



TO: Planning Commission

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager

SUBJECT: Revisions to the Draft Historic Preservation Ordinance Provisions

RECOMMENDATION:

Review the revisions to the Draft Historic Preservation Ordinance provided in Attachment 1 and the revised Historic Resources Inventory provided as Attachments 2 and 3 (Historic Resources Inventory and Points of Historical Interest respectively) and provide input on both documents.

BACKGROUND:

Project 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) were included as part of the team.

The development of a Context Statement was the first step in the process. A Context Statement is not 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, architectural and cultural resource context. The cultural resource context portion provides insights from the Barbareno Band of Chumash Indians along with input from the scientific community regarding the archaeological importance of Goleta.

The revised Comprehensive Context Statement was reviewed by the Planning Commission in January 2019 and accepted by the City Council in February 2019. The Context Statement was purposely not adopted at that time pending development of Eligibility Standards (to accompany the pending adoption of the criteria for designation as part of the Ordinance).

Following Council acceptance in February 2019, the Planning Commission held three workshops/study sessions (between April – June 2019) to provide staff with guidance regarding the topics to be covered in the Ordinance. While HRG was able to prepare a draft ordinance following the Planning Commission workshops in the summer/fall of 2019, the assigned City staff for this project was diverted to the Vehicle Miles Traveled California Environmental Quality Act Threshold Project (VMT CEQA Thresholds). The VMT CEQA Threshold project took precedence as it had firm deadline for implementation of July 1, 2020. Following Council adoption of the VMT Thresholds in early July 2020, work on the Historic Resources Ordinance recommenced.

Information/materials regarding the Historic Preservation project are 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).

Recent Review of Historic Resource Provisions

On December 14, 2020, the Planning Commission commenced review of the draft ordinance sections related to Historic Resources (Chapter 17.33) and those properties that may be considered for inclusion on the Historic Resources Inventory. A list of the comments received from the December meeting are provided below. The following are the comments and how these comments have been addressed in the revised draft ordinance in Attachment 1:

- **Comment:** Provide more details/information as to why each property is proposed to be placed on the proposed Historic Resources Inventory;

Response: The Historic Resources Inventory has been revised to provide more Details as requested.

- **Comment:** Clarify if it is the primary structure on the property or any accessory buildings on the property that would be placed on the Historic Resources Inventory;

Response: Properties listed in the Historic Resources Inventory would be flagged in the system according to their address and Assessor's Parcel Number (APN). Therefore, all of the buildings or structures on a property would be flagged in the system. When possible, there is recommendation in the survey finding as to which buildings or structures on a property are eligible for designation. The formal determination regarding appropriateness of the building or structure for designation would be made at the time of a designation application.

- **Comment:** Clarify how ADU requirements (no design review for additions) correspond with the Ordinance requirements for design review of additions to Historic Resources;

Response: The City Attorney's Office has indicated that the ADU provisions regarding design review process are applicable to Historic Resources. The City's adopted ADU design standards for an attached ADU found in Section 17.41.030(F)(8)(a) would be applicable. These provisions require that the exterior appearance and architectural style of an ADU must have the same appearance as the principal dwelling unit (i.e., design, colors, materials, trim, etc.). Detached buildings do not have the same requirements. The City could establish ADU standards for detached ADUs relative to Historic Resources, which would be a separate work effort.

- **Comment:** Reconsider the right level of HPC review authority;

Response: The proposed regulations create an HPC, which advises the DRB and City Council on all matters pertaining to historic preservation. This new review authority would provide consistency with existing processes and particularly processes to review potential demolition and alteration of buildings in the city.

- **Comment:** Reconsider the make-up/number of the HPC, including the whether it is appropriate to having a Planning Commissioner and Design Review Board member on the HPC;

Response: The Ordinance has been revised to remove the DRB and Planning Commission members from the HPC. However, see the discussion concerning HPC composition below.

- **Comment:** Consider if it is best practice to allow HPC to submit nominations for designation;

Response: It is not advisable for HPC members to submit nominations for designations since that group will be reviewing and making recommendations on designations to the City Council

- **Comment:** Change "Point of Interest" designation category to "Point of Historical Interest" designation category;

Response: The Ordinance has been revised as suggested.

- **Comment:** Add economic hardship as a factor in the consideration of granting a Mills Act contract:

Response: Economic hardship factors has been included in the maintenance and demolition sections described above. The City Council can consider economic hardships when considering Mills Act contract requests and this will be included in the administrative procedures associated with the Millis Act contracts, if this incentive is adopted by the City Council.

- **Comment:** Increase length of time before getting a building permit after demolishing an historic structure without approval for non-residential projects;

Response: The Ordinance has been revised as suggested to three years for residential property and five years for a commercial property.

- **Comment:** Reconsider the wording of the demolition provisions to make sure they only capture demolition of historic resources and not everything that was built over 50 years;

Response: The Ordinance has been revised as suggested.

- **Comment:** Review language of the alteration exemptions to be clearer.

Response: The Ordinance has been revised as suggested and discussed above.

Cultural Resources

As the Commissioners are aware, the Cultural Resources (Chapter 17.43) portion was expected to be discussed by the Planning Commission on January 25, 2021. However, due to an unforeseen development, that was not possible. This unforeseen development has resulted in the need to add an additional cultural resource subconsultant to augment/complete the work started by Greenwood Associates. The scope of work for the new Cultural Resource consultant is to finish the work started by Greenwood Associates. Bringing on another subconsultant necessitated an amendment to the existing contract that was approved by the City Council on March 16, 2021 and has unfortunately caused delay.

The new subconsultant, Paleo Solutions, is in the process of getting up to speed and will be working on completing the draft ordinance sections in keeping with the previous guidance provided by the Planning Commission and the public regarding cultural resources. Staff is working on having the Cultural Resources portion (Chapter 17.43) available for public and Planning Commission review as soon as possible.

DISCUSSION

Since December 2020, HRG and staff have been working on revising and refining the Historic Resource portion (Chapter 17.33) and the proposed Historic Resource Inventory

based on the comments noted above. In addition, HRG has met with the Advance Planning team to further refine the provisions and to ensure integration into Title 17. As the Commission considers the materials associated with this item, the Commission should consider the following questions:

1. Are the proposed regulations “right-sized” for the City?
2. Do the proposed historic resources provisions/regulations protect the type of resources that were identified to be important in the Context Statement?
3. Do the revised provisions adequately respond to the comments from the December 14, 2020 Planning Commission meeting?

Overview of Ordinance Revisions

Much of the ordinance has been revised with the assistance of Advance Planning staff to ensure consistency between the Historic Preservation Chapter and the rest of the previously adopted regulations and procedures. The changes keep the intent and spirit of the Historic Preservation regulations while facilitating integration into Title 17. The primary changes in no particular order are as follows:

- Deletion of the Conservation Overlay Zone – This change occurred as the Old Town Heritage Overlay District already exists as Chapter 17.19. Having this designation category was not needed since Old Town is already located within an Overlay district. If the City decides to adopt additional overlay districts in the future, it would be done through the provisions in 17.19 and could take into consideration the historic character of the area proposed; therefore, a separate category and process within 17.33 is not required.
- Procedural information that had previously been included regarding the designation process, the review process for alterations, and the Mills Act contract process has been removed in keeping with the other application types listed in Title 17. This information will be provided in the associated handouts prepared for these topics.

A Planning Commissioner and a DRB member are no longer included in the proposed make-up of the proposed HPC. As currently written, the HPC would have five (5) members, including members from the public who have expertise, knowledge, or special interest in historic preservation and/or archaeological/cultural resources or are a member of a local Chumash Tribal group. However, see the discussion concerning HPC composition below.

- The Alterations section (Section 17.33.070) has been fine-tuned to make this section more user-friendly and to link the review process to the existing DRB process found in Chapter 17.58. Alterations that are exempt from review under 17.58 that do not affect identified character-defining features would be exempt from DRB review. Alterations that could affect character defining features would be subject to DRB review.

- The “Point of Interest” designation category has been changed to “Point of Historical Interest” (Section 17.33.060) as suggested.
- Economic hardship has been built into both the Demolition (Section 17.33.080) and Maintenance (Section 17.33.110) sections as a potential consideration for such requests.

Historic Preservation Commission

Staff realizes that the Planning Commission and the community have already commented on the desirability of having a separate HPC and that the establishment of a Historic Preservation Board is a specific Implementation Measure in the General Plan (VH-IA-4). However, for practical reasons of staff time and cost, staff would like the Planning Commission to reconsider whether to incorporate these responsibilities into either the Design Review Board (DRB) or the Planning Commission. In addition, it is unknown if there would be sufficient work for the HPC on a regular schedule.

The primary drawback to this option is that neither of these bodies have specific expertise in historic or cultural resources. Another option may be to initially give these responsibilities to either the DRB or Planning Commission and then form a separate HPC at a later date if there is evidence that there are sufficient tasks for the HPC to consider on a regular basis.

