIN
- HISTORIC FIREPLACES TO REMAIN

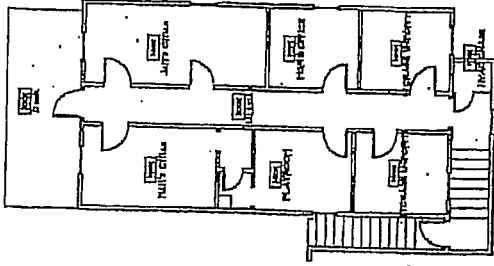
# EXHIBIT "C"



# Exhibit D - Mattei's Tavern



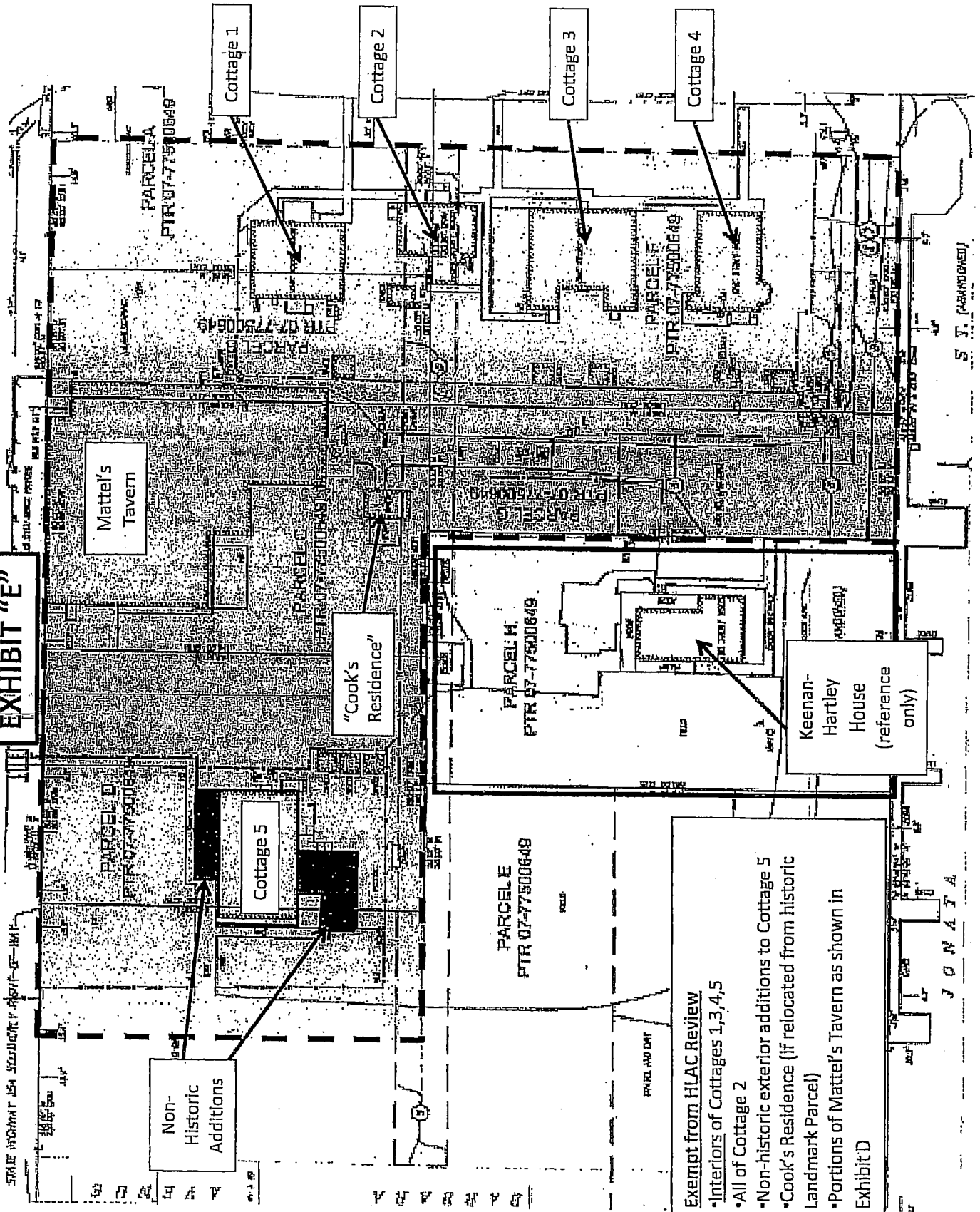
Existing Main Level Floor Plan



Existing Upper Floor Plan

LEGEND:  
 Hatched Area NOT IN HAC PURVIEW  
 Plain Area WITHIN HAC PURVIEW

# EXHIBIT "E"



## Exempt from HLAC Review

- Interiors of Cottages 1, 3, 4, 5
- All of Cottage 2
- Non-historic exterior additions to Cottage 5
- Cook's Residence (if relocated from historic Landmark Parcel)
- Portions of Mattel's Tavern as shown in Exhibit D