



TO: Planning Commissioners

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager

SUBJECT: Consideration of a General Plan Amendment to policies VH 5.1 (Landmark Designations), VH 5.2 (Eligibility Criteria), VH 5.5. (Alterations), and VH 5.6 (Demolitions) in the Visual and Historic Resources Element; Case No. 20-004-GPA

RECOMMENDATION:

1. Open the public hearing to take verbal and written testimony; and
2. After considering the evidence presented during the public hearing, adopt Resolution No. 21-____, entitled "A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council adopt the proposed General Plan Amendment to the Visual and Historic Resources Element of the General Plan/Coastal Land Use Plan; Case No. 20-0004-GPA" (Attachment 1).

JURISDICTION

Final action on the General Plan Amendment requests is the responsibility of the City Council (Subsection 17.50.030(A)). Prior to City Council action on General Plan Amendment (GPA) requests, the Planning Commission is required to review any proposed GPA at a noticed public hearing and provide a recommendation to the City Council (Chapter 17.67).

BACKGROUND:

Staff has been working on a Historic Preservation Ordinance (Ordinance) for the past few years. Hearings on the Historic Resources portion of the Ordinance occurred before the Planning Commission on December 14, 2020, and March 29, 2021. The first hearing regarding the Cultural Resources portion is schedule for June 28, 2021.

As prepared, the draft Ordinance deviates from the specific wording of a few policies in the General Plan Visual and Historic Resources Element. This deviation is a result of how detailed and specific the adopted General Plan Policy language is. While the work done on the Ordinance has used the General Plan as the guiding document and fulfills its intent, minor changes to the specific language of the General Plan are needed, as detailed below.

Given the differences (albeit minor), an amendment to the General Plan was initiated by the City Council on April 4, 2021.

In accordance with Section 65352.3 of the California Government Code, the City is required to offer consultation with Native American Tribal groups whenever an amendment to a General Plan or Specific Plan is proposed. The purpose of the consultation process is to preserve or mitigate impacts to places, features, and objects of tribal cultural significance. Letters have been sent to the local Tribal groups (provided by the Native American Heritage Commission) requesting consultation on May 21, 2021. To date no requests for consultation have been received. Further, the Barbareno Band of Chumash Indians and the Northern Chumash Tribal Council (Los Osos area) have indicated that they do not need to consult on this GPA. The consultation process will need to conclude prior to the City Council's action on the General Plan Amendment request.

DISCUSSION:

Below are the proposed updates to the policies regarding landmark designation (VH 5.1), eligibility criteria (VH 5.2), alterations (VH 5.5) and demolition (VH 5.6) in order for the General Plan policies language to be more encompassing and general in nature. These changes are needed in order to ensure consistency between the General Plan and the Ordinance, with the General Plan outlining City policy and the Ordinance enacting the regulations. None of the edits change the intent of what was originally adopted. Instead, they propose policy revisions to reflect current best practices and the City's adoption of a Historic Resources Inventory.

The rest of this section shares the current General Plan Policy as adopted, shares the proposed policy language changes in underline/strikeout format, and then discusses the outcome of the changes.

General Plan Policy VH 5.1

Current Language:

Local Historic Landmarks. [GP] Locally significant historic sites or structures designated as Landmarks by the County and the City upon its incorporation include Stow House, Sexton House, Goleta Depot, Barnsdall-Rio Grande Gasoline Station and the Shrode Produce Company Tomato Packing House. Locally significant historic sites or structures that are designated as Places of Historic Merit include the Daniel Hill Adobe, a portion of the Southern Pacific Railroad (engineered cut representing the former site of a portion of the Southern Pacific Railroad), and Bishop Ranch. Stow House, Sexton House, and the Goleta Depot are listed in the National Register of Historic Places. There are no State Historic Landmarks in Goleta. Table 6-1 and Figure 6-2 provide a summary of structures or sites that have been previously listed or are eligible for listing in one of these registers or inventories.