For comparison, Attachment 4 highlights how seven jurisdictions with Historic Preservation ordinances handle review of projects affecting historic resources. Six of the seven jurisdictions have separate Historic Preservation bodies; one has the roles combined with their Architectural Commission. Five of the seven jurisdictions have the Historic Preservation bodies making recommendations to a different body (Design Review, Planning Commission or Board of Supervisors). As is evident from this snapshot, there are many ways to incorporate the review of Historic Preservation into the review process.

Historic Resources Inventory List Update

In response to the Commission’s and the public’s concerns about the scope of the initial Historic Resources Inventory presented, HRG has refined the list of potentially eligible properties for consideration as the City’s first Historic Resources Inventory. This Inventory is provided as Attachment 2. As a result, the draft Inventory has been reduced to 29 properties – seven of which have already been designated by the County of Santa Barbara or are listed in the National Register of Historic Places. With this refinement, the initial Inventory focuses on the most representative properties of the time periods and/or architectural styles identified in the Context Statement.

Some of the properties removed from the draft Inventory were not fully visible from the public right-of-way, so that a complete assessment of their character-defining features were not able to be made; others do not represent unique or excellent examples of their time period; and some properties have been altered. It should be noted that removal from the initial Inventory would not preclude a property from being added to the Inventory in

the future. Further, the draft Inventory has been expanded to include the additional information that the Planning Commission requested, as noted above.

As shared in December, it is proposed that the existing properties that are already listed in the National Register of Historic Places or the California Register of Historical Resources or were previously designated by the County of Santa Barbara be automatically designated as a City Landmark. These buildings are:

1. Barnsdall-Rio Grande Gasoline Station located at 7825 Hollister Avenue
2. Bishop Ranch located at 96 Glen Annie Road
3. Daniel Hill Adobe located at 33 S. La Patera Road
4. Goleta Depot located at 300 N. Los Carneros Road
5. Sexton House located at 5490 Hollister Avenue
6. Shrode Produce Packing House located at 265 La Patera (partially demolished)
7. Stow House located at 304 N. Los Carneros Road

As indicated in December, all other individual properties that are identified as potentially eligible for designation would have to undergo the designation process to be formally designated as a landmark if/when an application for such designation is submitted to the City for consideration. Properties on the Inventory that have not been formally designated would not be eligible for preservation incentives (i.e., Mills Act property tax reduction) outlined in the Chapter 17.33, until such time as they are designated. These properties/structures would, however, be subject to other review processes in 17.33 and California Environmental Quality Act review, if changes were proposed. For the ease of the public's and Commissioners' review, Attachment 2 is the proposed initial City of Goleta Historic Resources Inventory list.

Most of the properties that are either proposed to be recognized as a Goleta Landmark or are eligible to be recognized as such are already identified as Historic Resources in Table 6-1 of the City of Goleta General Plan. There are a few additional properties based the length of time that has passed or architectural style that were not identified 15 years ago when the General Plan was under development. Lastly, Attachment 3 is a draft of Points of Historical Interest for consideration.

PUBLIC NOTICE

Notice of this public hearing has been provided in the following manner:

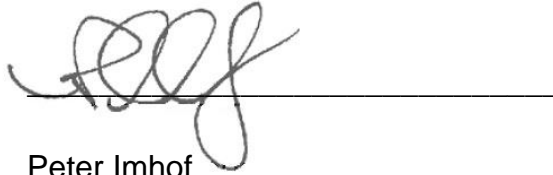
- An advertisement was published in the Santa Barbara Independent in both English and Spanish on March 18, 2021;
- On March 18, 2021, a) mailed notice sent to the property owners whose property may be subject to the provisions of this Ordinance; b) Gov Delivery email notice was sent to approximately 3,890 email addresses on the Planning and Environmental Review, Planning Commission, and Historic Preservation lists in both English and Spanish; and c) the information was shared on various social media platforms (Facebook, Twitter etc.).

Legal Review By:

A handwritten signature in cursive script, appearing to read "Winnie Cai", written over a horizontal line.

Winnie Cai
Assistant City Attorney

Approved By:

A handwritten signature in cursive script, appearing to read "Peter Imhof", written over a horizontal line.

Peter Imhof
Planning and Environmental Review Director

ATTACHMENTS:

1. Revised Draft Historic Preservation Ordinance Regulations
2. Revised Draft City of Goleta Historic Resources Inventory
3. Draft City of Goleta Points of Historical Interest
4. Historic Preservation Review Process in a Sample of Cities with Historic Preservation Ordinances
5. Power Point Presentation

ATTACHMENT 1
DRAFT CHAPTER 17.33
MARCH 2021

ORDINANCE NO. 21-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADDING CHAPTER 2.15 ENTITLED HISTORIC PRESERVATION COMMISSION, CHAPTER 17.33 ENTITLED HISTORIC RESOURCE PRESERVATION, CHAPTER 17.43 ENTITLED ARCHAEOLOGICAL AND CULTURAL RESOURCES, AND AMENDING VARIOUS OTHER CHAPTERS TO THE GOLETA MUNICIPAL CODE; CASE NO. 16-0920A

WHEREAS California Government Code Sections 65850 and 37361 enable city legislative bodies to provide for “the protection, enhancement; perpetuation, or use of places, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value”; and

WHEREAS the historic and cultural resources are important to the City of Goleta as encapsulated within the Visual and Historic Resources Element of the City’s General Plan/Coastal Land Use Plan; and

WHEREAS the City has conducted 15 public workshops and public hearings over the course of three years in the development of this Ordinance and associated Historic Context Statement; and

WHEREAS, on _____, 2021, the Planning Commission of the City of Goleta conducted a noticed public hearing, at which time all interested parties were heard, and the Planning Commission recommended that the City Council of the City of Goleta adopt the proposed ordinance; and

WHEREAS, on _____, 2021, the City Council of the City of Goleta conducted a noticed public hearing, at which time all interested parties were heard.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Findings for Ordinance Amendments

Pursuant to subsection 17.66.050(B) of the Goleta Municipal Code, the City Council makes the following findings:

A. The amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Title 17 of the Goleta Municipal Code.

The Ordinance Amendment, which amends the Goleta Municipal Code Title 17, is consistent with all applicable provisions of the City's General Plan for the preservation of historic and cultural resources throughout the City. Furthermore, the provisions of this Ordinance will implement many of the policies and implementation measures of the Visual and Historic Resources Element. The processing of the Amendment was conducted in compliance with the codified regulations of Title 17 Chapter 17.66 (Amendments to Zoning Regulations and Zoning Map) of the Goleta Municipal Code. Therefore, this finding can be made.

B. The amendment is in the interests of the general community welfare.

The Ordinance Amendment, which amends Goleta Municipal Code Title 17, will allow the City to continue to effectively exercise its police power rights over privately-owned real property. These police power rights ensure the City's ability to implement the goals, objectives, and policies of the General Plan, which protect the health, safety, and general welfare of the community. Therefore, the Amendment is in the interest of the general community welfare and this finding can be made.

C. The amendment is consistent with good zoning and planning practices.

The Ordinance Amendment, which amends Goleta Municipal Code Titles 2 and 17, will help the City continue to implement the community goals, objectives, and policies of the General Plan. Furthermore, the Amendment will enable the City to have better control over existing and future land uses and development on real property in regard to historic and cultural resources throughout Goleta and ensure full compliance with State law controlling the review of certain types of development. Therefore, the Amendment is consistent with good zoning and planning practices and this finding can be made.

SECTION 3. Environmental Assessment

Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183, projects that are consistent with the development density of existing zoning, community plan, or General Plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis, except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA

review. There is no new substantial information indicating that the impacts of the project will be more severe than described in the General Plan EIR when the Visual and Historic Resources Element was adopted and there are no cumulative or off-site impacts from the proposed project that were not addressed in the General Plan EIR. As such, the Ordinance is exempt from further CEQA review.

In addition, pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(5), the proposed Ordinance does not qualify as a "project" for the purposes of CEQA because the Ordinance does not result in direct or indirect physical changes in the environment. The amendments proposed do not, by themselves, have the potential to cause a significant effect on the environment. Any subsequent development project will be separately examined in accordance with CEQA. As such, the proposed Ordinance is exempt from CEQA review.

SECTION 4. Amendment to Title 2 of the Goleta Municipal Code, Administration and Personnel

Chapter 2.15 of Title 2 of the Goleta Municipal Code, entitled Historic Preservation Commission, is added as follows:

2.15.010 Purpose. The purpose of the Historic Preservation Commission is to act as an advisory body to the staff, the Design Review Board, and City Council on all matters pertaining to historic preservation.

2.15.020 Created. A Historic Preservation Commission for the City is created.

2.15.030 Members. The Historic Preservation Commission shall consist of five members.

2.15.040 Appointment. The Mayor shall, in his or her discretion and subject to City Council approval, appoint the members.

