

ATTACHMENT 2

March 12, 2018 Planning Commission Staff Report



TO: Planning Commission

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager

SUBJECT: Historic Preservation Project Context Statement

RECOMMENDATION:

Receive a presentation regarding the Historic Preservation Project Context Statement and provide input.

BACKGROUND:

Background

On June 21, 2016, the City Council approved a contract with Historic Resources Group (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 Associates (an archaeological firm) and Carlberg Associates (horticultural/registered consulting arborist firm) have been included as part of the team.

There are four phases associated with the scope of work for the Historic Preservation project. The first two phases lay the foundation for the creation of legally sound Historic Preservation regulations. The first phase includes the development of a citywide historic Context Statement for both prehistoric and historical resources within the city limits. The tasks within this phase include but have not been limited to conducting record searches of historical and archaeological data bases and historical maps, conducting new research and windshield surveys of the City, and consultation with local Native American groups. The second phase involves field survey work of all structures constructed prior to 1969 within the city. The second phase tasks include documenting potential historic resources, preparing survey evaluations, and preparing preliminary survey findings for review by the City. HRG has done the field survey work but no evaluation has been made regarding the significance of the resources, as the City has not established threshold criteria yet.

The third phase of the project will be the development of the threshold criteria and regulations applicable to properties that the City will determine to be historic (building upon the Context Statement). The ordinance is anticipated to include the process and criteria by which to designate properties, specific regulations, review process for properties once designated as historic, establishment of an appeal process, and establishment of enforcement provisions, etc. In the final phase, HRG will assist the City in developing an appropriate outreach strategy to inform and educate property owners and residents on the benefits of historic preservation, any requirements involved in modifying historic structures, as well as raise awareness of any programs available to assist with the rehabilitation or restoration of historic structures.

Context Statement

As mentioned above, the development of a Context Statement is a necessary first step. 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. It provides a framework for evaluating a property for potential historic significance.

In addition to the historical narrative and identification of contexts and themes, the historic context statement is intended to provide guidance on evaluating properties that may be eligible for historic designation. Eligibility standards for evaluating potential resources under each context/theme will be added to the final draft of this document following the development of a local preservation ordinance, which will include community input. The eligibility standards will include a discussion of the relevant criteria, integrity considerations, and registration requirements for determining whether a property may be eligible for designation at the federal, state or local levels.

In recognition of the unique character and setting of Goleta, the City has chosen to have the Context Statement not only focus on built resources, but also include archaeological/Native American and tree and landscape resources as well. 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 and Landscape Study:	November 2017

The entire draft Context Statement (all three “chapters”) is provided as Attachment 1. Members of the public submitted comments on the draft document, and three public outreach meetings were held to discuss the context statement and solicit additional feedback. HRG and staff have reviewed the comments offered and the input was invaluable to gain a sense of the community's views. The Context Statement has been revised as appropriate to incorporate information that corrects factual errors, and clarifies or supplements the information within the chapters. The Context Statement will

be presented to the City Council on March 20, 2018 for its acceptance before the next phase of the project (ordinance development) begins.

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:

Staff would like to provide the Planning Commission with an opportunity to comment on the draft Context Statement before the document is presented to the City Council for acceptance. 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 remainder of this report briefly describes the nature of the three chapters of the Context Statement.

Built Environment Chapter

A historic context statement is linked with tangible built resources through the concept of "property type," which is a grouping of individual properties based on shared physical or associative characteristics. The built environment context chapter is not intended to be a comprehensive history of the City of Goleta. Rather, its purpose is to highlight trends and patterns critical to the understanding of the built environment.

The purpose of a built environment chapter is to place built resources in the appropriate historic, social, and architectural context so that the relationship between an area's physical environment and its broader history can be established. This chapter identifies the various historical factors that shaped the development of the area, including historic activities or events, important people, building types, architectural styles, and patterns of physical development. It is meant to serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of potential historic resources and to provide a framework for the development of a comprehensive preservation program.

