



**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:** March 24, 2020  
**Placement:** Set hearing on  
March 24, 2020 for April  
7, 2020  
**Estimated Tme:** 15 minutes on  
April 7, 2020  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Planning and Development  
Lisa Plowman, Director, (805) 568-2086  
Contact Info: Travis Seawards, Deputy Director, Development Review  
Division (805) 568-2518  
**SUBJECT:** **Historic Landmark Advisory Commission's Designation of the Sheldon House as  
a Historic Landmark, First Supervisorial District**

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**County Counsel Concurrence**

As to form: Yes

Other Concurrence: N/A

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

1. On March 24, 2020, set a hearing for April 7, 2020, to consider the Historic Landmark Advisory Commission's designation of the Sheldon House as a County Historic Landmark.
2. On April 7, 2020, staff recommends that your Board take the following actions:
  - a) Adopt a resolution confirming the Historic Landmark Advisory Commission's designation of the Sheldon House, located at 681 Buena Vista Drive, Santa Barbara, as a County Historic Landmark with conditions imposed on the property (Attachment 1); and
  - b) Determine that the adoption of the resolution is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15308 (Attachment 2).

**Summary:**

On January 13, 2020 the County's Historic Landmark Advisory Commission (HLAC) adopted a resolution (Attachment 3) conferring landmark status on the Sheldon House under the County Historic

Landmark Code Chapter 18A. The Sheldon House is located at 681 Buena Vista Drive, Montecito, California, in the First Supervisorial District and is identified as Assessor Parcel Number 007-100-010.

HLAC Resolution No. 2020-1 will expire 90 days after it was adopted by the HLAC unless the Board passes a resolution designating the property a 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.*

In addition, 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. 2020-1 ends on April 12, 2020. Therefore, the Board must take action to confirm the action of HLAC on or before April 12, 2020 or the designation will expire. The Board Resolution and CEQA Notice of Exemption confirming the action of the HLAC are included as Attachments 1 and 2, respectively. The HLAC resolution is included as Attachment 3, and the owner’s nomination for designation of the Sheldon House as a historic landmark is included as Attachment 4.

**Background:**

The Sheldon House was nominated for historic landmark status by Barbara Hilaire Aspittle and Rhoda Clark, Co-Owners, at the HLAC meeting of January 13, 2020 (Attachment 4). The HLAC considered the documentation provided by the owners regarding the property’s historical significance and adopted the resolution (9 to 0) approving the designation of the Sheldon House as a Historic Landmark. In addition, HLAC determined that this action is exempt from CEQA pursuant to Section 15308 of the CEQA Guidelines [Actions by Regulatory Agencies for the Protection of the Environment], which allows for “actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”

The Sheldon House exemplifies special elements of the County’s cultural, social, economic, aesthetic and architectural history and embodies distinctive characteristics of a style, type, period or method of construction. The property is identified with persons or events significant in local and national history including architect James Osborne Craig, actor Jack Barrymore, and General Henry Strong, developer of Oakleigh estate, which became the Dean School and then Westmont College. The structures were designed by James Osborne Craig, a notable architect whose designs were widely publicized and highly influential. The Sheldon House contributes to the concentration of historic and scenic properties along this portion of Buena Vista Drive. The structures are the first of James Osborne Craig’s picturesque Spanish Colonial designs, which embody our community’s iconic Spanish style architecture. Lastly, the property is one of the few remaining examples of Craig’s distinguished designs due to his untimely death at the age of 33.

**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 20 hours and is budgeted in the Planning and Development Permitting Budget Program on page D-269 of the adopted 2019-2020 fiscal year budget.

**Special Instructions:**

The Planning and Development Department will complete all noticing requirements.

A minute order of the hearing and a certified Board of Supervisor's Resolution shall be forwarded to the Planning and Development Department, Hearing Support, Attention: Lia Graham.

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

Barbara Hilaire Aspittle  
Trustee of the Barbara H. Aspittle  
701 Buena Vista Drive  
Santa Barbara, CA 93108-1408

Rhoda Clark  
Trustee of the Rhoda Christine  
701 Buena Vista Drive  
Santa Barbara, CA 93108-1408

Lia Graham, Secretary  
Historic Landmarks Advisory Commission  
123 E. Anapamu Street  
Santa Barbara, CA 93101

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

**Attachments:**

1. Board of Supervisors Resolution
2. Notice of CEQA Exemption for Approval of Designation
3. HLAC Resolution 2020-1
4. Owner's Nomination of Designation of Historic Landmark

**Authored by:**

Sean Stewart, Planner, Development Review Division, P&D, (805) 568-2517

**cc:**

Barbara Hilaire Aspittle and Rhoda Clark, Owners  
Ronald Nye, Chair, Historic Landmarks Advisory Commission