2.15.050 Qualification of Members.

- A. The Historic Preservation Commission shall be composed of professional and lay members with demonstrated interest, competence, or knowledge in historic preservation. Historic Preservation Commission members may be appointed from among the disciplines of architecture, history, architectural history, planning, archaeology, or other related disciplines, such as American studies, landscape architecture, cultural geography, or cultural anthropology, to the extent that such professionals are available in the community. Historic Preservation Commission membership may also include lay members who have demonstrated special interest/expertise, competence, experience, or knowledge of Goleta history and historic preservation, and/or are members of local Tribal group(s).
- B. A majority of the members shall be residents of the City during incumbency.

2.15.060 Term of Office.

- A. The members of the first appointed Historic Preservation Commission shall so classify themselves by lot that one of their number shall term out of office on June 30, 2021, two on June 30, 2022, and two on June 30, 2023.
- B. Terms shall be for four years thereafter, with no limit on the number of terms to which members may be appointed.
- C. Members shall serve until their successor has been appointed.

2.15.070 Removal from Office. A Historic Preservation Commission member is automatically removed from office, if the member is absent from three consecutive regular meetings of the Historic Preservation Commission. A member shall serve at the pleasure of the Mayor and may be removed by the Mayor at any time without cause. The member may also be removed by a majority vote of the City Council at any time and for any reason.

2.15.080 Vacancy in Office. Vacancies, other than by expiration of a term, shall be filled by appointment by the Mayor subject to City Council approval and shall serve the remainder of the previous term.

2.15.090 Organization.

- A. Each calendar year, at its first regular meeting, the Historic Preservation Commission shall elect from its membership a Chair and a Vice-Chair.
- B. The Historic Preservation Commission shall adopt rules for the transaction of its business. It shall also keep a public record of its resolutions, transactions, findings, and determinations.
- C. The Planning and Environmental Review Director or designee shall serve as the Secretary to the Historic Preservation Commission and shall have no vote.

2.15.100 Meetings. The Historic Preservation Commission shall hold at least one regular meeting every other month subject to the agenda calendar.

2.15.110 Compensation. The City Council may establish by resolution the compensation to be paid to members of the Historic Preservation Commission.

**SECTION 5. Amendment to add the following to Chapter 17.33
Historic Resource Preservation of the Goleta Municipal Code**

Chapter 17.33 is added to Title 17 to read as follows:

**Chapter 17.33
HISTORIC RESOURCE PRESERVATION**

Sections:

- 17.33.010 Purpose**
- 17.33.020 Applicability**
- 17.33.030 Historic Resources Inventory**
- 17.33.040 Historic Landmarks**
- 17.33.050 Historic Districts**
- 17.33.060 Points of Historical Interest**
- 17.33.070 Review of Alterations to Historic Resources**
- 17.33.080 Demolition of Historic Resources**
- 17.33.090 Review of Projects Affecting City-Owned Historic Resources**
- 17.33.100 Mills Act Property Tax Abatement Program**
- 17.33.110 Maintenance of Historic Resources**

17.33.010 Purpose

The purpose of this Chapter is to provide for the recognition and preservation of historic resources that reflect the social, cultural, historical, and architectural heritage of the City by establishing procedures and regulations that are necessary to:

- A. Assist the City in identifying and protecting its historic resources;
- B. Encourage public education and appreciation of the City's heritage;
- C. Ensure that new development maintains continuity with the City's historic character and scale;
- D. Maintain historic resources as community assets;
- E. Integrate the preservation of historic resources into the public and private development process;
- F. Implement the goals and policies of the Visual and Historic Resources Element of the General Plan; and
- G. Fulfill the City's responsibilities under applicable state and federal laws, including the California Environmental Quality Act (CEQA), and Section 106 of the National Historic Preservation Act (NHPA).

17.33.020 Applicability

The provisions of this Chapter apply to historic resources located within the City.

17.33.030 Historic Resources Inventory

A. Establishment. The City shall create and maintain a list of properties known as the Historic Resources Inventory (HRI) adopted by City Council Resolution. The HRI shall collectively consist of buildings, structures, objects, or sites that satisfy one or more of the following:

- 1) Are identified as potentially eligible for designation through historic resources survey or other evaluation conducted by a Qualified Preservation Professional using accepted professional practices and formally adopted for inclusion on the HRI by the City Council; or
- 2) Are listed in or formally determined eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, either individually or as a Contributor to a designated Historic District; or
- 3) Are designated as a County of Santa Barbara Landmark or County of Santa Barbara Place of Historic Merit; or
- 4) Are designated Historic Landmarks or contributors to designated Historic Districts by the City Council.

B. Purpose. The HRI may be used for reference for future determinations for the designation of Historic Landmarks or Historic Districts, and for evaluating proposed alterations to or demolition of historic resources.

17.33.040 Historic Landmarks

A. Criteria for Designating a Historic Landmark. A building, structure, object, or site shall be designated a Historic Landmark, if the City Council finds that the following criteria are met:

- 1) The proposed Historic Landmark is at least 50 years old or exhibits Exceptional Importance; and
- 2) The proposed Historic Landmark meets one or more of the following:
 - a. The proposed Historic Landmark is associated with important events or broad patterns of development that have made a significant contribution to the historical, archaeological, cultural, social, historical, economic, aesthetic, engineering, or architectural development of the City, State, or nation; or
 - b. The proposed Historic Landmark is associated with persons significant in local, State, or national history; or
 - c. The proposed Historic Landmark embodies distinctive characteristics of a style, type, period, or method of construction, or is an example of the use of indigenous materials or craftsmanship, or it is a significant example of the work of a notable builder, designer, or architect; or

- d. The proposed Historic Landmark has yielded or has the potential to yield, information important to the history or prehistory of the City, State, or nation; and
- 3) The proposed Historic Landmark retains those aspects of historic integrity that convey the reason for its significance.

B. Procedure for Designating a Historic Landmark. The designation of Historic Landmarks shall be processed in the following manner:

- 1) **Applicant.** A nomination for designation as a Historic Landmark may be initiated by any resident of the City. If the Applicant is not the Property Owner, the Director shall, within 10 days of receipt of the nomination, notify the Property Owner in writing that a nomination for designation has been submitted.
- 2) **Historic Preservation Commission Hearing.** The Director shall schedule a public hearing before the Historic Preservation Commission on nominations for Historic Landmark designation within 90 days of the application being deemed complete, or as reasonable. The Historic Preservation Commission shall make a recommendation to the City Council on the listing of the property for Historic Landmark designation based on the criteria for designating a Historic Landmark.
- 3) **Interim Protection.** No on-site activities, other than routine maintenance and repair, that could affect any character-defining feature or the historic integrity of the proposed Historic Landmark, shall be permitted during the time period from nomination submittal through City Council consideration.
- 4) **City Council Hearing.** As soon as is feasible after receiving the recommendation of the Historic Preservation Commission, the City Council shall consider the proposed Historic Landmark designation. Within 180 days from the application being deemed complete, the City Council must make a decision on the proposed designation. Failure by the City Council to act within 180 days will result in the nomination request being automatically denied without prejudice.
- 5) **Notice of Designation.** If the City Council approves a proposed Historic Landmark designation, notice of the City Council's decision shall be sent to the Applicant and Property Owner.

C. Automatic Designation of Historic Landmarks. Any property in the City listed in the National Register of Historic Places, the California Register of Historical Resources, or as a County of Santa Barbara Historic Landmark or County of Santa Barbara Place of Historic Merit as of January 1, 2021 shall be automatically designated a City Historic Landmark.

17.33.050 Amendment to or Rescission of the Status of an individual Historic Resource

A. Procedure. Amendment to or rescission of the status of an individual historic resource shall be processed in the same manner as provided for in Section 17.33.040(B).

B. Required Findings. In order to amend or rescind a Historic Landmark designation, or remove or amend a historic resource listed in the HRI, the City Council must make the finding that the historic resource no longer meets the finding for designation or inclusion in the HRI due to:

- 1) New information that was not available at the time of the evaluation or historic designation that compromises the historic significance of the property; or
- 2) Destruction of the historic resource through a catastrophic event that has rendered the building, structure, or object a hazard to public health, safety, or welfare; or
- 3) Demolition of the historic resource.

17.33.050 Historic Districts

A. Criteria for Designating a Historic District. A contiguous grouping of properties that relate to each other in a distinguishable way or in a geographically definable area shall be designated as a Historic District, if the City Council finds that the grouping of properties meets the following criteria:

- 1) It possesses a significant concentration of properties united historically or aesthetically by plan or physical development; and
- 2) It meets one or more of the criteria for designation in Section 17.33.040(A)(2); and
- 3) A minimum of 60 percent of the properties within the proposed Historic District are identified as Contributors to the Historic District's significance; and
- 4) The Historic District collectively retains those aspects of historic integrity that convey the reason for its significance.

B. Criteria for Identifying Contributors to a Historic District. The City Council designation of a Historic District shall include a list of contributing properties within the Historic District. All contributors must satisfy the following three requirements:

- 1) The property adds to the historic associations or historic architectural qualities for which the Historic District is significant; and
- 2) The property was present during the period of significance for the Historic District; and
- 3) The property retains sufficient historic integrity to convey its significance.

