



City of Santa Barbara
Planning Division

DATE: September 1, 2020

TO: Historic Landmarks Commission (HLC)

FROM: Nicole Hernandez, Planning Division, Community Development Department

SUBJECT: Second Draft of Proposed Historic Resources Ordinance, Santa Barbara Municipal Code Chapter 30.157

Recommendation

That the Historic Landmarks Commission review comment and recommend by motion the second draft of the Historic Resources Ordinance, Santa Barbara Municipal Code Chapter 30.157, for consideration by Planning Commission and City Council.

Purpose

As directed by the HLC on May 27, 2020, Staff made revisions to the second draft of Historic Resources Ordinance, including public comment related to definitions, formatting, and further clarification on the process for the designation of individual historic resources and historic districts. In accordance with requirements of Certified Local Government, the revised draft was submitted to the California Office of Historic Preservation for review and comment regarding consistency with state and national best practices in historic preservation. The recommendations by the California Office of Historic Preservation are incorporated in the posted second draft.

Key Amendments to the Second Draft of the Historic Resources Ordinance

The Historic Resources Ordinance (SBMC Chapter 30.157) provides the authority to protect and preserve the City's historic resources consistent with the goals and policies of the City's Historic Resources Element. The Ordinance also ensures the continued protection, preservation, and enhancement of historic, architectural, and archaeological resources.

The points below summarize the key proposed amendments as recommended by the HLC on May 27, 2020 and the California Office of Historic Preservation:

- Consolidate the processes for repair, maintenance, alterations, relocation, and demolition into one section for all historic resources.
- Create a separate section for the El Pueblo Viejo Landmark District (EPV) within the Ordinance.

- Add and clarify terms and definitions, including but not limited to:
 - Archeological site
 - Buffer zone
 - Cultural landscape
 - Demolition by Neglect
 - Integrity
 - Neighborhood
 - Qualified Professional Staff meeting Secretary of the Interior's Qualifications in History, Architectural History or Architecture (As recommended by the California Office of Historic Preservation)
 - Streetscape
- Include a graph showing the designation process of different levels of historic resources
- Include best practices that mirror the National Register Criteria for all levels of historic designations to create consistency as recommended by the California Office of Historic Preservation (see attachment 1).
- Provide consistent noticing periods for each type of designated resource that makes it more efficient for applicants and staff
- Require the majority of residents in a historic district to support the nomination
- Insert text that 80% of properties shall be contributing structures to the historic district
- Add information about creating a buffer zone around historic districts

Next Steps

- **HLC Public Hearing, September 16, 2020:** HLC will hold a public hearing to review and discuss the revised second draft of the Historic Resources Ordinance that incorporates public comment, recommendations from the HLC and the California Office of Historic Preservation. Staff requests the HLC make a motion with recommends to City Council.
- Planning Commission for review and comments; future date to be announced.
- City Council Ordinance Committee for review and comments; future date to be announced.
- City Council will review the revised document at public meetings prior to final adoption; future date to be announced.

Attachment 1. Comparison of local criteria listed in Historic Resource Ordinance 22.22 to recommended National Register Criteria: This graphic illustrates how the National Register Criteria encompasses all eleven local criteria.

Local Criteria Outlined in 22.22	Resolved In National register criteria number 30.157
a. Its character, interest, or value as a significant part of the heritage of the City, State, or Nation	1, 2, 3, and 4.
b. Its location as a site of a significant historic event	1.
c. Its identification with a person or persons who significantly contributed to the culture and development of the City, State, or Nation	2.
d. Its exemplification of a particular architectural style or way of life important to the City, State, or Nation	3.
e. Its exemplification of the best remaining architectural type in a neighborhood	3.
f. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, State, or Nation	3.
g. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship	3.
h. Its relationship to any other Landmark if its preservation is essential to the integrity of that Landmark	3.
i. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood	3.
j. Its potential of yielding significant information of archaeological interest	4.
k. Its integrity as a natural environment that strongly contributes to the wellbeing of the people of the City, State, or Nation	3.

Proposed National Register Criteria for 30.157
1. It is associated with events that have made a significant contribution in our past;
2. It is associated with the lives of persons significant in our past
3. It embodies the distinctive characteristics of a type, period, architectural style or method of construction, or represents the work of a master, or possess high artistic or historic value, or represents a significant and distinguishable collection whose individual components may lack distinction
4. It yields, or may be likely to yield, information important in prehistory or history