



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: September 13, 2011
Placement: Departmental
Estimated Time: 15 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Glenn Russell, Ph.D., Director
Director(s)
Contact Info: Doug Anthony, Deputy Director, 568-2046
SUBJECT: Incentives for Historic Landmark Designation

County Counsel Concurrence

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: No

Recommended Actions: Receive and file a report on low- and no- cost incentives to encourage landmarking of historic structures.

Summary Text:

Presently, the major benefit to the County's property owners in obtaining County Landmark status is the applicability of the special provisions of the Historic Building Code. These provisions allow reduced requirements for qualifying historical buildings in areas such as allowable floor area, required parking, and California energy standards. Additional incentives are reviewed in this Board Letter and attached memorandum that may further encourage owners to seek special status for their structures.

Possible incentives for applying for historic designation can include both financial incentives and removal of disincentives. These range from local, no- or very low-cost incentives, to programs with somewhat higher cost and are summarized in the attached memorandum. The memorandum categorizes potential incentives into the following: (1) existing state and federal programs that do not require Board action such as the Historic Building Code and Federal tax incentives), (2) existing County programs that do not require Board action such as design assistance and HLAC technical support, and (3) incentive programs that would require Board action to implement, such

as Certified Local Government status, fee waivers, zoning incentives, sales tax reductions, and Mills Act property tax reductions.

Background:

Many historic buildings exist in Santa Barbara County, and landmarking of these structures can assist in their preservation. In order for property owners to seek Landmark status, they need to be confident that the benefits of such status outweigh the restrictions. Pursuant to direction received during the Mattei's hearing of November 2, 2010, the Board directed staff to research low- and no-cost incentives that would encourage property owners to seek Historic Landmark status, and to report back to the Board as appropriate. The attached memorandum summarizes the results of staff's research.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

Staff time to research and prepare this briefing is funded in the Administration Program of the Development Review Division-North, found on page D-336 of the FY 11-12 budget book.

Special Instructions:

The Clerk of the Board shall forward a copy of the Minute Order to P&D, Attn: David Villalobos.

Attachments:

Memorandum from Glenn Russell, Ph. D., P&D Director, to Board of Supervisors re. Incentives for Obtaining Historic Landmark Status dated August 5, 2011.

Authored by:

Joyce Gerber, M.A., RPA, 934-6265