C. Procedure for Designating a Historic District and Contributors.

The designation of Historic Districts and contributors shall be processed in the following manner:

- 1) **Applicant.** A nomination for designation of a Historic District may be initiated by any resident of the City.
- 2) **Owner Consent.** At the time the nomination is submitted, the Applicant shall submit documentation by letter or petition that a minimum of 51 percent of the Property Owners within the proposed Historic District support the nomination.
- 3) **Owner Notification.** The Director shall, within 10 days of receipt of a nomination, notify all Property Owners within the proposed Historic District in writing that a nomination for designation has been submitted.
- 4) **Historic Preservation Commission Hearing.** The Director shall schedule a public hearing before the Historic Preservation Commission on nominations for Historic District designation within 90 days of the nomination being deemed complete, or as reasonable. The Historic Preservation Commission shall make a recommendation to the City Council on the eligibility of the potential Historic District and the list of contributors for historic designation based on the criteria for designating a Historic District and the criteria for identifying contributors.
- 5) **Interim Protection.** No on-site activities, other than routine maintenance and repair, that could affect any character-defining feature or the historic integrity of any property within the potential Historic District, shall be permitted during the time period from nomination submittal through City Council consideration.
- 6) **City Council Hearing.** As soon as is feasible after receiving the recommendations of the Historic Preservation Commission, the City Council shall consider approval of the Historic District and the specific contributors within the Historic District. Within 180 days from the nomination being deemed complete, the City Council must make a decision on the proposed designation. Failure by the City Council to act within 180 days will result in the nomination request being automatically denied without prejudice.
- 7) **Notice of Designation.** If the City Council approves a proposed Historic District designation, notice of the City Council's decision shall be sent to the Applicant and all Property Owners within the Historic District.

D. Amendment or Rescission of a Historic District Designation.

- 1) **Procedure.** Amendment to or rescission of the status of a Historic District shall be processed in the same manner as provided for in Section 17.33.050(C).
- 2) **Required Finding.** In order to rescind or amend the designation of a Historic District or a contributor, the City Council must make at least one of the following findings:

- a) New information that was not available at the time of the historic designation compromises the historic significance of the Historic District or the contributor; or
- b) Destruction of the Historic District or contributor through a catastrophic event has rendered it a hazard to public health, safety, or general welfare; or
- c) A contributor has been demolished or relocated outside of the Historic District.

17.33.060 Points of Historical Interest

A. Criteria for Identifying a Point of Historical Interest. A building, structure, object, or site may be identified as a Point of Historical Interest, which is not a historic resource, if it meets at least one of the following criteria:

- 1) It is the site of a building, structure, or object that no longer exists or has been altered, but was associated with historic events or important persons, or otherwise has significant cultural or historic significance; or
- 2) It is the site of a historic event which has no distinguishable physical characteristics.

B. Procedure for Identifying a Point of Historical Interest. A Point of Historical Interest shall be identified by the Historic Preservation Commission in the manner identified in Section 17.33.040(B)(1-2) and adopted by the City Council. The Historic Preservation Commission shall maintain the listing of identified Points of Historical Interest.

C. Rescission of a Point of Historical Interest. Rescission of the listing of a Point of Historical Interest shall be processed in the same manner as the original identification and shall be based on a determination that the criterion of original identification is no longer met.

17.33.070 Design Review of Alterations to Historic Resources

This Section establishes the review process for proposed alterations to historic resources.

A. Compliance with Section. It shall be unlawful for any person, Property Owner, or entity to directly or indirectly alter any historic resource except as provided herein. Alterations to historic resources to add an attached Accessory Dwelling Unit are subject to the requirements of Section 17.41.030(F)(8) only.

B. Alterations that are Exempt from Design Review.

The provisions for the Design Review of proposed alterations to historic resources shall not be construed to prevent ordinary maintenance and repair which does not change the design, materials, architectural features, or character-defining features of a historic resource. The exemptions outlined in Section 17.58.020 apply to historic resources, with the following exceptions:

- 1) The proposed alteration will affect an identified character-defining feature of the historic resource.
- 2) All proposed additions to historic resources are subject to Design Review.

C. Criteria and Procedure for Director Review of Alterations.

- 1) **Required Findings.** The Director shall approve the plans and Design Review Board review is not required if the following findings are made:
 - a. The proposed alteration is minor and clearly meets any applicable design guidelines adopted by the City Council; or
 - b. In the absence of applicable design guidelines, the proposed alteration is minor and clearly meets the relevant Secretary of the Interior's Standards for the Treatment of Historic Properties; and
 - c. The proposed alteration will not diminish, eliminate, or adversely affect the character, character-defining features, or historic integrity of the historic resource; and
 - d. Any changes to the proposed alteration requested by the Director are agreed to by the Applicant.
- 2) **Changes to the Plans.** No changes shall be made to the project once the Director has approved the plans without resubmitting to the Director for approval of the changes.

D. Criteria and Procedure for Historic Preservation Commission and Design Review Board Review of Alterations.

- 1) **Historic Preservation Commission Review.** The review and decision on the design review for projects involving historic resources will be undertaken by the Design Review Board as outlined in Section 17.58.060, with a recommendation from the Historic Preservation Commission. The Historic Preservation Commission will review the application materials and make a recommendation to the Design Review Board for consideration prior to Preliminary Review as outlined in subsection 17.58.060(B).
- 2) **Required Findings.** The Historic Preservation Commission shall make recommendations, and the Design Review Board shall make a determination based on one of the following findings:
 - a. The proposed alteration is found to be consistent with any applicable design standards or guidelines adopted by the City Council; or
 - b. In the absence of applicable design standards or guidelines, the proposed alteration is found to be consistent with the relevant

Secretary of the Interior's Standards for the Treatment of Historic Properties; or

- c. There is sufficient evidence, including evidence provided by the Applicant, that denial of the proposed alteration would cause an immediate hardship because of conditions unique to the specific property.

17.33.080 Demolition of Historic Resources

A. Process. Demolition of a historic resource may be permitted only with the issuance of a Major Conditional Use Permit unless determined necessary by the Building Official as outlined in subsection 17.29.010(B)(3).

B. Additional Requirements. The Applicant shall submit a cost analysis for the rehabilitation and reuse of the property and a report by a structural engineer on the feasibility of relocation.

C. Findings. The findings of Section 17.52.070 are not applicable for the demolition of a historic resource. In order to approve the demolition of a historic resource, the Historic Preservation Commission must make a recommendation, and the Planning Commission must make a determination, based on the following findings:

- 1) The proposed action is consistent with the intent of this Ordinance and is supportive of the identified goals and policies of the General Plan; and
- 2) Any significant environmental impacts are mitigated to the maximum extent feasible; and
- 3) The demolition will not have a significant negative effect on the achievement of the purposes of this Title; and
- 4) One of the following:
 - a. The potential negative effects are outweighed by the benefits of the associated replacement project, as applicable; or
 - b. There is sufficient evidence, including evidence provided by the Applicant, that the historic resource retains no reasonable economic use and retention of the historic resource would cause undue economic hardship, taking into account the historic resource's condition, location, the current market value, and the costs of rehabilitation to meet the requirements of the building code or other City, state, or federal law; or
 - c. There is sufficient evidence, including evidence provided by the Applicant, that relocation of the historic resource is infeasible; or
 - d. The demolition is necessary to protect or promote the health, safety, or welfare of the residents of the city, including the need to eliminate blight or nuisance, or correct an unsafe or dangerous condition of the property.

D. Demolition of Potential Historic Resources. If real property that is more than 50 years old but not listed in the HRI is proposed for demolition, the Director may require a historic resources assessment report prepared by a Qualified Preservation Professional to determine whether the real property should be considered for potential inclusion in the HRI and therefore subject to the provisions of 17.33.080(A-C).

E. Demolition Permits.

- 1) Zoning Permit associated with the demolition of a historic resource shall not be issued until development plans for that site have secured plan check approval, unless the demolition is approved to abate an unsafe or dangerous condition.
- 2) If a historic resource is demolished without approval of both a Zoning Permit and demolition permit, no building or construction-related permits shall be issued and no permits or use of the property shall be allowed from the date of demolition for a period of three years for residential properties, and five years for non-residential properties.

17.33.090 Review of Projects Affecting City-Owned Historic Resources

The Historic Preservation Commission shall review projects affecting City-owned historic resources and make an advisory recommendation to City Council.

17.33.100 Mills Act Property Tax Abatement Program

In addition to any other incentive of federal or State law, Property Owners of designated Historic Landmarks or contributors to a designated Historic District may apply for a Mills Act contract under Government Code Sections 50280-50290.

A. Historic Preservation Commission Review. The Historic Preservation Commission will review Mills Act applications and make recommendations to the City Council.

B. City Council Authorization. The City Council may, in its sole discretion, authorize the execution of all Mills Act contracts.