Proposed Language:

Local Historic Landmarks. [GP] At the time of incorporation, the Locally significant historic sites or structures that were designated as Landmarks by the County and the City upon its incorporation included: Stow House, Sexton House, Goleta Depot, Barnsdall-Rio Grande Gasoline Station, and the Shrode Produce Company Tomato Packing House. In 2006,

locally significant historic sites or structures that ~~were~~ are designated as Places of Historic Merit included the Daniel Hill Adobe, a portion of the Southern Pacific Railroad (engineered cut representing the former site of a portion of the Southern Pacific Railroad), and Bishop Ranch. Stow House, Sexton House, and the Goleta Depot are listed in the National Register of Historic Places. There are no State Historic Landmarks in Goleta. ~~Table 6-1 and Figure 6-2 provide a summary of structures or sites that have been previously listed or are eligible for listing in one of these registers or inventories. The City will maintain a local list of historic resources, the Goleta Historic Resources Inventory, which includes the historic resources referenced in this policy, to ensure that local historic resources are protected and preserved.~~

Outcome:

The proposed changes update the policy to reflect the designation status of significant buildings and sites at the time of incorporation and adoption of the General Plan, eliminate Table 6-1 and Figure 6-2, and link the General Plan to the Historic Resources Inventory rather than to Table 6-1 and Figure 6-2. The elimination of Table 6-1 and Figure 6-2 will remove an inconsistency that would otherwise arise with the adoption of the Historic Resources Inventory by the City Council.

HRG has reviewed the information used to create Table 6-1 and Figure 6-2 and conducted extensive field surveys to identify the properties proposed to be included in the Goleta Historic Resources Inventory. Many of the structures listed in Table 6-1 and Figure 6-2 have been incorporated into the Goleta Historic Resources Inventory: 1) if they meet the criteria established in the Context Statement; 2) if they had not been modified in the last 15-20 years; and 3) if character-defining features were visible from the public right-of-way during the citywide survey. Lastly, as part of the Historic Preservation project, all of the structures/improvements listed in policy VH 5.1 will either be designated a Goleta Historic Landmark (Barnsdall- Rio Grande Gas Station, Bishop Ranch, Goleta Depot, Hill Adobe, Sexton House, Shrode Packing House, and Stow House) or be placed on an Eligibility List as a Place of Historical Interest (Railroad Cut) at the time the Council adopts the Resolution.

VH 5.2

Current Language:

Locally Significant Historic Resources [GP]. Structures or sites, including landscaping, having special historic, aesthetic, or cultural value to Goleta shall be designated as *locally significant historic resources*. A locally significant historic resource may include those resources listed, or eligible for listing, in the National Register for Historic Places, State Historic Landmarks, or the Santa Barbara County Landmarks/Places of Historical Merit inventories, as well as resources designated by the City. The City shall use the following eligibility criteria when considering a site or structure, including landscaping, for designation as a locally significant historic resource:

- a. It exemplifies or reflect special elements of the City's cultural, social, economic, political, aesthetic, architectural, landscape architectural, or natural history.
- b. It is identified with person or events of local, state or national history.
- c. It embodies distinctive characteristics of a style, type, period, or method of construction or is an example of the use of indigenous materials or craftsmanship.
- d. It represents works of a notable builder, designer, architect, or landscape architect.

- e. It includes a geographically definable area possessing a concentration of historic, prehistoric or scenic properties that are unified aesthetically.
- f. It has a location with unique physical characteristics, including landscaping, or is a view or vista representing an established visual feature of a neighborhood or community.
- g. It embodies elements of design, detail, materials, or craftsmanship representing a significant structural, architectural or landscape architectural achievement.
- h. It reflects significant geographical patterns associated with different eras of settlement and growth.
- i. It is one of a few, remaining examples possessing distinguishing characteristics of an architectural, landscape architectural, or historical type.
- j. It includes rare or specimen plant materials associated with a particular period or style of landscape history.

Proposed Language:

Locally Significant Historic Resources [GP]. Structures or sites, including landscaping, have special historic, aesthetic, or cultural value to Goleta shall be designated as *locally significant historic resources*. A locally significant historic resource may include those resources listed, or eligible for listing, in the National Register for Historic Places, State Historic Landmarks, or the Santa Barbara County Landmarks/Places of Historical Merit inventories, as well as resources designated by the City. The City shall establish use the following eligibility criteria including but not limited to age of the structure; exceptional importance in the community; significant contribution from a historical, architectural, social, cultural perspective; representation as a unique architectural style or workmanship; association with an important historical event or person. Eligibility criteria will be used by the City Council when considering a site or structure, including landscaping, for designation as a locally significant historic resource.

