



# City of Goleta Historic Preservation Ordinance Workshop #2 May 13, 2019

HISTORIC RESOURCES GROUP

# Workshop Agenda

- Presentation by Staff and Historic Resources Group
- Questions from Planning Commission
- Break (work on posters)
- Public Comment
- Commission Feedback

# Preservation Ordinance: Overview

- Tool to protect historic and cultural resources in Goleta
- Part of a multi-faceted, comprehensive program aimed at protecting historic resources
- Injects an element of certainty into local development regulatory processes
- Fosters compatible economic development while preserving the community's historic and cultural values





# Preservation Ordinance: Overview

- Tailored to address the particular needs and resources of the community
- Uses the City's existing General Plan and other standards including the Municipal Code as a guide for overall preservation goals and objectives
- Adoption includes a public participation process



# Preservation Ordinance: General Provisions

**Section 1:** Purpose

**Section 2:** Enabling Authority

**Section 3:** Establishment of Review  
Body

**Section 4:** Procedures and Criteria for  
Designation of Historic  
Resources



# Preservation Ordinance: General Provisions

**Section 5:** Procedures and Criteria for Actions Subject to Review

**Section 6:** Consideration of Economic Effects

**Section 7:** Appeals

**Section 8:** Enforcement

**Section 9:** Definitions and Severability





# Considerations for Discussion (1 of 8)

What eligibility factors, using the guidance provided by the Historic Context Statement and the General Plan, should be used when considering listing a historic resource and/or historic district?

- Age requirement
- Important key focal points in the visual quality of character of a neighborhood
- Unique architectural style
- Integrity
- Character-defining features
- Associated with events that have made a significant contribution to the broad pattern of local or regional history
- Associated with the lives of persons important to local, state, or national history
- Embodies distinctive characteristics of a type, period, or method of construction

# Considerations for Discussion (2 of 8)

Should the ordinance allow for the designation of historic districts?

- A Historic District is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- A district can span part or all of a neighborhood. It can be large or small, can represent any architectural style(s), and can include streetscape and landscape elements.
- A Historic District can contain both contributing and non-contributing resources.
  - Individual buildings within a district do not need to be highly significant on their own.



## Considerations for Discussion (3 of 8)

Should the City establish a tiered ranking system for historic resources?

- In some jurisdictions, all structures determined to be historic are subject to the same standards.
  - City of Los Angeles
  - City of West Hollywood
  - City of South Pasadena
- Other jurisdictions have categories of historic significance (i.e. Structures of Merit and Landmarks) that have differing review processes and levels of regulation.
  - City of Santa Barbara
  - City of Santa Monica
  - City of Palm Springs

## Considerations for Discussion (4 of 8)

Which individuals/organizations should be able to nominate a structure for historic resource consideration? Should designation of a local historic resource require owner consent?

- Jurisdictions are given latitude in terms of determining who can nominate a structure for listing and whether owner consent is required before listing.
- Owner consent is not a requirement for listing in the California Register of Historical Resources, but is required for listing in the National Register of Historic Places.

## Considerations for Discussion (5 of 8)

Should the designated review body be advisory to the City Council, or should it have approval authority with City Council serving as the appeal body? What qualifications should be required for members of the review body?

- City Council
- Planning Commission
- Design Review Board
- New, separate commission
- Combination



# Considerations for Discussion (6 of 8)

To what degree should the regulations control exterior changes to a historic resource?

- Most historic preservation ordinances establish regulations regarding the review process and the standards associated with changes that affect the exterior appearance of a historic structure.
  - Large-scale rehabilitation
  - Modification to character-defining features
  - Routine maintenance/minor alterations

## Considerations for Discussion (7 of 8)

Should the regulations include control over some or all interior changes to a historic resource?

- Most historic preservation regulations focus on the preservation of the exterior of a designated structure
- Regulations regarding interior changes are not as common, and primarily govern interior spaces of significant public buildings and spaces.

## Considerations for Discussion (8 of 8)

Should the City establish a Mills Act program to encourage historically appropriate rehabilitation/restoration of designated historic structures?

- Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts
- The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners



# Considerations for Discussion

1. What eligibility factors, using the guidance provided by the Historic Context Statement and the General Plan, should be used when considering listing a historic resource and/or historic district?
2. Should the ordinance allow for the designation of historic districts?
3. Should the City establish a tiered ranking system for historic resources?
4. Which individuals/organizations should be able to nominate a structure for historic resource consideration? Should designation of a local historic resource require owner consent?
5. Should the designated review body be advisory to the City Council, or should it have approval authority with City Council serving as the appeal body?
6. To what degree should the regulations control exterior changes to a historic resource?
7. Should the regulations include control over some or all interior changes to a historic resource?
8. Should the City establish a Mills Act program to encourage historically appropriate rehabilitation/restoration of designated historic structures?

# Next Steps

## Public Workshop #2

- June 24, 2019
- Issues related to cultural and archaeological resources

## Development of Draft Ordinance

- City Staff and Project Team
- Incorporate community input

Information about the Historic Preservation project can be found at [historicgoleta.org](http://historicgoleta.org)