



# Visual and Historic Resources GPA

PLANNING COMMISSION JUNE 14, 2021

# Background and Purpose

- ▶ Modifications to four of the existing Visual and Historic Resources General Plan policies (VH 5.1, VH 5.2, VH 5.5, and VH 5) are needed
- ▶ General Plan has been the guiding document in the development of the Historic Preservation Ordinance
- ▶ The existing General Plan policy language of these four policies was too specific
- ▶ Proposed changes maintain the intent of the policies while broadening the language

# VH 5.1 – Proposed

► **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 – VH 5.1

- Links the General Plan to the Historic Resources Inventory rather than to Table 6-1 and Figure 6-2.
- Elimination of Table 6-1 and Figure 6-2 removes inconsistency that will arise with the adoption of the Historic Resources Inventory by the City Council.

# VH 5.2 – Proposed

► **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 – VH 5.2

- Directs City to establish Eligibility Criteria as policy without using overly specific language

# VH 5.5 – Proposed

- ▶ **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 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 – VH 5.5

- Modifies the language to use general terms
- Maintains the emphasis on compatibility, review process, and adaptive reuse.



# VH 5.6– Proposed

- **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 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 – VH 5.6

- More clearly states that demolitions are discouraged
- Uses general terms while maintaining the emphasis on adaptive reuse, relocation and documentation if demolition allowed

# Next Steps

- ▶ Native American Consultation Period
- ▶ Planning Commission Recommendation
- ▶ City Council action on GPA after the conclusion of Native American Consultation Period

# Planning Commission Recommendation

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” .