- ~~a. It exemplifies or reflect special elements of the city's cultural, social, economic, political, aesthetic, architectural, landscape architectural, or natural history.~~
- ~~b. It is identified with person or events of local, state or national history.~~
- ~~c. It embodies distinctive characteristics of a style, type, period, or method of construction or is an example of the use of indigenous materials or craftsmanship.~~
- ~~d. It represents works of a notable builder, designer, architect, or landscape architect.~~
- ~~e. It includes a geographically definable area possessing a concentration of historic, prehistoric or scenic properties that are unified aesthetically.~~
- ~~f. It has a location with unique physical characteristics, including landscaping, or is a view or vista representing an established visual feature of a neighborhood or community.~~
- ~~g. It embodies elements of design, detail, materials, or craftsmanship representing a significant structural, architectural or landscape architectural achievement.~~
- ~~h. It reflects significant geographical patterns associated with different eras of settlement and growth.~~
- ~~i. It is one of a few remaining examples possessing distinguishing characteristics of an architectural, landscape architectural, or historical type.~~
- ~~j. It includes rare or specimen plant materials associated with a particular period or style of landscape history.~~

Outcome:

This change directs the City to establish eligibility criteria as a policy without being overly specific. This change reflects that it is the policy of the City to establish eligibility criteria and then have these criteria adopted as regulation. The eligibility criteria are a key component of the Ordinance and have been incorporated directly into Chapter 17.33.

The list of criteria in the General Plan was used to create the designation criteria in the Ordinance. Some have been consolidated to align with National and California Register designation criteria, thereby providing more clarity for property owners, particularly when environmental review is triggered.

VH 5.5

Current Language:

Alterations to Historic Resources [GP]. Any proposed alterations to historic resource shall be subject to a Phase 1 and/or Phase 2 historical study. Any alterations deemed acceptable that may affect the historical integrity of a historical site or structure shall respect the character of the building and its setting and maintain architectural consistency with the original site or structure. Such proposals may require an evaluation from a cultural resource professional or landmarks commission and/or design review prior to approval. To encourage rehabilitation, maintenance, and sensitivity in additions and remodels, the City shall support adaptive reuse of historic sites and structures and may consider allowing for flexibility when applying zoning regulations that retain or promote the historical significance.

Proposed Language:

Alterations to Historic Resources. [GP] *Any proposed alterations to historic resource shall be subject to a Phase 1 and/or Phase 2 historical study.* Any *proposed* alterations *to a designated historic resource or property listed in the City's Historic Resources Inventory* ~~deemed acceptable that may affect the historical integrity of a historical site or structure~~ shall respect the character-*defining features* of the building, ~~and~~ its setting, and maintain architectural consistency with the original site or structure. Such proposals may require *the submittal of an historic evaluation from a recognized professional as part of the design review process* ~~from a cultural resource professional that, depending upon the nature of the proposed alternation, may include review by the Historic Preservation Commission or landmarks commission and/or design review~~ *Design Review Board* prior to approval. To encourage rehabilitation, maintenance, and sensitivity in additions and remodels, the City *encourages and shall* support *s* adaptive reuse of *structures listed on the Historic Resources Inventory historic sites and structures* and may consider allowing for flexibility when applying *Building Code zoning* regulations, *including use of the California Historic Building Code, in order to facilitate the retention of character-defining features and* ~~that retain or promote the maintaining~~ historical significance.

Outcome:

The proposed language modifies the policy to reflect in general terms what is proposed in the Ordinance while maintaining the emphasis on compatibility, review process, and adaptive reuse.

VH 5.6

Current Language:

Demolition of Historic Structures [GP] Structures proposed for demolition shall be subject to a Phase 1 and/or Phase 2 historical study. If a structure or site is determined important to the city's heritage, preservation or relocation shall be pursued before demolition. In the event preservation or relocation is not feasible and/or demolition is deemed acceptable, the Phase 1 and/or Phase 2 historical study shall identify appropriate mitigation measures, which may include but not be limited to the following:

- a. Provide public notice of the availability of the structure through advertisements or other means.
- b. Salvage and reuse building elements that have value and may be irreplaceable, such as cornices, columns, mantels, doors, hardware, and lighting fixtures.
- c. Video- and photo-document the structure and its setting using archival quality materials.

