



City of Santa Barbara
Planning Division

Memorandum

DATE: August 14, 2014

TO: Planning Commission

FROM: Renee Brooke, AICP, Senior Planner *RLB*

SUBJECT: Five-Year Review of Uses in the Harbor Commercial Zone

Santa Barbara Municipal Code §28.70.030 requires that, at least every five years, the Harbor Commission and Planning Commission review the extent and nature of the uses in the Harbor and shoreline area of the Harbor Commercial (HC) Zone to ensure that the Harbor remains a working harbor. On July 17, 2014, the Harbor Commission reviewed the current mix of uses in the HC Zone and found them to be adequate to ensure that Santa Barbara Harbor remains a working harbor. A Memorandum to the prepared by Waterfront Department Staff, which contains a complete discussion of the current mix of uses, is attached.

Staff recommends that the Planning Commission review the attached memorandum and also find that the mix of uses in the HC Zone is adequate to ensure that the Harbor remains a working harbor.

Attachment: Waterfront Department Memorandum, dated July 17, 2014

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: July 17, 2014
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Five-Year Review of Uses in the Harbor Commercial Zone**

RECOMMENDATION: That Harbor Commission:

- A. Review the extent and nature of the uses in the Harbor and shoreline area of the Harbor Commercial Zone per Municipal Code section 28.70.030; and
- B. Recommend to the Planning Commission that the present mix of uses will ensure that the Harbor remains a working Harbor.

BACKGROUND:

Municipal Code section 28.70.030.D. (Attachment 1) mandates that "At least once every five (5) years from March 30, 1993, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the Harbor and shoreline area of the Harbor Commercial Zone (HC Zone) and make a recommendation to the Planning Commission regarding the adequacy of ocean-dependent uses (Harbor primary uses) in relation to ocean-related and visitor-serving uses (Harbor secondary uses) in order to assure that the Harbor remains a working harbor". The report is also forwarded to the California Coastal Commission.

EXECUTIVE SUMMARY:

The 1996 Harbor Master Plan identified and defined "Ocean Dependant / Ocean Related" and "Visitor Serving" uses as being the primary uses allowable in the HC Zone. This report summarizes the existing uses in the HC Zone to ensure that the Harbor remains within the guidelines established in the Harbor Master Plan (HMP) and within the scope of the Zoning Ordinance.

This report reviews lease changes, marina slip uses, commercial fishing and other harbor area businesses uses.

DISCUSSION:

1. **Ocean-Dependent Uses**

Ocean-dependent uses include those uses that assure the Harbor will remain a working harbor. The Harbor currently includes 21 ocean-dependent uses occupying 15,840 square feet of interior space and 177,812 square feet of

exterior space (Attachment 2). Ocean-dependent uses range from boat mooring and marine oriented government facilities (Channel Islands National Marine Sanctuary offices) to a boatyard /repair facility and a marine fuel dock.

1.B Ocean-Dependent Changes in Use

On September 11, 2012, the City Council approved a five-year lease agreement with Clean Seas, L.L.C. (Clean Seas) for approximately 1,800 square feet of water area adjacent to Marina 1-F Finger in the Santa Barbara Harbor. The lease space is used to mooring Clean Seas' rapid oil spill response vessels. Since 1970, Clean Seas has been providing oil spill response duties in the Santa Barbara Channel. Clean Seas' designated area of response comprises the open oceans and coastline of the South Central Coast of California including Ventura, Santa Barbara, and San Luis Obispo Counties, and the Channel Islands. Prior to being leased by Clean Seas, this water area was leased to Santa Barbara Dry Dock which operated a boat lift and boat repair facility.

The Santa Barbara Fish Market, located at 117 #A Harbor Way, recently leased an industrial space on North Quarantina Street. The nearly 8,000 square foot lot includes 5,000 square foot storage yard and a 3,000 square foot building that is currently being renovated by the Fish Market. Once complete, the North Quarantina site will be the new location for all the Fish Market's work trucks, warehousing and processing activities. The relocation is scheduled to take place by December 31, 2014. Once the relocation is completed, the 117 #A Harbor Way space will be operated by the Santa Barbara Fish Market as a fresh seafood market space with likely tenant improvements on the horizon.

