



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: October 19, 2010  
Placement: Set Hearing  
Estimated Time: 20 minutes on 11/2/10  
Continued Item: No  
If Yes, date from:  
Vote Required: Majority

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TO: Board of Supervisors

FROM: Department Glenn Russell, PhD, 568-2085  
Director(s)  
Contact Info: Doug Anthony, Deputy Director, 568-2046

SUBJECT: **Designation of Mattei's Tavern Property as an Historic Landmark**

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

As to form: No

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Supervisors set a public hearing for November 2, 2010, with a 10-day public notice to:

1. Consider the adoption of a resolution (Attachment A), designating the Mattei's Tavern and the Mattei's Tavern property as a County historic landmark and imposing certain conditions on the property.
2. Determine that the adoption of the resolution is exempt from further review pursuant to CEQA Sections 15305 and 15308 (Attachment B).

**Summary Text:** The County's Historic Landmark Advisory Commission (HLAC) has adopted a resolution (Attachment C) conferring landmark status on Mattei's Tavern and the eastern portion of the Mattei's Tavern property. Under the County Historic Landmark Code, the resolution passed by HLAC will expire 90 days after it was adopted unless your Board passes a resolution designating the property a County historic landmark.

Mattei's Tavern has served the Los Olivos community as an important roadside stop in the automobile era for over 100 years and is a familiar visual feature of the Santa Ynez Valley, and Santa Barbara County. 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. The Tavern exemplifies special elements of the County's cultural, social, and economic history, as it was the cultural and social center of the Santa Ynez Valley from the

1890's through the 1930s. Mattei's Tavern serves as one of the few remaining examples of the 19<sup>th</sup> Century rural western commercial architecture in the County.

Should the Board of Supervisors approve landmark status, the property will continue to be subject to applicable sections of the County Code, Chapter 18A, Historic Landmarks Advisory Commission, and to the conditions set forth in the attached resolution.

**Background:**

On January 13, 2010, the Mattei's Tavern and the eastern portion of the Mattei's Tavern property were nominated by the Santa Ynez Valley Alliance for historic landmark status (Attachment C). Upon voting conceptually to landmark the tavern, the HLAC established a subcommittee to work with the property owners' representatives to draft a landmark resolution that would be acceptable to both the property owners and HLAC. After months of negotiations, the subcommittee and property owners were able to agree to the form of a draft resolution to designate the Tavern a County Historic Landmark. At its regularly scheduled meeting on September 13, 2010, the HLAC adopted the resolution (Attachment D). The resolution was subsequently approved and consented to by Mr. Charles Banks, Manager of the corporation which owns the property, Santa Rita Land and Vine LLC.

Notice of this item's placement on the HLAC's agenda for September 13, 2010 was given to Mr. Banks.

**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 15 hours and is budgeted in the Permitting & Compliance Program of the Development Review, North Division on page D-334 of the adopted 2010-2011 fiscal year budget. P&D staff support to the HLAC is provided by general fund contributions of \$6,800 per year.

**Special Instructions:**

Authorize the Clerk of the Board of Supervisors to mail a copy of the executed resolution to:

Santa Rita Land & Vine, LLC  
c/o Mr. Charles Banks  
7 West Figueroa St., Suite 300  
Santa Barbara, CA 93101

Anita Hodosy, Secretary  
Historic Landmarks Advisory Commission  
c/o Dept. of Planning & Development  
123 E. Anapamu St.  
Santa Barbara, CA 93101

Mary McMaster, 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
- C. Santa Ynez Valley Alliance Nomination for Designation of Historic Landmark with supporting materials
- D: HLAC Resolution, September 13, 2010

**Authored by:** John Zorovich, Senior Planner, Development Review Division

**cc:** Charles Banks, Santa Rita Land & Vine, LLC  
John Woodward, Chair, Historic Landmarks Advisory Commission  
Anita Hodosy, Dept. of Planning & Development  
Mary McMaster, Deputy County Counsel  
John Zorovich, Dept. of Planning & Development