Proposed Language:

Demolition of Historic Structures [GP] The City strives to prevent the demolition of structures listed on the Historic Resources Inventory. If demolition is proposed, the property owner must demonstrate that all efforts have been made to relocate or adaptively reuse the structure including but not limited to the submittal of an historic evaluation, a costs analysis, and a structural evaluation of the property justifying the demolition request. ~~Structures proposed for demolition shall be subject to a Phase 1 and/or Phase 2 historical study. If a structure or site is determined important to the city's heritage, preservation or relocation shall be pursued before demolition. In the event~~ the City determines that adaptive reuse on site preservation or relocation is not feasible, demolition is deemed acceptable, appropriate mitigation and documentation measures must be undertaken by the applicant. the Phase 1 and/or Phase 2 historical study shall identify appropriate mitigation measures, which Such measures ~~that may be required of the applicant include~~ but are not limited to the following:

- a. Offering the structure for relocation and p. ~~Providing~~ public notice of the availability of the structure through advertisements or other means.
- b. Salvage and reuse building elements that have value and may be irreplaceable, such as cornices, columns, mantels, doors, hardware, and lighting fixtures.
- c. Prepare written and photographic/ video-graphic documentation of the structure in archival quality format for retention by the City or designated Historical Archive before demolition or relocation. The Video- and photo-document the structure and its setting using archival quality materials.

Outcome

The proposed language modifies the policy to reflect what is proposed in general terms in the Ordinance while maintaining the emphasis on adaptive reuse, relocation, and documentation, if demolition is allowed. It also provides additional language to discourage demolition and encourages adaptive reuse or relocation over demolition and more clearly expresses the City's position that demolitions are discouraged.

Findings

In accordance with Section 17.67.040(C), the following findings need to be made in order to recommend approval of the GPA to the City Council:

1. The amendment is consistent with the guiding principles and goals of the General Plan;
2. The amendment is deemed to be in the public interest.

Staff believes that the above-cited findings can be made as stated in the Resolution in that the GPA is consistent with Guiding Principles and Goals of the General Plan. The GPA will not alter the intent of the above-referenced Guiding Principles and Policies, but will strengthen, enhance, and implement what has previously been adopted. Further, the GPA will not change the intent of the Visual and Historic Resources Element policies but will foster clarity and harmony between the General Plan and the proposed Ordinance.

Conclusion & Staff Recommendation

The proposed GPA makes minor changes to the policies noted above regarding Historic Preservation. As shown above, the changes are minor in nature and do not affect the intent of the policies while creating language that is more encompassing and not as prescriptive. The proposed GPA also eliminates inconsistencies that could arise between the General Plan and the provisions of the Ordinance. For the reasons outlined in this staff report and the attached Resolution, staff recommends that the Planning Commission recommend that the City Council approve the requested General Plan and Ordinance amendments.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to the following CEQA Guidelines:

- No possibility of significant effect [Section 15061(b)(3)]
- Not a project [Section 15378]

It can be seen with certainty that there is no possibility that the General Plan Amendment would have potential for causing a significant effect on the environment given the nature of the project. Further, the GPA would not result in a direct or indirect physical change in the environment as the project revises the language of four existing General Plan policies, does not change the intent of the policies that are the subject of this amendment, and will not result in new development.

The City will continue to recognize the structures and sites listed in General Plan policy VH 5.1. as important historical resources along with those structures formally placed on the City's Historic Resources Inventory. In addition, the City will continue to have policies regarding the establishment of eligibility criteria (VH 5.2), process and considerations for alteration proposals to historic resources (VH 5.5.), and process and range of alternatives and mitigations associated with demolition requests (VH 5.6). Any subsequent requests that would be affected by these Historic Resources policies would be subject to their own individual CEQA analysis.

PUBLIC NOTICE

On June 3, 2021, notice of this public hearing was published in the Santa Barbara Independent, was sent out over the City's Gov Delivery system, and posted to the various social media channels that the City uses in both English and Spanish languages.

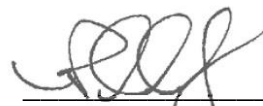
APPEALS PROCEDURE

The City Council is the decision-maker on this project. The Planning Commission action is advisory to the City Council. As such, and consistent with Section 17.52.120 of the Goleta Municipal Code, the Planning Commission's recommendation cannot be appealed.

Legal Review By:

Approved By:


Winne Cai Assistant City Attorney


Peter Imhof, Planning and Environmental
Review Director

ATTACHMENTS:

1. A Resolution of the Planning Commission of the City of Goleta, California, recommending that the City Council adopt the proposed General Plan Amendment to the Visual and Historic Resources Element of the General Plan/Coastal Land Use Plan; Case No. 20-0004-GPA.
2. Draft Notice of Exemption

Attachment 1

RESOLUTION NO. 21-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE PROPOSED GENERAL PLAN AMENDMENT TO THE VISUAL AND HISTORIC RESOURCES ELEMENT OF THE GENERAL PLAN/COASTAL LAND USE PLAN; CASE NO. 20-0004-GPA.