C. Cancellation or Modification. A Mills Act contract may be cancelled or modified if the City Council finds, after written notice to the Property Owner, either of the following conditions:

- 1) The Property Owner is responsible for noncompliance with any terms or conditions in the contract, or any provision in this Chapter, or

misrepresentation or fraud was used in the process of obtaining the contract; or

- 2) The property has been destroyed by fire, earthquake, flooding, or other calamity, or it has been taken by eminent domain.

D. Penalty for Cancellation Due to Noncompliance. If a Mills Act contract is cancelled due to noncompliance, the Property Owner shall be liable to the City for a cancellation fee equal to 12.5 percent of the current fair market value of the property or as provided for in applicable State law.

17.33.110 Maintenance of Historic Resources

A. Maintenance Requirements. Historic resources shall be maintained in a state that clearly furthers the continued availability of the historic resource for lawful reasonable uses and prevents deterioration, dilapidation, decay, and neglect of such resource, including demolition by neglect.

B. Failure to Meet the Maintenance Requirements. In addition to any other penalty authorized by law, failure to maintain a historic resource as specified in this Section shall constitute a public nuisance pursuant to Chapter 12.13 of the GMC.

C. Economic Hardship. The Director may delay the enforcement of the maintenance requirements in this Section if the following conditions are met:

- 1) There is sufficient evidence provided by the Property Owner that the maintenance requirements would cause an undue hardship, taking into account the property's condition, current market value, and the costs of maintenance; and
- 2) The delay in enforcing the maintenance requirements will not result in the loss of character-defining features of the property; and
- 3) The delay in enforcing the maintenance requirements will not result in an unsafe or dangerous condition or create a blight or nuisance.

SECTION 6. Amendments to Chapter 17.29 Demolition, Relocation, and Loss of Dwelling Units are made to read in its entirety:

17.29.010 Applicability

No structure in the City may be demolished, removed, or relocated, except as authorized under the provisions of this chapter and no dwelling units may be lost except in compliance with Section [17.29.030](#).

A. Removal Considered Development. For purposes of this chapter, the removal of a structure for relocation to another lot is considered a demolition on the origin site and new development on the receiving site. Structures may be

relocated subject to the requirements of Section [17.29.050](#), Relocation of Structures.

B. Exemptions. The following structures are exempt from the provisions of this chapter, except for subsection [17.29.030](#)(B):

1. Any building, structure, object, or site that is less than 50 years old that is not:
 - a. Located within the Coastal Zone or within the Old Town Heritage Overlay District;
 - b. A historic resource; or
 - c. Identified as a historical resource under the California Environmental Quality Act (CEQA).
2. Any building structure, object, or site at least 50 years old that is not a historic resource.
3. Notwithstanding anything to the contrary, if a building, structure, or object is determined by the City's Building Official to be unsafe, presents a public hazard, is not securable, or is in imminent danger of collapse so as to endanger persons or property, it must be demolished. The Building Official's determination in this matter will be governed by applicable law.

[17.29.020 Permit Requirements](#)

Demolition or relocation of historic resources subject to this chapter must obtain the following permit types:

A. Coastal Zone. All buildings, structures, or objects proposed for demolition or relocation that are located on property within the Coastal Zone of the City are subject to the permit requirements of Chapter [17.61](#), Coastal Development Permits.

1. Exception. Demolition or relocation of any historic resource requires the approval of a Major Conditional Use Permit.

B. Inland Area. All buildings, structures or objects proposed for demolition or relocation that are located on property within the Inland Area of the City are subject to the following:

1. *Zoning Clearance*. Any demolition of a structure that is 50 years or more in age and is neither a historic resource nor within a buffer of any other protected resource (e.g., ESHA, Cultural, oak tree CRZ, etc.) and structures less than 50 years in the Old Town Heritage Overlay District.

2. *Land Use Permit.* Any demolition of a structure that is 50 years or more in age and is not a historic resource but is within the buffer area of a protected resource.

3. *Discretionary Action.* A discretionary action is required under the following circumstances:

a) Any demolition associated with a permit application that involves other development that requires discretionary review and approval. The demolition must be concurrently processed as part of the overall project.

b) Historic Resources. Demolition or relocation of any historic resource requires the approval of a Major Conditional Use Permit.

[17.29.030 Loss of Dwelling Units](#)

A. Demolition of Multi-Unit Dwellings. The City will not allow the demolition of any multiple-unit dwelling structures unless the project will create at least as many residential dwellings as will be demolished, or the building or structure is exempt from this requirement pursuant to Section [17.29.010](#), Applicability.

B. Loss of Residential Units. In accordance with [Government Code](#) Section 66300(d), no housing development project, as defined by California [Government Code](#) Section 65589.5(h)(2), that will require the demolition or other loss of legally established residential dwelling units shall be approved unless the project will create at least as many residential dwellings as will be demolished or otherwise lost. When this subsection applies, all applicable requirements of [Government Code](#) Section 66300(d) must be met.

C. Timing of Replacement. The City shall not issue a Certificate of Occupancy for any other Building Permits for the project until all Certificates of Occupancy have been issued for the replacement unit(s). (Ord. 20-09 § 5; Ord. 20-03 § 6)

[17.29.040 Relocation of Structures](#)

Structures may be relocated within the City if the following requirements are met:

A. The relocated structure must comply with all regulations of this Title, including all applicable development standards for the base zoning district of the property upon which the structure is proposed to be relocated.

B. Prior to relocating oversized structures using the public roadway, the approval of a City Encroachment Permit or a Single Trip Transportation Permit is also required by the Public Works Department. (Ord. 20-09 § 5; Ord. 20-03 § 6)

SECTION 7. Amendment to Chapter 17.50 Review Authorities

A. Section 17.50.030 is hereby amended to add subsections I and J:

I. Acts as the Review Authority to designate eligible properties as Historic Landmarks, Historic Districts, and Points of Historical Interest within the City. Also acts as the Review Authority for rescission of or amendment to a historic designation.

J. Acts as Review Authority to grant Mills Act Contracts.

B. Section 17.50.070 is hereby amended to add subsection D:

D. Act as the Review Authority to grant Design Review to Historic Resources upon recommendation of the Historic Preservation Commission.

C. Section 17.50.080 is hereby added to read as follows:

The Historic Preservation Commission has the following powers and duties under this Title in addition to the responsibilities established in Title 2 of the Goleta Municipal Code. The Historic Preservation Commission shall be an advisory board to the City Council, Planning Commission, Design Review Board, City Manager, and all City departments on all matters related to historic preservation. The Historic Preservation Commission shall have the power and it shall be its duty to perform the following acts:

- A. Review historic resources surveys and make recommendations to the City Council on periodic updates to the City's Historic Resources Inventory.
- B. Review nominations for historic designations and make recommendations to the City Council that certain sites, buildings, structures, objects, or districts meeting one or more of the eligibility criteria in Sections 17.33.040-050 be designated as Historic Landmarks or Historic Districts.
- C. Review properties identified for listing as Points of Historical Interest and make recommendations to the City Council.
- D. Review and make recommendations on any proposed design guidelines that may be developed by the City for project review or review of appropriate alterations or new construction within Historic Districts.
- E. Review and recommend to the City Council the amendment or rescission of any historic designation.
- F. Make recommendations to the Design Review Board on projects involving alterations to historic resources.

- G. Review and make advisory recommendations on projects affecting City-owned historic resources.
- H. Review Mills Act applications and make recommendations to the City Council.
- I. Make recommendations to the Planning Commission and the City Council on policies related to historic preservation in the General Plan.
- J. Advise the City Council and other commissions, as requested, on historic preservation issues.
- K. Perform any other functions as may be designated by the City Council.

SECTION 8. Amendment to Add Chapter 17.43 Archaeological and Cultural Resources

To come.

SECTION 9. Amendment to Chapter 17.73 List of Terms and Definitions

The following terms or revisions to existing definitions are added to the List of Terms (Section 17.73.010) and to Definitions (Section 17.73.020):

- 1) **CALIFORNIA STATE HISTORICAL BUILDING CODE (SHBC).** Title 24, Building Standards, Part 8, California Code of Regulations.
- 2) **CALIFORNIA REGISTER OF HISTORICAL RESOURCES.** Buildings, sites, structures, objects and districts significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California that meet the criteria for designation in the California Register as defined in California Public Resources Code Section 5020.1, as it may be amended.
- 3) **CHARACTER-DEFINING FEATURES.** The essential physical features that convey why a building, structure, object, site, or Historic District is socially, culturally, or architecturally significant based on the applicable criteria for designation and when it was significant (period of significance).
- 4) **CONTRIBUTOR.** Any property located within a Historic District, which adds to the historic associations or historic architectural qualities for which the Historic District is significant; was present during the period of significance for the Historic District; and retains sufficient historic integrity to convey its significance. Contributors to designated Historic Districts are considered historic resources, as is the Historic District overall.
- 5) **DEMOLITION.** When either: (1) more than 50 percent of the exterior walls of a building or structure are removed or are no longer necessary

and integral structural components of the overall building; or (2) more than 50 percent of the exterior wall elements are removed, including, without limitation, the cladding, columns, studs, cripple walls, or similar vertical load-bearing elements and associated footings, windows, or doors. Existing exterior walls supporting a roof that is being modified to accommodate a new floor level or roofline will continue to be considered necessary and integral structural components, providing the existing wall elements remain in place and provide necessary structural support to the building upon completion of the roofline modifications. Demolition as specifically applied to historic resources is destruction or alteration that is so extensive that significant character-defining features are lost, the historic character of a historic resource is completely removed and cannot be repaired or replaced, and the resource no longer retains sufficient integrity to convey its significance.

