



City of Santa Barbara
Planning Division

Memorandum

DATE: October 3, 2018

TO: Historic Landmarks Commission

FROM: Nicole Hernandez, City Urban Historian

SUBJECT: Five Year Historic Resource Work Program

Background

On October 2, 2012, the Council adopted a Historic Resources Element (HRE). The HRE incorporates both the December 2011 General Plan Historic Resources Goals, Policies and Implementation Actions, and replaced the Cultural and Historic Resources section of the Conservation Element. The HRE includes 47 “possible implementation items to be considered” organized under ten policies. The General Plan’s implementation time-frame is generally considered to be through 2030.

Historic Resources Element Implementation

Historic Landmarks Commission feedback is important for staff to implement the proposed next Five Year Historic Resources Work Program or make changes as necessary. Following is an overview of which items were accomplished in the past five years, specific items for the next five years and those suggested on-going implementation. Attached is a corresponding table of each of the 47 HRE implementation measures.

Completed in the last Five Year Historic Resources Work Program

Historic Resource Design Guidelines. (HRE Implementation Items 1.2 and 5.2). Staff and the HLC Guidelines sub-committee completed the City-wide illustrated design guidelines to guide the public and decision-makers on appropriate treatment of historic resources listed on the Potential Historic Resources List, designated Structures of Merit and City Landmarks and contributing structures within historic districts. The guidelines will aid in the review of proposed changes to structures within and adjacent to historic resources and districts. The guidelines include information on the following: appropriate additions and alterations to historic structures; compatible development approaches for properties adjacent to historic structures and structures; common local historic architectural styles; styles common within each specific proposed historic district. The City was fortunate to have volunteer support and development of the guideline graphics and sections from local Harrison Design architects, allowing for substantial cost savings. The guidelines were approved by HLC in November, 2014 and pending City Council approval. The intention is

to have the guidelines approved by Council concurrent with the new Historic Resources Ordinance.

Flagging Parcels Near Resources. (HRE Implementation Items 2.6 and 2.8) In the past five years, staff not only added an overlay feature that allows the public to see every City Landmark, Structure of Merit, buildings listed on the Potential Historic Resources List and potential historic districts to the City's interactive maps program, but also added a historic sensitivity area around historic resources, 50' for Structures of Merit and City Landmarks, and 100' for resources with national significance as presented to the HLC on June 1, 2016. In addition, staff added notifications in the permitting system to notify potential developer's and staff of properties next to historic resources on the Potential Historic Resources List (Attachment 2-Map and tag.)

Create On-Line Database. (HRE Implementation Item 8.3) Staff completed the On-line Database in 2017. Information on all the Landmarks, Structures of Merit properties are in the database. Staff continues to add the properties on the Potential Historic Resources List. In addition all the properties from the surveys in the Lower Riviera and Lower West Downtown surveys are in the database. Properties can be searched by date year built, style, architect and address. The original 1978 survey and Historic Structures/Sites Reports are attached to the property information (Attachment 3-On-line Database Form.)

2018-2024 Five Year Historic Work Program Projects

Become a Certified Local Government (CLG). (HRE Implementation Item 10.6) The Certified Local Government program is a national program designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties. The CLG program is not intended to be another layer of control but supports good planning practices as it encourages the preservation of cultural resources by promoting a partnership among local governments, the State of California and the National Parks Service. It provides local staff and commissions the tools, technical training, and more meaningful leadership roles in the preservation of the community's cultural heritage. Participation in the program establishes credibility of our local preservation program. Consistency with the national and state regulations and established preservation practices will insulate our program from charges of being arbitrary and capricious. In addition to offering our program prestige and cachet, it offers technical assistance, training, and grant funding for preservation planning activities including future historic resource surveys. For example, San Francisco, Los Angeles and Riverside all recently receive \$40,000 for their preservation programs. Santa Barbara is already completing all the requirements of a CLG, without receiving any of the benefits of the program.