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RESOLUTION NO. 21-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE PROPOSED GENERAL PLAN AMENDMENT TO THE VISUAL AND HISTORIC RESOURCES ELEMENT OF THE GENERAL PLAN/COASTAL LAND USE PLAN; CASE NO. 20-0004-GPA.

The Planning Commission of the City of Goleta does resolve as follows:

SECTION 1: *Recitals:* The Planning Commission finds and declares that:

- A. The Goleta General Plan/Coastal Land Use Plan ("General Plan") is the City's official policy that guides land use and physical development of the geographic area of the incorporated City limits; and
- B. California Government Code Sections 65350 et seq. authorize cities and counties to prepare, adopt and amend General Plans and their elements; and
- C. California Government Code Section 65358(a) reads, "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the general plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment"; and
- D. The General Plan contains several General Plan policies related to Historic Resources in the Visual and Historic Resources Element; and
- E. On April 6, 2021, the City Council initiated General Plan Amendment 20-0004-GPA at a noticed public hearing; and
- F. On May 20, 2021, requests for consultation with local Native American groups regarding the proposed General Plan Amendment were mailed and no requests for consultation have been received to date. Further, the Barbareno Band of Chumash Indians and the Northern Chumash Tribal Council (Los Osos area) have indicated that they do not need to consult on this GPA; and
- G. On June 14, 2021, the Planning Commission conducted a duly noticed public hearing at which all interested parties were heard. Further, the Planning Commission considered the entire administrative record including, without limitation, staff reports, and evidence submitted during the public hearing.

SECTION 2 *Factual Findings and Conclusions:* The Planning Commission finds as follows:

- A. The City Council adopted the Goleta General Plan/Coastal Land Use Plan (General Plan) on October 2, 2006.
- B. The General Plan has been amended twenty-two times previously with the latest occurring on January 19, 2021.
- C. The General Plan contains Chapter 5 the Visual and Historic Resources Element which has a number of policies relating to Historic Resources.
- D. On June 21, 2016, the City Council approved a contract with Historic Resources Group (HRG) for the development of a Historic Preservation Ordinance and, in order to maintain consistency between the General Plan and the Ordinance, amendments to some of the Visual and Historic Policies are necessary.
- E. On April 6, 2021, the City Council initiated General Plan Amendment Case No. 20-0004-GPA.
- F. The factual findings and conclusions in this Section are based upon substantial evidence found within the entirety of the administrative record.

SECTION 3: Environmental Assessment for the Project. The Planning Commission makes the following environmental findings:

- A. The proposed project is exempt from environmental review pursuant to State CEQA Guidelines § 15061(b)(3). Specifically, it can be seen with certainty that there is no possibility that the General Plan text amendment would have potential for causing a significant effect on the environment. The proposal is to update the existing language of four existing General Plan policies and does not change the intent of these policies. The City will continue to recognize the structures and sites listed in General Plan policy VH 5.1 as important historical resources along with those structures formally placed on the City's Historic Resources Inventory. In addition, the City will continue to have policies regarding the establishment of eligibility criteria (VH 5.2), process and considerations associated with alteration proposals to historic resources (VH 5.5.), and process and range of alternatives and mitigations associated with demolition requests (VH 5.6). For these reasons, there is no possibility that the activity in question can have a significant effect on the environment and thus the activity is not subject to the California Environmental Quality Act ("CEQA"). (State CEQA Guidelines, § 15061(b)(3).)

Further, the GPA would not result in a direct or indirect physical change in the environment as this is a General Plan text amendment and the activity does not satisfy the definition of a "project" in State CEQA Guidelines Section 15378 and thus is not subject to CEQA review.

- B. There is substantial evidence in the record showing that the General Plan text amendment is not an activity subject to CEQA.