2. Ocean-Related Uses

Ocean-related uses are considered secondary harbor uses that aid in assuring the harbor remains a working harbor as well as providing a desirable environment for the public. Currently there are 14 ocean related uses occupying 17,153 square feet of interior space and 1,276 feet of exterior space (Attachment 3). Ocean-related uses include the Santa Barbara Maritime Museum, a retail diving gear shop (Blue Water Hunter), ocean-related offices (Santa Barbara Fish Market headquarters), and marine equipment (West Marine), to name a few.

2.B Ocean-Related Lease Changes

Tenant turnover is very low in the Harbor Commercial Zone. Tenants and the Waterfront Department have an overall positive working relationship and tenants are generally successful with their leases and the business environment. Since 2009, only one vacancy became available in the harbor. On September 28, 2011 the Waterfront Department began

advertising approximately 734 square feet of office space (consisting of 5 offices approximately 100 square feet each) for lease at 132-B Harbor Way (second floor of the Chandlery Building). The offices are on the west side of the building, facing Leadbetter Point. A Request for Proposals (RFP) was issued and two responses were received by the April 2, 2012 deadline. On June 19, 2012, City Council approved a five-year lease agreement with the Santa Barbara Fish Market for the office space. The space was formerly used as office space by Chandlery Yacht Sales so the use remained ocean-related.

3. Visitor-Serving Uses

Visitor-serving uses are considered secondary harbor uses that aid in assuring the harbor remains a working harbor as well as providing a desirable environment for the public. Currently there are 13 visitor-serving uses occupying 20,827 square feet of interior space and 4,160 feet of exterior space (Attachment 4). Visitor-serving uses include primarily restaurant and retail establishments.

3.B Visitor-Serving Lease Changes

On January 11, 2011 the City Council approved lease assignment from the Minnow Café, to Brophy and Sons, Inc., for the 1,002 square foot cafe at 117-E Harbor Way. Brophy and Sons, Inc. management and employees operated the business from January until October of 2011, when it was closed for remodeling. The space re-opened in May 2012 as On The Alley. The lease was merged with the Brophy Brothers lease on October 9, 2012 in order to combine the two restaurant spaces and rent obligations into one lease contract, simplifying rent payments, accounting, and record keeping.

Additionally, On July 24, 2012 the lease for the 198 square foot restaurant known as Sushi Go-Go was assigned to Chris Kim. In keeping with the Department's lease assignment procedures, no changes to the business terms or permitted uses of the lease were allowed.

4. Stearns Wharf Uses

The 1980 Coastal Development Permit for rehabilitating Stearns Wharf states that the "building area will be utilized predominantly for visitor serving commercial uses..." The Wharf remains predominantly visitor serving (Attachment 5). There are currently 17 businesses operating on Stearns Wharf occupying 32,720 square feet of interior space and 13,883 square feet of exterior space. Stearns Wharf uses are made up primarily by restaurant and retail establishments and include The Harbor Restaurant, Conway Vineyards and the Santa Barbara Shellfish Company, to name a few.

4.B **Stearns Wharf Lease Changes**

Following an RFP selection process in 2010 Conway Vineyards, Inc. leased the second floor, 890 square foot space at 217-G Stearns Wharf. The space was previously used for wine tasting and is consistent with the zoning for Stearns Wharf.

5. **Expiring Leases & Vacancies**

Fifteen harbor leases and eight Stearns Wharf leases will expire during the next five years. It is anticipated that most of the tenants will want to renew. During the leasing process, the Department will evaluate each business use in accordance with the Harbor Master Plan and City lease criteria.

6. **Commercial Fishing**

There are a variety of commercial fisheries that operate out of the harbor. The most valuable of these fisheries include sea urchin, lobster, rock crab, halibut, sea cucumbers, and sablefish (black cod).