- 6) **DISCRETIONARY REVIEW.** The review of a project that requires the exercise of judgment or deliberation and as distinguished from situations where the City merely has to determine whether there has been conformity with objective standards in applicable statutes, ordinances, or regulations. Discretionary Review includes review by a Review Authority on any of the following: Coastal Development Permits within the Appeals Jurisdiction, Conditional Use Permits, Demolition of a historic resource, Design Review and Overall Sign Plans reviewed by the Design Review Board, Development Plans, General Plan Amendments, Modifications, [Government Code](#) Consistency Determination, Specific Plans, Time Extensions, Variances, Zoning Ordinance Amendments, and Zoning Map Amendments.
- 7) **EXCEPTIONAL IMPORTANCE.** A measure of a property's importance within the appropriate historic context. The term may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation and must consider both the historic context and the specific property's role in that context. In justifying exceptional importance, it is necessary to identify other properties within the geographical area that reflect the same significance or historic associations and to determine which properties best represent the historic context in question.
- 8) **HISTORIC DISTRICT.** A significant concentration, linkage, or continuity of properties united historically or aesthetically in a distinguishable way or in a geographically definable area that meet the criteria for

designation. Historic Districts are composed of contributors and non-contributors.

- 9) **HISTORIC INTEGRITY.** The ability of an individual historic resource or Historic District to convey its significance, with consideration of the following aspects of historic integrity as defined by the National Park Service: location, design, setting, materials, workmanship, feeling, and association as defined below.
- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
 - **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
 - **Setting** is the physical environment of a historic property.
 - **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
 - **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
 - **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
 - **Association** is the direct link between an important historic event or person and a historic property.
- 10) **HISTORIC LANDMARK.** A building, structure, object, or site that has been officially designated through City Council action.
- 11) **HISTORIC RESOURCE.** A Historic Landmark designated by the City Council, a Historic District and the identified contributors designated by the City Council, and any building, structure, object, or site listed in the City Historic Resources Inventory as adopted by the City Council.
- 12) **HISTORIC RESOURCES INVENTORY (HRI).** The list of buildings, structures, objects, sites, Historic Districts and their contributors that are formally adopted by City Council Resolution.
- 13) **HISTORIC RESOURCES SURVEY.** The systematic and standardized process conducted by a Qualified Preservation Professional, including historical research and field work, for identifying and gathering data on the City's potential historic resources for the purpose of evaluating the resources per City, State, and/or federal criteria.
- 14) **NATIONAL REGISTER OF HISTORIC PLACES.** The nation's official inventory of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture which is maintained by the Secretary of the Interior under the authority of the

Historic Sites Act of 1935 and the National Historic Preservation Act of 1966 (16 U.S.C. 470 et seq., 36 C.F.R. Sections 60, 63).

- 15) **NON-CONTRIBUTOR.** Any property located within a Historic District which does not add to the historic associations or historic architectural qualities for which the Historic District is significant; was not present during the period of significance for the Historic District; or does not retain sufficient historic integrity to convey its significance. Non-contributors to designated Historic Districts are not considered historic resources.
- 16) **PERIOD OF SIGNIFICANCE.** The length of time during which a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for designation. A period of significance usually begins with the date when significant activities or events began at the property; this is often the date of construction. A historic place may have multiple periods of significance, but those periods must be strictly demarcated by year.
- 17) **POINT OF HISTORICAL INTEREST.** A building, structure, object, or site that no longer exists or has been altered and therefore does not meet the criteria for designation as a Historic Landmark, but which was associated with historic events or important persons, or otherwise has significant cultural or historic associations; or is the site of a historic event which has no distinguishable physical characteristics.
- 18) **PRESERVATION.** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic resource.
- 19) **QUALIFIED PRESERVATION PROFESSIONAL.** A person who meets the minimum qualifications in history, archaeology, architectural history, architecture, or historic architecture as outlined in the Code of Federal Regulations, 36 CFR Part 61.
- 20) **REHABILITATION.** As it applies to historic resources, the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

SECTION 10. Amendment to Section 12.13.030 Public Nuisance Designated.

Section 12.13.030(Q) is hereby added to the Goleta Municipal Code as follows:

Q. Failure to adequately maintain a designated historic resource as specified in Chapter 17.33 shall constitute a public nuisance.

SECTION 11. Effect of Amendment

To the extent any provision of this Ordinance repeals, amends, or supersedes any previous approvals, such repeal or replacement will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed or superseded part of previous approvals will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 12. Severability

If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 13. Codification

The City Clerk shall cause these amendments to be appropriately renumbered and codified in Title 17 of the Goleta Municipal Code on the effective date of this Ordinance.

SECTION 14. Certification of City Clerk

The City Clerk shall certify to the adoption of this ordinance and, within 15 days after its adoption, shall cause it to be published in accord with California Law.

SECTION 15. Effective Date

This ordinance shall take effect on the 31st day following adoption by the City Council.

INTRODUCED ON the ____ day of _____, 202__.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 202__.

PAULA PEROTTE

MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, do hereby certify that the foregoing Ordinance No. 2__-__ was introduced on _____, and adopted at a regular meeting of the City Council of the City of Goleta, California, held on the _____, by the following roll-call vote, to wit:

AYES:

NOES:

ABSENT:




ABSTENTIONS:




(SEAL)




DEBORAH S. LOPEZ
CITY CLERK




ATTACHMENT 2
DRAFT HISTORIC RESOURCES INVENTORY
MARCH 2021



DRAFT HISTORIC RESOURCES INVENTORY




LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
1		071-033-012	5728		Aguila	Ave	1918				<p>This residence appears eligible under local Criterion 2(a) as a rare remnant example of Goleta's early residential development. The early 20th century was a significant era in Goleta's development, laying the groundwork for future growth. This property represents a remnant example of the original residential neighborhood that developed adjacent to the commercial corridor between the two towns of La Goleta and La Patera.</p> <p>The residence also appears eligible under local Criterion 2(c) as a rare local example of a Craftsman bungalow in Goleta. There are relatively few intact examples of the Craftsman style in Goleta from this period.</p>	553
2		069-560-030	550		Cambridge	Dr	1963	University Baptist Church; First Baptist Church of Goleta Valley	Cambridge Community Church		<p>This evaluation is for the church building on the property. It appears eligible under local Criterion 2(c) as an excellent example of Mid-century Modern ecclesiastical architecture in Goleta designed by Kruger-Bensen architects.</p>	553
3		071-101-013	175		Chapel	St	c. 1915				<p>This residence appears eligible under local Criterion 2(a) as a rare remnant example of Goleta's early residential development. The early 20th century was a significant era in Goleta's development, laying the groundwork for future growth. This property represents a remnant example of the original residential neighborhood that developed adjacent to the commercial corridor between the two towns of La Goleta and La Patera.</p> <p>The residence also appears eligible under local Criterion 2(c) as a rare local example of a Neoclassical Cottage.</p>	553


LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
4		073-150-014	75		Coromar	Dr	1957	Raytheon; Santa Barbara Research Center	Raytheon		<p>This evaluation is for the two buildings at the east side of the Raytheon campus. These buildings appear eligible under local Criterion 2(a) as an example of industrial development associated with the aerospace industry from the post-World War II period. The buildings have a strong association with the aerospace industry, which quickly became Goleta’s dominant industry in the postwar period. Raytheon made significant contributions to the aerospace industry and influenced the postwar development of Goleta.</p> <p>The buildings also appear eligible under local Criterion 2(c) as good local examples of Mid-century Modern industrial architecture.</p>	553
5		077-160-022	6595		Covington	Way	1965	Christ Lutheran Church	Christ Lutheran Church		<p>Christ Lutheran Church appears eligible under local Criterion 2(c) as a good local example of Mid-century Modern ecclesiastical architecture designed by architect Robert G. Johnson.</p>	553
6		069-090-052	598	N	Fairview	Ave	c. 1895		Fairview Gardens	General Plan List; 1990 Draft Update of Goleta Land Use Plan; Santa Barbara County Compiled List; Architectural Historical Survey of Vernacular Homesteads in the Goleta Valley, 1986	<p>This evaluation is for the farmhouse on the property. It appears eligible under local Criterion 2(a) as a rare remnant example of 19th century residential development associated with Goleta’s agricultural history. It is one of only a few remaining properties dating to the late 19th century.</p>	553




LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
7		077-020-045	96		Glen Annie	Rd	c. 1860	Corona del Mar	Bishop Ranch	General Plan List	Previously designated as a Santa Barbara County Place of Historic Merit prior to January 1, 2021; therefore, it is automatically eligible for local designation.	551
8		071-330-003	5444		Hollister	Ave	1961	St. Raphael's Catholic Church	St. Raphael's Catholic Church	General Plan List; Goleta APN Eligible Parcels list; Santa Barbara County Compiled List	This evaluation is for the church and classroom buildings on the property. These two buildings appear eligible under local Criterion 2(c) as good local examples of Mid-century Modern ecclesiastical architecture.	553
9		071-330-009	5490		Hollister	Ave	1880	Sexton, Joseph and Lucy Foster House		General Plan List	Previously designated as Santa Barbara County Landmark #14 and listed in the National Register of Historic Places prior to January 1, 2021; therefore, it is automatically eligible for local designation.	551


LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
10		071-140-056	5555		Hollister	Ave	1967	Hill Homestead Witness Tree; Blue Ox Steak House	Butler Event Center; Sizzler Steak House	General Plan List; Goleta APN Eligible Parcels list; Santa Barbara County Compiled List (Witness tree); Historic Resources Study: Goleta Old Town Revitalization Plan, 1997	<p>This building appears eligible under local Criterion 2(a) as an example of post-World War II commercial development, representing increased development along Hollister Avenue associated with significant local growth in the postwar period.</p> <p>Additionally, it appears eligible under local Criterion 2(c) as a good and rare local example of Googie architecture designed by architect Louis Mazzetti.</p>	553
11		071-130-009	5681		Hollister	Ave	1926	Goleta Union School	Goleta Valley Community Center	General Plan List; Goleta APN Eligible Parcels list; Santa Barbara County Compiled List; Goleta Community Center Historic Resource Evaluation Part I, 2016	<p>The Goleta Union School building appears eligible under Criterion A/1/2(a) as an important example of the continued institutional growth in Goleta during the 1920s. Additionally, the Goleta Union School Building appears eligible under local Criterion 2(c) as an example of Mediterranean Revival institutional architecture.</p> <p>Page & Turnbull completed a Historic Resources Assessment for this property in 2016, in which they concluded that the Goleta Union School building is eligible for listing in the National and California Registers under Criterion A/1 for its role in the development of Goleta's education system as well as in the growth of the town center; this survey concurs with that finding and additionally recommends it for local eligibility.</p>	3S/3CS/553
12		071-121-003	5757		Hollister	Ave	1939	Earle Ovington plane hangar; Caterpillar Tractors	Santa Cruz Market	General Plan List; Goleta APN Eligible Parcels list; Historic Resources Study: Goleta Old Town Revitalization Plan, 1997	<p>This building appears eligible under local Criterion 2(a) as an example of commercial development from the 1930s, during a period of continued growth and development of the towns of La Goleta and La Patera. It represents the continued expansion of Hollister Avenue as Goleta's primary commercial corridor during the Great Depression.</p> <p>Constructed in c. 1928 as an airplane hangar by Earle Ovington, the first air mail pilot in the United States, the building was relocated to its present site from the Casa Loma Airfield in Santa Barbara (now the municipal golf course) in 1939.</p>	553



LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
13		071-061-013	5784		Hollister	Ave	1932		Goleta Bakery	General Plan List; Historic Resources Study: Goleta Old Town Revitalization Plan, 1997	This building appears eligible under local Criterion 2(a) as an example of commercial development from the 1930s, during a period of continued growth and development of the towns of La Goleta and La Patera. It represents the continued expansion of Hollister Avenue as Goleta's primary commercial corridor during the Great Depression.	553
14		071-053-014	5838		Hollister	Ave	c. 1930		Altamirano's Mexican Grill	General Plan List; Goleta APN Eligible Parcels list; Historic Resources Study: Goleta Old Town Revitalization Plan, 1997	This building appears eligible under local Criterion 2(a) as an example of commercial development from the 1930s, during a period of continued growth and development of the towns of La Goleta and La Patera. It represents the continued expansion of Hollister Avenue as Goleta's primary commercial corridor during the Great Depression.	553
15		073-610-001	6769		Hollister	Ave	1957	Delco; GM Defense Research Laboratories; Aerophysics Dev. Corp.; Litton Industries	FLIR Thermal Imaging		<p>This evaluation is for the former primary building on the Delco campus at the southwest corner of Hollister Avenue and Coromar Drive. It appears eligible under local Criterion 2(a) as an example of industrial development associated with the aerospace industry from the post-World War II period, and for its association with Delco Systems Operations. The campus has a strong association with the aerospace industry, which quickly became Goleta's dominant industry in the postwar period. Delco Systems Operations made significant contributions to aerospace industry and influenced the postwar development of Goleta.</p> <p>Additionally, it appears eligible under local Criterion 2(c) as a good example of Mid-century Modern commercial/industrial architecture designed by Howell, Arendt, Mosher & Grant.</p> <p>Other buildings on the former Delco campus may also be eligible for this association. They are not fully visible from the public right-of-way; therefore, additional information is needed to fully evaluate the campus.</p>	553

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16		079-210-059	7825		Hollister	Ave	1927	Barnsdall-Rio Grande Gasoline Station	Barnsdall-Rio Grande Gas Station	General Plan List	Previously designated as Santa Barbara County Landmark #29 prior to January 1, 2021; therefore, it is automatically eligible for local designation.	551
17		071-340-001	110	S	Kellogg	Ave	1914	Kellogg Ranch	Kellogg Ranch & Condominiums	General Plan List; Goleta APN Eligible Parcels list; 1990 Draft Update of Goleta Land Use Plan; Santa Barbara County Compiled List; Historic Resources Study: Goleta Old Town Revitalization Plan, 1997	<p>This evaluation is for the single-family residence on the property. It appears eligible under local Criterion 2(a) as a remnant of the original neighborhood that developed adjacent to the commercial corridor between La Goleta and La Patera. The early 20th century was a significant era in Goleta's development, laying the groundwork for the surrounding area. Additionally, this property was associated with the Kellogg family, which made a significant impact on the early development of Goleta.</p> <p>The residence also appears eligible under local Criterion 2(c) as good and rare local example of a Craftsman bungalow. There are relatively few intact examples of Craftsman style residential architecture in Goleta from this period.</p>	553
18		073-010-005	26	S	La Patera	Ln	1944	Shrode Produce Co. (Goleta Tomato Packing House); Goleta Lemon Association packing house	Shrode Produce Company	General Plan List	<p>Previously designated as Santa Barbara County Landmark #40 [partially demolished] prior to January 1, 2021; therefore, it is automatically eligible for local designation.</p> <p>The Shrode Produce Company Building was designated by the County of Santa Barbara in 1998. It was partially demolished in 2001; the west end of the building was retained and relocated on the site. This portion of the building remains eligible as a historic packing house.</p>	551

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19		073-050-034	33	S	La Patera	Ln	1850		Daniel Hill Adobe	General Plan List	Previously designated a Santa Barbara County Place of Historic Merit prior to January 1, 2021; therefore, it is automatically eligible for local designation.	551
20		077-210-059	300	N	Los Cameros	Rd	1901	Goleta Train Depot	Goleta Train Depot; South Coast Railroad Museum	General Plan List	Previously designated Santa Barbara County Landmark #22 and listed in the National Register of Historic Places prior to January 1, 2021; therefore, it is automatically eligible for local designation.	551
21		077-160-057	304	N	Los Cameros	Rd	1872; 1880	Stow House; Stow Ranch; Rancho La Patera	Stow House; Sexton Museum; Stow Ranch Outbuildings; Lake Los Cameros Park	General Plan List	Previously designated Santa Barbara County Landmark #6 and listed in the National Register of Historic Places prior to January 1, 2021; therefore, it is automatically eligible for local designation.	551