SECTION 4: General Plan Amendment Findings. The Planning Commission makes the following Findings pursuant to Subsection 17.67.040(C) of the Goleta Municipal Code:

- A. *The amendment is consistent with the guiding principles and goals of the General Plan.*

The proposed GPA is consistent with the Guiding Principles and Goals of the City's General Plan. The applicable Visual and Historic Resources Element Guiding Principles and Goals are:

- Guiding Principle VH-4 (preserve links to Goleta's architectural past whenever possible to avoid loss of community character).
- Guiding Principle VH-5 (preserve the city's historic structures and sites as irreplaceable resources and protect these resources from deterioration, inappropriate alterations, and demolition).
- Guiding Principle VH-6 (encourage owners of historic structures and sites to invest in maintenance and restoration efforts and, if eligible, seek historic landmark status).
- Guiding Principle VH-7 (strengthen the character of Goleta Old Town [old Town] to reflect its position as the historic hub of the community).
- Guiding Principle VH-8 (ensure that new construction and additions to existing buildings maintain the character and livability of existing neighborhoods and are designed to fit appropriately within the context of the surrounding area); and
- General Plan Goal VH-5 Historic Resources (identify, protect, and encourage preservation of significant architectural, historic, and prehistoric sites, structures, and properties that comprise Goleta's heritage).

The proposed GPA would be in keeping with the above-referenced Guiding Principles and Goals as the purpose of this amendment is to create harmony between the General Plan and Ordinance. The proposed changes are based on the work done to create regulations and standards to implement the General Plan and on the recent survey work to identify local historic resources. The GPA will not alter the intent of the above-referenced Guiding Principles and Policies, but will strengthen, enhance, and implement what has previously been adopted.

- B. *The amendment is deemed to be in the public interest.*

The proposed GPA is deemed to be in the public interest. The amendment will have no material effect on the community or the General Plan. The GPA will not change the intent of the Visual and Historic Resources Element policies but will

foster clarity and harmony between the General Plan and the proposed Ordinance. The amendment will make revisions and updates to the General Plan Policies related to historic and cultural resources based on the additional information resulting from the work of the City's historic resources consultant. The historic and cultural resources policies were adopted over 14 years ago without the benefit of a detailed study of the City by a historic consultant.

Further, the amendment will make revisions and updates to the General Plan policies related to historic and cultural resources based on the additional information resulting from the work of the City's historic resources consultant. These policies were adopted over 14 years ago without the benefit of a detailed study of the City by a historic consultant. The benefit to the City is to have updated policies that are in keeping with both national and State historic resource practices.

SECTION 5: Recommendation. The Planning Commission recommends that the City Council take the following actions:

- A. Based on the findings outlined in Sections 3-4 above, amend the Visual and Historic Resource Element of the Goleta General Plan as provided in Exhibit 1 (Policies VH 5.1, VH 5.2, VH 5.5 and VH 5.6); and
- B. Direct staff to file the Notice of Exemption (NOE) within five (5) business days after Council action.

SECTION 6: Reliance on Record. Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Limitations. The Planning Commission's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Related to this finding are the limitations on the City's ability to solve what are in effect regional, state and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The

absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 10: This Resolution will become effective immediately upon adoption.

SECTION 11: The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2021.

KATIE MAYNARD
CHAIR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

WINNIE CAI
ASSISTANT 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 Resolution No. 21-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the ____ day of _____, 2021 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Exhibit 1

1. **General Plan Policy VH 5.1 (GP).** At the time of incorporation, the locally significant historic sites or structures that were designated as Landmarks by the County included: Stow House, Sexton House, Goleta Depot, Barnsdall-Rio Grande Gasoline Station, and the Shrode Produce Company Tomato Packing House. In 2006, locally significant historic sites or structures that were designated as Places of Historic Merit included the Daniel Hill Adobe, a portion of the Southern Pacific Railroad (engineered cut representing the former site of a portion of the Southern Pacific Railroad), and Bishop Ranch. Stow House, Sexton House, and the Goleta Depot are listed in the National Register of Historic Places. There are no State Historic Landmarks in Goleta. The City will maintain a local list of historic resources, the Goleta Historic Resources Inventory, which includes the historic resources referenced in this policy, to ensure that local resources are protected and preserved.
2. **General Plan Policy VH 5.2: Locally Significant Historic Resources [GP].** Structures or sites, including landscaping, have special historic, aesthetic, or cultural value to Goleta shall be designated as *locally significant historic resources*. A locally significant historic resource may include those resources listed, or eligible for listing, in the National Register for Historic Places, State Historic Landmarks, or the Santa Barbara County Landmarks/Places of Historical Merit inventories, as well as resources designated by the City. The City shall establish eligibility criteria, including but not limited to age of the structure; exceptional importance in the community; significant contribution from a historical, architectural, social, cultural perspective; representation as a unique architectural style or workmanship; association with an important historical event or person, etc. Eligibility criteria will be used by the City Council when considering a site or structure, including landscaping, for designation as a locally significant historic resource.
3. **General Plan Policy VH 5.5: Alterations to Historic Resources. [GP]** Any proposed alterations to a designated historic resource or property listed in the City's Historic Resources Inventory shall respect the character-defining features of the building, its setting, and maintain architectural consistency with the original site or structure. Such proposals may require the submittal of an historic evaluation from a recognized professional as part of the design review process, that, depending upon the nature of the proposed alternation, may include review by the Historic Preservation Commission or Design Review Board prior to approval. To encourage rehabilitation, maintenance, and sensitivity in additions and remodels, the City encourages and supports adaptive reuse of structures listed on the Historic Resources Inventory and may consider allowing for flexibility when applying Building Code-regulations, including use of the California