Five broad historical periods have been identified to provide the framework for evaluating built resources within the City of Goleta prior to 1970. These periods are:

- Mexican Settlement and the Rancho Period (1821-1865)
- Late 19th/Early 20th Century Development (1866-1918)
- Development Between the Wars (1919-1940)
- Goleta During World War II (1941-1945)
- Post-World War II Development (1946-1969)

In addition, this chapter also provides context information regarding Architecture and Design found in Goleta. The architectural styles covered include:

- Adobe construction
- Residential Vernacular
- Commercial Vernacular
- Industrial and Agricultural Vernacular
- Period Revival Styles
- Post-World War II Modernism

As the Planning Commission contemplates this chapter of the Context Statement, the following questions may be useful:

1. Does the Built Environment chapter adequately represent the important patterns of development in Goleta?
2. Does each theme adequately summarize the “how and why” of development history associated with the time period/theme?
3. Does this chapter provide a sufficient foundation for the identification of potential historic resources in Goleta?

Archaeological/Native American Chapter

The City has significant archaeological resources within its borders and intends to manage these resources in a responsible and sensitive manner. Evidence exists for the presence of humans in the Santa Barbara coastal area for thousands of years. This chapter presents the history of Goleta from prehistory to the middle of the American Period to support and guide identification and evaluation of archaeological properties and cultural resources. In addition, this chapter was prepared by the consultant team with contributions from the Barbareno Band of Chumash Indians (BBCI) Cultural Resource Committee. This chapter contains the BBCI views on tribal cultural significance of the Goleta and Santa Barbara areas.

Cultural resources include prehistoric and historical archaeological sites, historical structures and buildings, and sites of ethnic significance. Prehistoric archaeological sites may consist of surface and subsurface deposits containing human related artifacts, burial interments, food refuse and/or food preparation features. Historical archaeological sites are distinguished from historic buildings and structures. Ethnic resources may consist of locations that hold a particular significance to groups such as native American, Spanish, Mexican, or early Anglo residents who have prehistoric or historic ties to the local area.

This chapter provides an overview of the prehistory and the ethnography of Goleta and then overlaps that history with the information in the built environment chapter. Tables 1 and 2 in this chapter summarize known information regarding the approximately 80 previously identified archaeological resources/sites. The information provided in Tables 1 and 2 was compiled from records at the Central Coast Information Center curated at University of California Santa Barbara.

The final section of this chapter contains suggested recommendations for consideration of threshold criteria and regulations regarding archaeological/cultural resources as the

City moves forward in the process. These recommendations, along with criteria already existing with the City's adopted General Plan, will be considered and discussed in the next phase of the project.

As the Planning Commission contemplates this chapter of the Context Statement, the following questions may be useful:

1. Does this section adequately provide a framework to understand the importance of archaeological resources/Native American within Goleta?
2. Does this section adequately provide a framework to understand the importance of the ethnography and cultural heritage of the local Chumash?

Tree and Landscape Study Chapter

The purpose of the Tree and Landscape Study chapter is to document the presence of historic and heritage quality tree species within the City with the objective to enhance the City's urban forest management efforts. As with the other portions of the context statement, this chapter is not an all-inclusive, detailed study of each public tree, but provides a broad picture of the trees in relationship to the physical development of the community. The parkway tree plantings provide an indication as to the tree species that were popular at the time houses were developed (mostly in the 1950s and 1960s), and the different neighborhoods' own unique patterns and associations with different tree species. The Tree and Landscape Study chapter discusses Street Tree Plantings, Neighborhood Characteristics, and Individual Trees and provides photographs of the trees of note.

As the Planning Commission contemplates this chapter of the Context Statement, the following question may be useful:

1. Does this section adequately place trees and landscaping within the context of historic resources?

Next Project Steps

With the completion of the Context Statement, 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 threshold criteria;
2. Identification of significant historic resources based on survey work and the application of the threshold criteria;
3. Development of regulations for historic properties including archaeological resources;
4. Development of a review process to list and delist historic resources and regulate changes to designated properties. Part of the development of the review process will be to determine if owner consent will be needed to list a site/structure/setting as a historic resource.

