



TO: Planning Commission

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager

SUBJECT: Revised Historic Preservation Project Context Statement

RECOMMENDATION:

Review the revised Historic Preservation Context Statement and provide input for City Council's consideration.

BACKGROUND:

Previous Planning Commission review

On March 12, 2018, the Planning Commission commenced review of the Context Statement. At that meeting, the Planning Commission directed that revisions and additional information (where possible) be included in the revised Context Statement. The additional information/revisions requested by the Planning Commission included:

- Expansion on topics such as the Santa Barbara Airport, the electronics/aerospace industries, immigrant communities, and influential local women;
- Expansion of the Native American/Archaeological chapter to include stories and reflections from the Barbareno Band of Chumash Indians (BBCI), particularly about people and places;
- Removal of subjective language; and
- Recognition of the City's adopted Urban Forest Management Plan.

Staff and the consultants of Historic Resources Group (HRG) and Greenwood and Associates have been working with the BBCI and other commenters to enhance the document as directed since March 2018. Staff added David Stone, RPA, to the consultant team as well to ensure that his input was incorporated. The revised Context Statement (Attachment 1) reflects the input provided by the Planning Commission, the BBCI, and Mr. Stone. The revised Context Statement has been available to the Planning Commission and the community since January 7, 2019.

The March 12, 2018 staff report, and minutes are provided as Attachment 2 and 3 respectively. The information regarding the time periods and the questions are not repeated here and the reader is directed to Attachment 2 for that additional information. Not all the comments made by the public and echoed by the Planning Commission were incorporated in the Context Statement; in particular, comments addressing regulation are not appropriate at this stage in the process. These comments will be taken into consideration at the appropriate stage.

Project Background

On June 21, 2016, the City Council approved a contract with HRG to assist staff with the development of a Historic Preservation program, including the development of a citywide context statement, a historic resources survey, and an ordinance. To assist with the work, Greenwood and Associates (an archaeological firm) and Carlberg Associates (horticultural/registered consulting arborist firm) have been included as part of the team.

The development of a Context Statement is a necessary first step in the process. A Context Statement is not intended to be a comprehensive history of the community, but instead highlights the trends and patterns critical to the understanding of the setting of development within the appropriate historic, social, and architectural context. Once accepted by the City Council, the Context Statement will be the basis for the development of the regulations and process. As the “chapters” of the Context Statement have been completed, each has been made available for public comment as follows:

Built Environment:	September 2017
Archaeological Resources:	November 2017
Tree Study:	November 2017
Revised Comprehensive Context Statement:	January 2019

Information/materials regarding the Historic Preservation project is accessible on the City’s website at www.historicgoleta.org. Individuals interested in the project can also sign up to be notified of meetings and when new information/materials become available at the same web page (www.historicgoleta.org).

DISCUSSION:

As discussed in the prior report, the information within the entire Context Statement will be the basis for the development of the historic resource criteria, character-defining features for property/neighborhood/districts, regulations, and review process, etc. The Context Statement is one portion of the broad framework that will inform the forthcoming eligibility criteria, local regulations, and ultimately the designation of properties.

The various chapters of the Context Statement have been revised based on the input provided by the Planning Commission and the community. The revised document is not

in underline/strikeout format as the changes were pervasive throughout. The key modifications include:

- Expansion of the Native American/Archaeology Chapter with assistance from the BBCI and Mr. Stone. The Planning Commission was desirous that this Chapter be strengthened with more stories regarding people and places instead of just a recitation of the scientific information;
- Tightening up the discussion in the Built Environment Chapter regarding the pioneers with an emphasis on providing information about the broader development patterns in the area;
- Additional references to influential women during the various time periods based on the information available;
- Elimination of the more “editorial” comments. These comments were primarily quotations from the *Goleta the Goodland* book;
- Expansion of references/information regarding post World War II industries. The changes focused on businesses that were/are located within the City limit;
- Renaming Chapter 3 from “Tree and Landscape Study” to just “Tree Study” and including more references to the Urban Forest Management Plan.

Lastly, staff is greatly appreciative of the input from the BBCI, Mr. Arredondo, and Mr. Stone. Their input has enhanced and strengthened the information within Chapter 2 of the Context Statement and, in staff’s opinion, made the document even better.

Next Project Steps

As indicated in March 2018, once the Context Statement is accepted, then the City can move on to the meat of the project, namely, the development of the ordinance. The elements will include, but may not be limited to:

1. Identification of eligibility criteria;
2. Identification of significant historic resources based on survey work and the application of the eligibility criteria;
3. Development of regulations for historic properties including archaeological resources; and
4. Development of a review process to list and delist historic resources and regulate changes to designated properties; review process will consider whether owner consent may be required.

Staff envisions that these topics will be fleshed out with the community at a series of workshops with the Planning Commission in early Spring of 2019. Staff and HRG will then take the direction that is provided and craft an ordinance. The ordinance and associated environmental analysis would then undergo formal public review later in the year with the goal of ordinance adoption in Fall 2019.

CONCLUSION:

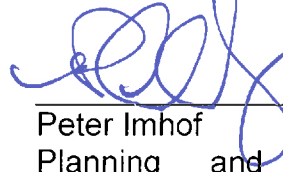
Staff requests that the Planning Commission review the Context Statement and provide input for City Council consideration.

Prepared By:



Lisa Prasse, AICP
Current Planning Manager

Approved By:



Peter Imhof
Planning and Environmental
Review Director

ATTACHMENTS:

1. January 2019 Goleta Context Statement
2. March 12, 2018 Planning Commission Staff Report
3. March 12, 2018 Planning Commission Minutes