Historic Building Code, in order to facilitate the retention of character-defining features and maintaining historical significance.

4. **General Plan Policy VH 5.6: Demolition of Historic Structures** [GP] The City strives to prevent the demolition of structures listed on the Historic Resources Inventory. If demolition is proposed, the property owner must demonstrate that all efforts have been made to relocate or adaptively reuse the structure including but not limited to the submittal of a historic evaluation, a costs analysis, and a structural evaluation of the property justifying the demolition request. In the event the City determines that adaptive reuse on site or relocation is not feasible, appropriate mitigation and documentation measures must be undertaken by the applicant. Such measures that may be required of the applicant, include but not be limited to the following:
- a) Offering the structure for relocation and providing public notice of the availability of the structure through advertisements or other means.
 - b) Salvage and reuse building elements that have value and may be irreplaceable such as cornices, columns, mantels, doors, hardware, and lighting fixtures.
 - c) Prepare written and photographic/ video-graphic documentation of the structure in archival quality format for retention by the City or designated Historical Archive before demolition or relocation.

Attachment 2

Draft Notice of Exemption

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NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Sacramento, CA 95812-3044

From: City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101



Subject: Filing of Notice of Exemption

Project Title:

Amendment to the Visual and Historic Resources Element of the City of Goleta's General Plan/Coastal Land Use Plan; Case No. 20-004-GPA

Project Applicant:

City of Goleta

Project Location (Address and APN):

City-wide

Description of Nature, Purpose and Beneficiaries of Project:

Amendments to four City of Goleta General Plan policies regarding landmark designation (VH 5.1), eligibility criteria (VH 5.2), alterations (VH 5.5) and demolition (VH 5.6) in order for the General Plan policies language to be more encompassing and general in nature. Changes are proposed in order to ensure consistency between the General Plan and the Historic Preservation Ordinance that implements the General Plan policies. None of the edits change the intent of what was originally adopted but are revised to reflect current best practices and the adoption by the City of a Historic Resources Inventory.

The beneficiaries of the project are the citizens of Goleta.

Name of Public Agency Approving the Project:

City of Goleta

Name of Person or Agency Carrying Out the Project:

Planning and Environmental Department, City of Goleta

Exempt Status: (check one)

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 15269 (b) (c))
- ☒ Categorical Exemption: §15061(b)(3) and §15378

NOTICE OF EXEMPTION (NOE)

Reason(s) why the project is exempt:

It can be seen with certainty that there is no possibility that the General Plan Amendment would have potential for causing a significant effect on the environment given the nature of the project. Further, the GPA would not result in a direct or indirect physical change in the environment as the project revises the language of four existing General Plan policies, does not change the intent of the policies that are the subject of this amendment, and will not result in physical change to any property or new development.

The City will continue to recognize the structures and sites listed in General Plan policy VH 5.1. as important historical resources along with those structures formally placed on the City's Historic Resources Inventory. In addition, the City will continue to have policies regarding the establishment of eligibility criteria (VH 5.2), process and considerations for alteration proposals to historic resources (VH 5.5.), and process and range of alternatives and mitigations associated with demolition requests (VH 5.6). Any physical change to a property designated as Historic Resource would be subject to their own individual CEQA analysis.

City of Goleta Contact Person, Telephone Number, and Email:

Lisa Prasse, Current Planning Manager
805-961-7542
lprasse@cityofgoleta.org

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐Yes ☐No

Date received for filing at OPR: _____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code