Staff envisions that these topics will be fleshed out with the community at a series of workshops with the Planning Commission in April of 2018. Staff and HRG will then take direction 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 the fall/winter of 2018.

CONCLUSION:

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

Prepared By:

Approved By:

Lisa Prasse, AICP
Current Planning Manager

Peter Imhof
Planning and Environmental
Review Director

ATTACHMENT

1. March 2018 Goleta Context Statement

ATTACHMENT 3

March 12, 2018 Planning Commission Minutes



**PLANNING COMMISSION
MEETING MINUTES
Monday, March 12, 2018**

6:00 PM
City Hall
130 Cremona Drive, Suite B
Goleta, California

Members of the Planning Commission

*Ed Fuller, Chair
Jennifer R. Smith, Vice Chair
Katie Maynard, Commissioner
Robert K. Miller, Commissioner
Eric Onnen, Commissioner*

*Peter Imhof, Secretary
Winnie Cai, Deputy City Attorney
Linda Gregory, Recording Clerk*

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:00 p.m. by Chair Fuller, followed by the Pledge of Allegiance.

ROLL CALL OF PLANNING COMMISSION

Present: Chair Fuller, Vice Chair Smith, Commissioner Maynard,
Commissioner Miller
Absent: Commissioner Onnen

Staff present: Peter Imhof, Director of Planning and Environmental Review; Lisa Prasse, Current Planning Manager; Christine Lazzaretto, Consultant with Historic Resources Group; Winnie Cai, Deputy City Attorney; and Linda Gregory, Recording Clerk.

PUBLIC FORUM

No speakers.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

None.

A. ADMINISTRATIVE AGENDA

A.1 Planning Commission Minutes for the Planning Commission Meeting of February 26, 2018

Approve the Planning Commission minutes for the meeting of February 26, 2018.

A.1 Planning Commission Minutes for the Planning Commission Meeting of February 26, 2018

MOTION: Commissioner Maynard/Commissioner Miller to approve the Planning Commission minutes for the meeting of February 26, 2018, as submitted.

VOTE: Motion approved by the following voice vote: Ayes: Chair Fuller, Vice Chair Smith, Commissioner Maynard, and Commissioner Miller. Noes: None. Absent: Commissioner Onnen.

B. DISCUSSION ITEM

B.1 Historic Preservation Project Context Statement

- 1. Receive a presentation regarding the Historic Preservation Project Context Statement and provide input.**

B.1 Historic Preservation Project Context Statement STAFF REPORT

B.1 Historic Preservation Project Context Statement ATT. 1 (41.5mb)

B.1 Historic Preservation Project Context Statement PRESENTATION

B.1 Historic Preservation Project Context Statement PUBLIC COMMENTS 1-7

Staff Speakers:

Lisa Prasse, Current Planning Manager

Christine Lazzaretto, Consultant with Historic Resources Group

The Planning Commission received a presentation regarding the Historic Preservation Project Context Statement by Lisa Prasse, Current Planning Manager, and Christine Lazzaretto, Consultant with Historic Resources Group, including a PowerPoint presentation entitled "City of Goleta Citywide Historic Context Statement, March 12, 2018, Historic Resources Group".

Public Speakers:

Ernestine Ygnacio-DeSoto, representing Barbareno Band of Chumash Indians (BBCI)

Fermina Murray

Frank Arredondo, Chumash

Lisa Prasse, Current Planning Manager, read an email received on March 12, 2018, just before the meeting, from Ron Nye. Ms. Prasse acknowledged written communications received from Chris Messner, dated March 8 2018; Victor Cox, dated March 12, 2018; Edward Fuller, dated March 12, 2018; and David Stone, dated March 12, 2018.

Staff responded to questions from the Planning Commissioners. The Planning Commissioners reviewed the Context Statement and provided input which is recorded in the video of the meeting.

C. DIRECTOR'S REPORT

Peter Imhof, Director of Planning and Environmental Review, reported on updates, future agenda items, and upcoming public meetings.

D. PLANNING COMMISSION COMMENTS

None.

E. ADJOURNMENT

Adjournment at 7:10 p.m.

Note: The video of the meeting is available on the City's website at

<http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos>