

Appeal of HLAC Nomination of 2929 East Valley Road as a Historic Landmark

Case No. 24APL-00017

Santa Barbara County Board of Supervisors
December 10, 2024



County of Santa Barbara
Planning and Development
Veronica King

Vicinity Map

Subject Lot: 2929 East Valley Road

- 9.94-acre lot
- Single-family dwelling and garage constructed in 1918
- Guest house built in 1986



Site Photos



Gate on East Valley Road, looking north



Approach to motor court

Chaffee Residence



Residence, garage, and motor court, looking southeast



Residence, south elevation, looking north

Background

- **November 2023:** Property Owner applied for a Coastal Development Permit
- **January 2024:** Historic Landmarks Advisory Commission (HLAC) notified of the project
- **October 2024:** HLAC adopted a resolution nominating the Chaffee Residence for listing as a County Historic Landmark, and the Property Owner appealed the decision

Appeal Issues Summary

- Uncommon to receive designation without owner support
- No imminent threat to the property and/or its historic value
- Designation will cause undue delays and expenses for owners
- Incentives for designation do not apply or are unwanted
- Property is not accessible to public

Staff Response

- HLAC may nominate a prospective site without owner support
- Bylaws encourage consultation with property owner in good faith
- Property Owner voiced opposition at HLAC hearings
- No public access/view that the public may benefit from

Designation Process

- Temporary landmark designations by HLAC expire within 90 days
- Require designation by the Board of Supervisors to be permanent
- Board has broad discretion to either uphold the appeal and reject the designation, or deny the appeal and designate the property
- 90-day period ends on January 12, 2025

Environmental Review

- Decision to uphold appeal and reject designation is exempt under State CEQA Guidelines Section 15270
- Decision to deny appeal and designate is exempt under State CEQA Guidelines Section 15308

Potential Actions

Reject Designation:

- Uphold the appeal, reject the designation by HLAC
- Determine project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15270

Designate:

- Deny the appeal, approve the designation by HLAC
- Adopt a resolution with conditions designating the Chaffee Residence as a County Historic Landmark
- Determine project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15308

