



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: January 28, 2020
Placement: Set hearing on
January 28, 2020 for
February 11, 2020
Estimated Tme: 15 minutes on
February 11, 2020
Continued Item: No
If Yes, date from:
Vote Required: Majority

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 Main-Begg
Farmhouse with Cistern as a Historic Landmark, Second Supervisorial District**

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

1. On January 28, 2020, set a hearing for February 11, 2020, to consider the Historic Landmark Advisory Commission's designation of the Main-Begg Farmhouse with Cistern as a County Historic Landmark.
2. On February 11, 2020, staff recommends that your Board take the following actions:
 - a) Adopt a resolution confirming the Historic Landmark Advisory Commission's designation of the Main-Begg Farmhouse with Cistern, located at 5001 Hollister Avenue, Goleta, as a County Historic Landmark with conditions imposed on the property; 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 November 18, 2019 the County's Historic Landmark Advisory Commission (HLAC) adopted a resolution (Attachment 3) conferring landmark status on the Main-Begg Farmhouse with Cistern under

the County Historic Landmark Code Chapter 18A. The Main-Begg Farmhouse with Cistern is located at 5001 Hollister Avenue, Goleta, California, in the Second Supervisorial District and is identified as Assessor Parcel Number 065-332-007.

HLAC Resolution No. 2019-2 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. 2019-2 ends on February 15, 2020. Therefore, the Board must take action to confirm the action of HLAC on or before February 15, 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 house with cistern as a historic landmark is included as Attachment 4.

Background:

The Main-Begg Farmhouse with Cistern was nominated by the Hill-Cederlof Family Trust, Owner, for historic landmark status (Attachment 4) at the HLAC meetings of October 14, 2019 and November 18, 2019. The HLAC considered the documentation provided by the owner regarding the house and cistern’s historical significance and adopted the resolution (9 to 0) approving the designation of the Main-Begg Farmhouse with Cistern 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 farmhouse, which was constructed in 1911, and cistern, which was constructed between 1912 and 1920, exemplify special elements of the County’s cultural, social, economic, and architectural history. Both structures reflect the historical era and agricultural development of the late nineteenth and early twentieth century in the Goleta Valley. The farmhouse embodies distinctive characteristics of an early twentieth century craftsman style rural home, and the cistern is a rare surviving type of water-storing structure characterized by its subsurface installation, circular form, and masonry materials. The home’s location and unique craftsman-style physical characteristics has been a prominent visual feature on Hollister Avenue, the Goleta Valley’s oldest and most important roadway, and is therefore an established and familiar feature in the neighborhood and community. Additionally, the home is one of the few remaining early twentieth century craftsman style ranch houses in the County that has retained a high level of historical integrity. The property is associated with Robert Main, a walnut rancher who made significant contributions to the economic, civic, and cultural history of the Goleta Valley, as well as the Begg family,

whose members made important contributions to local history and occupied the nominated property during ranch operations from approximately 1911 to 1958.

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 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:

Hill-Cederlof Family Trust
Reid and Robin Cederlof, Trustees
1485 Holiday Hill Road, Goleta, CA 93117

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
4. Owner's Nomination of Designation of Historic Landmark

Authored by:

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

cc:

Hill-Cederlof Family Trust, Owners
Ronald Nye, Chair, Historic Landmarks Advisory Commission