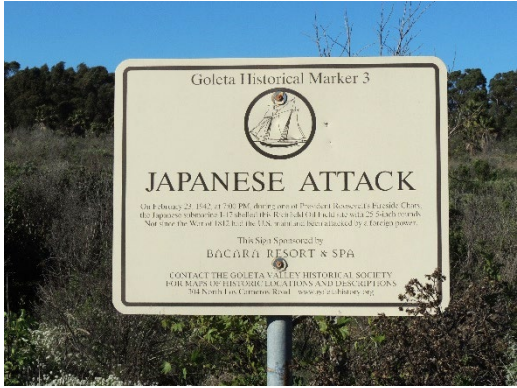
LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
22		071-053-017	170		Magnolia	Ave	1915	Ellwood Hotel	Park Place	General Plan List; Historic Resources Study: Goleta Old Town Revitalization Plan, 1997	<p>This building appears eligible under local Criterion 2(a) as a rare extant example of early commercial development near the original town center of La Patera. The early 20th century was a significant era in Goleta's development, laying the groundwork for future development of the area.</p> <p>The Ellwood Hotel was established in 1915 to serve visitors to the growing commercial corridor between La Patera and La Goleta; it later catered to the growing number of automobile tourists traveling along the California coast.</p>	553
23		071-061-015	170		Nectarine	Ave	c. 1920				<p>This residence appears eligible under local Criterion 2(a) as a rare example of residential development from the early 1920s. This is a remnant of the original residential neighborhood that developed adjacent to the commercial corridor between the two towns of La Goleta and La Patera. The early 20th century was a significant era in Goleta's development, laying the groundwork for future development of the area.</p>	553
24		071-053-010	171		Nectarine	Ave	c. 1920	Camel Motor Court	Camel Auto Court; College Motel	General Plan List; Goleta APN Eligible Parcels list; Historic Resources Study: Goleta Old Town Revitalization Plan, 1997	<p>The Camel Motor Court appears eligible under local Criterion 2(a) as a rare early example of auto-related commercial development in Goleta.</p> <p>The Camel Motor Court was established c. 1920 alongside a gasoline station (demolished). This early predecessor to the motel represents a collection of modest cabins designed to offer lodgings to auto tourists traveling through Goleta along the commercial thoroughfare of Hollister Avenue.</p>	553

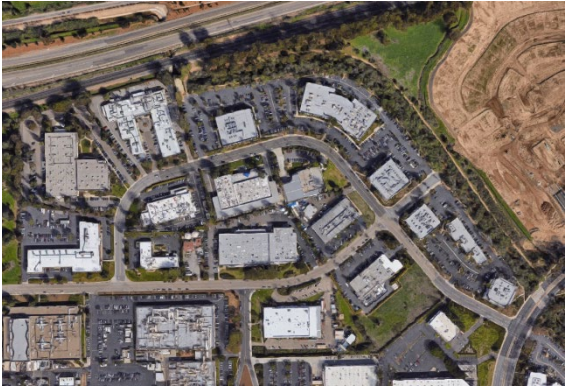
LINE NO.	PHOTO	APN	STREET NO.	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
25		071-220-036	5399		Overpass	Rd	1887	Beck House	Santa Barbara Humane Society	General Plan List; Goleta APN Eligible Parcels list; 1990 Draft Update of Goleta Land Use Plan	This evaluation is for the farmhouse on the property. It appears eligible under local Criterion 2(a) as one of the earliest remaining residences in Goleta; and as a rare remaining residence associated with the agricultural industry.	5S3
26		071-102-005	195	S	Patterson	Ave	c. 1925	Telephone Exchange Building	Pendulum Faire Clock Shop	General Plan List; Goleta APN Eligible Parcels list	This building appears eligible under local Criterion 2(a) for its association with 1920s infrastructure in Goleta. It is eligible under Criterion 2(c) as a good local example of Mediterranean Revival architecture.	5S3
27		073-050-015	130		Robin Hill	Rd	c. 1960	Edgerton, Germeshausen & Grier, Inc.; University Research Park			<p>This building appears eligible under local Criterion 2(a) as an example of industrial development associated with the aerospace industry from the post-World War II period. It has a strong association with the aerospace industry, which quickly became Goleta's dominant industry in the postwar period. Edgerton, Germeshausen & Grier, Inc. made significant contributions to aerospace industry and influenced the postwar development of Goleta.</p> <p>Additionally, the building appears eligible under local Criterion 2(c) as a good local example of Mid-century Modern industrial architecture by Stice and Takayama Associates, architects.</p>	5S3

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28		077-222-007	6260		Shamrock	Ave	1930				This residence appears eligible under local Criterion 2(a) as a rare extant example of residential development from the 1930s in Goleta. This residence predates the surrounding area by several decades and may have a historic association with the agriculture industry.	553
29		079-121-007	10		Winchester Cyn	Rd	1959	The Timbers Restaurant and Shops	The Timbers	General Plan List	This building appears eligible under local Criterion 2(a) as an example of post-World War II commercial development representing increased development along the commercial corridors associated with significant local growth in the postwar period. It is the long-term home of the legacy business The Timbers Restaurant, which operated in various forms at the building since its construction in 1959 through 2004 and has become a landmark in the community.	553

ATTACHMENT 3
DRAFT POINTS OF HISTORICAL INTEREST
MARCH 2021

DRAFT POINTS OF HISTORICAL INTEREST

LINE NO.	PHOTO	APN	STREET NUMBER	DIR	STREET NAME	SUFFIX	DATE	HISTORIC NAME	COMMON NAME	PREVIOUSLY IDENTIFIED	REASON FOR IDENTIFICATION	2021 STATUS CODE
1		073-030-020	100		Baldwin	Dr		Southern Pacific Railroad		General Plan List; County of Santa Barbara Place of Historic Merit (Per Goleta GIS; not included in County list of designated properties)	The railroad cut at this property may warrant special consideration in local planning as for its association with the railroad industry in Goleta. Remnant engineered cut representing the former site of a portion of the Southern Pacific Railroad; not individually eligible for designation as a City of Goleta Historic Landmark.	6L
2		079-210-042	7979		Hollister	Ave	c. 1966	Ellwood Onshore Oil and Gas Processing Facility	Ellwood Onshore Oil and Gas Processing Facility		This property may warrant special consideration in local planning as a remnant example of oil-related infrastructure associated with the continuing importance of the oil industry in Goleta in the post-World War II era. Remnant oil-related infrastructure; not individually eligible for designation as a City of Goleta Historic Landmark.	6L
3		079-200-013	8301		Hollister	Ave	1942	Site of Japanese attack on Goleta oil fields; Kate Den Bell's Cactus	Haskell's Beach	Goleta Historical Marker 3	This area may warrant special consideration in local planning for its association with the Japanese attack on Ellwood Mesa during World War II. This area is also the site of a cactus plant. Local legend notes that Kate Den Bell predicted that oil would be struck at the site of the cactus.	6L

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4		073-780-046						Walking path along Glen Annie Creek			<p>The walking path at the perimeter of this property may warrant special consideration in local planning as for its association with the railroad industry in Goleta.</p> <p>Walking path following the trail of a former rail spur; not individually eligible for designation as a City of Goleta Historic Landmark.</p>	6L

ATTACHMENT 4

HISTORIC PRESERVATION IN A SAMPLE OF CITIES

ATTACHMENT 4
Historic Preservation Review Process in a Sample of Jurisdictions

Historic Preservation Review Process in a Sample of Jurisdictions with Historic Preservation Ordinances

Claremont

- Combined Design Review Board and Historic Preservation Commission into Architectural and Preservation Commission
- Handles design review and acts as the historic preservation commission.

Glendale

- Separate Design Review Board and Historic Preservation Commission
- In the case of a major alteration proposed for a potential historic resource, the Director of Community Development shall set the application for public hearing before the Historic Preservation Commission for advisory design review. Based on the Historic Preservation Commission's comments and recommendations, the Director of Community Development shall forward the project to the appropriate design review authority.
- Director of Community Development shall conduct design review, at his or her discretion, consistent with the thresholds established in Section 30.47.030.H and render decisions on the major alteration of potential historic resources following advisory design review conducted by the Historic Preservation Commission.
- The Design Review Board may, at the discretion of the Director of Community Development, conduct public hearings and render decisions on major alteration of potential historic resources following an advisory design review conducted by the Historic Preservation Commission.

Pasadena

- Design Commission reviews public projects affecting historic resources (after consulting with and receiving advice from the Historic Preservation Commission).
- Historic Preservation Commission reviews advisory comments to the Design Commission for projects requiring both an application for a Certificate of Appropriateness and an application for Design Review.
- For major projects requiring a Certificate of Appropriateness and design review, the Director or Design Commission shall be the review authority. The Historic Preservation Commission shall make a recommendation to the design review authority, based on compliance of the project with the Secretary's Standards.

Santa Barbara City

- Historic Landmarks Commission reviews all exterior alterations for properties located within El Pueblo Viejo Landmark District and those which involve historically significant properties.
- Architectural Board of Review reviews projects that involve multi-residential, commercial or mixed-use development.

-
- Single Family Design Board reviews projects that pertain to single-family residential development outside of the HLC's jurisdiction.

Santa Barbara County

- Historic Landmarks Advisory Commission composed of not more than eleven residents
- Commission members appointed from professional in the disciplines of architecture, history, architectural history, planning, archaeology or other historic preservation related disciplines or lay members who have demonstrated special interest.
- Historic Landmarks Advisory commission make recommendations regarding designations of historic merit and/or landmark status to the Board of Supervisors.

West Hollywood

- Historic Preservation Commission recommends to Planning Commission; Planning Commission has a 3-member Design Review Subcommittee

Ventura

- Historic Preservation Committee reports to the Planning Commission, advises and makes recommendations concerning the designation of historic districts, landmarks, sites, natural configurations, buildings, structures, and points of interest significant to the heritage and development of the City.
- There are five members on the Historic Preservation Committee.