Revisions to Historic Resources Ordinance 22.22. (HRE Implementation Items 1.1, 1.3, 2.6, 2.7, 5.1, and 5.4) The objective of this work effort is the following; separate distinct provisions into their own chapters, combine closely related provisions, add a process to designate Historic and Special Design Districts, and provide post-disaster protection of historic resources. This comprehensive review of Chapter 22.22 also allows staff to verify if any of the existing provisions are outdated or in need of further clarification. The proposed chapters would be divided as follows:

22.22: Designation and Preservation of Historic Resources

22.23: Historic Districts and Special Design Districts

22.24: Post-Disaster Protection of Historic Resources

22.67: Historic Landmarks Commission

In the past five years, staff accomplished considerable progress toward completing the revised Historic Resources Ordinance. There were five Council Ordinance Committee meetings and two meetings with the Ad-Hoc Sub Committee composed of HLC Commissioners as well as members of the Pearl Chase Society and the Santa Barbara Conservancy for Historic Preservation.

The next steps to completion are as follows:

- Present drafts of the new chapters to the Ad-Hoc Sub-Committee for comments
- Present drafts of the new chapters to the Council Ordinance Committee for review and comments
- Present final document to HLC for comments and post for public comment
- Present final document to City Council for Adoption.

Historic Districts Implementation. (HRE Implementation Item 1.1, 2.6, 2.7, 5.1, and 5.4) Detailed historic property survey data is available for three major geographic areas with the potential for historic districts (West Downtown, Lower Riviera and West Beach) of the city. Council permitted the substantial expense of city funds to pay private consultants to gather this data. The data and recommendations from the consultants are the basis for six potential historic districts. Staff recommends making use of this relatively costly data while it is still valid.

The HLC voted to add all contributing properties in these proposed districts to the Potential Historic Resources List in 2013 and 2014 in order to protect them until the districts can be formed. Staff conducted two outreach neighborhood meetings prior to listing the properties. Key components for this program include ordinance amendments to outline the criteria and process for historic district designation, more outreach programs to neighborhoods to explain the historic district, hearings before the HLC and Council.

As is the case with updates to the City's Potential Historic Resources, Staff encounters concern and resistance from some property owners when potential reviews may be triggered under CEQA or HLC. Staff believes a comprehensive approach as described above is appropriate and anticipates continued mixed reactions in the community on designating historic districts. Staff proposes that districts would be implemented sequentially in one area of the city at a time.

On-Going Historic Resource Work Programs

As shown in the attachment, many of the implementation items are addressed by the design review bodies, Urban Historian and staff on a case by case basis.

Certain on-going items are part of the regular work of the City's Urban Historian, including: promoting and processing the Mills Act Contracts, providing guidance on the use of the California Historical Building Code, and consulting with applicants on complying with the Secretary of the Interior's Standards for Rehabilitation.

Master Environmental Assessment (MEA) Update. (HRE implementation Items 1.1 and 8.4.) Staff constantly revises the list of designated structures/sites and list of Potential Historic Resources of the MEA Appendices B and C based on actions of the HLC. To offer more clarity to property owners on the historic status of their property, at their meeting of March 22, 2017, the HLC Designation Subcommittee directed staff to update the eligibility information for properties on the Potential Historic Resources List and hold quarterly designation hearings for properties eligible as Structures of Merit collectively, 50 properties at a time. The collective designation approach satisfies Implementation Action HR8.4 of the Historic Resources Element to "designate identified resources expeditiously, at least annually. Beginning in 2017, the Planning Division has made a concerted effort to hold public hearings and make formal historic significance determinations for properties listed on the City's Potential Historic Resources List. Since 1978, the list grew to over 700 properties, without an update to the eligibility status of the properties. With the collective designation approach, the HLC reduced the Potential Historic Resources List by 197 properties.

Future Items

Items which are not part of current on-going work and which are not specifically called out as proposed projects in the Five Year Historic Resources Program will be addressed later as budget and staffing permits. Remaining items for implementation include: 7.1, 8.1 and 8.2 completing additional surveys; 9.1, 9.3 and 9.4 additional historic preservation awareness programs; 10.5 additional property owner incentives; 10.7 creating a new historic resources fund and 10.8 funding for additional enforcement.

RECOMMENDATION:

Historic Landmarks Commission (HLC) review the Five Year Historic Resource Work Program based on the Possible Implementation Measures outlined in the Historic Resources Element of the General Plan and provide direction regarding staff's suggested Five Year Historic Resources Work Program and recommendation to City Council for approval.