

ATTACHMENT 3



Santa Barbara County
Historic Landmarks Advisory Commission

January 29, 2014

VIA CERTIFIED MAIL

Mr. Clay Aurell
AB Design Studio
27 E. Cota Street, Suite 503
Santa Barbara, CA 93101

VIA CERTIFIED MAIL

Mr. Brian Kelly
Manager of 461 San Ysidro Rd. LLC
1486 East Valley Road
Santa Barbara, CA 93108

RE: HLAC Meeting of January 13, 2014
Juarez-Hosmer Adobe County Landmark No. 34

Agenda Item #5: Determine whether to approve or request modifications or impose conditions upon the proposed changes to the rehabilitation plan due to the immediate condition of the water tower and other structures on the site, and further, discuss a proposal to change the rehabilitation project to a reconstruction project due to the deteriorated condition of the structures. The review will include a proposed pool, spa and a proposed wall extension into the canopy of the historic fig tree and landmarked landscape. The property is shown as Assessor's Parcel Number: 009-060-049 located at 461 San Ysidro Road in the Montecito area, First Supervisorial District.

Determine that the above actions are exempt from CEQA under Section 15331 of the CEQA Guidelines because they consist of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, (1995), Weeks and Grimmer.

Dear Mr. Aurell:

At the Historic Landmarks Advisory Commission meeting of January 13, 2014, the Commission took the following actions:

- 1) Commissioner Wycoff moved, seconded by Commissioner Duncan, and carried by a vote of 7 to 1 (Commissioners Cunningham and Lenvik absent; NO - Glasgow) to:
 - a. Approve the proposed change of the project from rehabilitation to reconstruction of the water tower and cottage structures with the condition of approval that the project follow the Secretary of the Interior's Standards for Reconstructing Historic Buildings, (Weeks and Grimmer 1995); and
 - b. Determine that the above action is exempt from CEQA under Section 15331 of the CEQA Guidelines because they consist of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, (Weeks and Grimmer 1995).

- 2) Commissioner Duncan moved, seconded by Commissioner Johnson, to continue review of the proposed changes to the adobe and the proposed addition of a new pool, spa, and wall extension to the Historic Landmarks Advisory Commission's meeting of February 10, 2014, with staff to return with additional information regarding:
 - a. Drawings and materials for the proposed new pool, spa, and wall extension;
 - b. Whether the demolition of the adobe would be consistent with the Secretary of the Interior's Standards for Reconstructing Historic Buildings;
 - c. Additional information as to whether similar situations have been encountered with historic adobes elsewhere in California and efforts to remedy the situation; and
 - d. The condition to return to Montecito Board of Architectural Review (MBAR) for review in order to gain their input of the new proposed pool, spa and wall extension.

Motion failed by a vote of 4 to 4 (Commissioners Cunningham and Lenvik absent; NOES – Greenleaf, Glasgow, Hom, Melcombe).

At this point in the proceedings Ms. Katie Hay, a representative of the property owner, stepped to the podium and formally withdrew the request for the proposed new pool, spa, and wall extension.

- 3) Commissioner Greenleaf moved, seconded by Commissioner Glasgow, and carried by a vote of 5 to 3 (Commissioners Cunningham and Lenvik absent; NOES – Duncan, Johnson, Wittausch) to:
 - a. Approve the proposed change of the project from rehabilitation to reconstruction of the adobe structure, which includes the demolition of the existing adobe, with the condition of approval that the project follow the Secretary of the Interior's Standards for Reconstructing Historic Buildings, (Weeks and Grimmer 1995); and

- b. Determine that the above action is exempt from CEQA under Section 15331 of the CEQA Guidelines because they consist of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, (Weeks and Grimmer 1995).

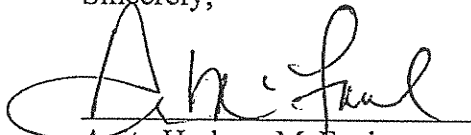
Decisions of the Historic Landmarks Advisory Commission may be appealed to the Board of Supervisors pursuant to Santa Barbara County Code Section 18A-7, as stated below:

Sec. 18A-7. – Appeal from decision of Historic Landmarks Advisory Commission.

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.

If this decision is appealed, the appeal application must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA.

Sincerely,



Anita Hodosy-McFaul
Secretary to HLAC

xc: Ms. Katie Hay, Central Coast Real Estate, LLC, 606 Alamo Pintado Road, #3-255, Solvang, CA 93463
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Supervisor Salud Carbajal, First District
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HLAC File