



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 &  
Development  
Department No.: 053  
For Agenda Of: 02/18/2014  
Placement: Administrative  
Estimated Tme: N/A  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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**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 Landmark Advisory Commission's Designation of a Moody Sisters Cottage as an Historic Landmark, First Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Other Concurrence:** N/A

**Recommended Actions:**

Receive and file this Board Agenda Letter.

Your Board may wish to pull this item from the Administrative Agenda and set a public hearing on March 4, 2014 to take action on the Historic Landmark Advisory Commission's (HLAC) designation of the Moody Sisters Cottage located at 170 Middle Road, Montecito, as a County Historic Landmark. If your Board wishes to set a public hearing, the Board should take the following action:

Set a hearing for March 4, 2014, to consider taking one of the following actions:

- a) Approve the action of the Historic Landmark Advisory Committee and adopt a resolution with conditions (Attachment A), designating the Moody Sisters Cottage located at 170 Middle Road, Montecito, as a County Historic Landmark, and determine that the approval is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15308 (Attachment B);
- b) Modify the action of the History Landmark Advisory Committee by modifying and adopting the resolution in Attachment A with conditions to be imposed designating the Moody Sisters Cottage located at 170 Middle Road, Montecito, as a County Historic Landmark, and determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15308 (Attachment B); or

- c) Disapprove the action of the Historic Landmark Advisory Commission designating the Moody Sisters Cottage located at 170 Middle Road, Montecito, as a County Historic Landmark, and determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15270 (Attachment C).

**Summary:**

The County's Historic Landmark Advisory Commission (HLAC) has adopted a resolution (Attachment D) conferring landmark status on the Moody Sisters Cottage located at 170 Middle Road, Montecito, Assessor Parcel Number 009-170-028. On December 9, 2013, HLAC Chair Cunningham initiated the nomination to Landmark the structure under the County Historic Landmark Code Chapter 18A. The HLAC determined that the 71 year old structure meets at least three of the County's Historic Landmark eligibility criteria. The subject structure is one of only a handful of structures surviving in the County of Santa Barbara designed by the Moody sisters, and would be the first Moody Sisters Cottage designated as a County Landmark. The HLAC determined that the storybook cottages designed by Harriet Moody and her sisters are a historic resource unique to Santa Barbara County. The HLAC further determined that this example of their contribution to the County's architectural history should be a landmark for future generations. The property owners, Mr. and Mrs. David Posnick have agreed to the Landmark designation.

The resolution passed by the HLAC will expire 90 days after it was adopted by the HLAC unless your Board passes a resolution designating the structure as 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 states “At such hearing, the Board may approve, modify or disapprove the designation by the commission . . .”

The ninety-day period for HLAC Resolution No. 2013-01 ends on March 9, 2014. From a practical standpoint, this means the designation will expire and have no further effect unless your Board confirms the action of HLAC on or before March 9, 2014.

**Background:**

On May 14, 2013, an application for a Coastal Development Permit (CDP), Case No. 13CDP-00000-00028, was received by Planning and Development (P&D) to allow demolition of several structures located on a parcel at 170 Middle Road in Montecito. Due to the age of the structures proposed for demolition, an Historical Resource Survey was requested by P&D staff to determine if any of the structures proposed for demolition would qualify as historically significant under County, state, or federal significance criteria. The Phase 1-2 Historic Resource Survey is included within Attachment E to this letter. The project was referred to the HLAC for review at its regularly scheduled meetings of August 12, 2013 and September 9, 2013. At the September 9, 2013 meeting the HLAC reviewed the Historic Resource Survey and subsequent peer-review report which confirmed that the subject structure, one of seven structures on the site proposed for demolition, qualified for listing as a Landmark. On October 15, 2013, Planning and Development issued Coastal Development Permit Case No. 13CDP-00000-00028 to allow demolition of six of the seven structures on site, and required preservation of the subject structure. On December 9, 2013, at its regularly scheduled meeting, the HLAC approved a

resolution to designate the Moody Sisters Cottage, which remains on the southwest corner of the site, as a Landmark.

**Performance Measure:**

None

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

Staff time to process the historic landmark designation and supporting documents is estimated to be 6 hours and is budgeted in the Planning and Development Permitting Budget Program on page D-168 of the adopted 2013-2015 fiscal year budget.

**Special Instructions:**

The Planning and Development Department will satisfy all noticing requirements. A minute order of the hearing shall be forwarded to the Planning and Development Department, Hearing Support, Attention: David Villalobos.

In addition, authorize the Clerk of the Board of Supervisors to mail a copy of the executed resolution to:

Mr. and Mrs. David Posnick, Owners  
121 Olive Mill Road  
Santa Barbara, CA 93108

Anita Hodosy, Secretary  
Historic Landmarks Advisory Commission  
123 E. Anapamu St.  
Santa Barbara, CA 93101

Anne Rierson, Senior Deputy County Counsel  
Office of County Counsel  
105 E. Anapamu St., Suite 201  
Santa Barbara, CA 93101

**Attachments:**

- A. Draft Board of Supervisors Resolution
- B. Notice of CEQA Exemption for Approval of Designation
- C. Notice of CEQA Exemption for Disapproval of Designation
- D. HLAC Resolution, December 9, 2013
- E. HLAC Hearing Materials, December 9, 2013

**Authored by:**

Brian Banks, Associate Planner, Development Review Division, P&D, (805) 568-3559

**cc:**

Mr. and Mrs. David Posnick, Owners  
Bob Cunningham, Chair, Historic Landmarks Advisory Commission