The value of commercial fishing landings in Santa Barbara was 6.6 million pounds worth \$10.3 million in 2012, and 6.1 million pounds worth \$10.2 million in 2013. This increase can be attributed to the rising cost of seafood.

Commercial fishing was given priority status in the Harbor Master Plan. Action DEP-2.4 of the HMP states, "Strive to maintain a minimum of 19% of the slips for commercial fishing by giving priority for newly created slips to commercial fishermen on the then current waiting list." The Waterfront Department has continued to maintain 42 slips designated exclusively for commercial fishing vessels on Fish Float North, Fish Float South and Marina 1-A at discounted rates.

7. **Slip Uses**

Approximately 7% (82) of harbor slips are used by commercial fishing vessels, 88% (997) are occupied by recreational vessels and 5% (60) are miscellaneous use such as visitor berthing, yacht brokerage slips, and slips for federal and local government vessels. Approximately 84 slips are used by persons who live aboard their vessels, a decrease of 13 since 2005. Currently there is no wait list for liveaboard permits and the permits are available at the Harbor Patrol office for \$140 per month.

Approximately 30 designated slips are reserved for vessels visiting the Harbor. In addition to these slips, Harbor Patrol makes permitted slips available as visitor slips when resident vessels leave the Harbor for extended periods. Visitor slips are used by both commercial and pleasure boats. On average, 83 slips have been available for visitor's use each month during the last five years. Over the

past five years, an average of 16 of the 83 visitor slips were used by commercial vessels, 23 were used by pleasure boats, and the remaining 44 were unoccupied.

8. **Permitted Mooring Area**

In 2006 the City implemented a permitted mooring area east of Stearns Wharf, the goal of which is to reduce the number of vessel groundings on East Beach and provide additional opportunity for individuals seeking mooring space in City waters. Currently, 23 of 46 mooring sites have been assigned at a permit cost of \$250 per year.

9. **Beach Permits**

West Beach permits are issued to a maximum of 50 owners of outrigger canoes, small sailboats (monohull boats up to 16 feet in length) and rowing dories for \$250 per vessel per year. In addition, there are also eight outrigger rack permits that are rented for \$800 per year. Both permits allow the owners to store their vessel adjacent to the SB Seashell Association lease area. Currently, all 50 of the outrigger/small sailboat/dory permits and eight rack permits have been issued for the year.

Catamaran Beach permits are issued to a maximum of 65 owners of catamarans to store their vessels on a designated area of Leadbetter Beach, just west of the Santa Barbara Yacht Club. The permits are available between March and October. The permits cost \$200 per vessel per season. The department has issued 43 Catamaran Beach permits for the current season.

10. **Other Harbor Area Uses**

Business Activity Permits (BAP) are issued to businesses operating in the Harbor that do not have a fixed place of business in the harbor and are not subject to a lease or license. The BAP policy was established to:

- 1) Promote business throughout the Harbor area in a safe, orderly, and professional manner;
- 2) Encourage the offering of essential marine related services;
- 3) Increase the opportunities for small businesses that have no fixed place of business or lease in the Harbor.

As of June 1, 2014, there are 67 businesses presently operating under Business Activity Permits. These businesses provide services such as boat detailing, engine repair, marine canvas, rigging, underwater maintenance, varnishing, and woodworking. Additionally, a maximum of 12 of the permits are held by Coast Guard licensed six-passenger charter operators who provide diving, fishing, and sailing opportunities to their clients. Staff believes the availability of a wide range

of dockside services contributes significantly to the working nature of the Harbor.

11. **Cruise Ships**

Cruise ships have been coming to Santa Barbara since 2002. These cruise ships frequent Santa Barbara only during the non-peak business seasons between January and May and again in late September through November. Passengers disembark via cruise ship tenders at Sea Landing, a "Secure Facility" per the Department Of Homeland Security. Cruise ship visits during non-peak seasons have proven to be an important component of the local business economy and have received the strong support of the Santa Barbara Chamber of Commerce, Visit Santa Barbara, and the Downtown Organization.

The total amount of passengers on visiting cruise ships vary between 1,800 and 3,100 passengers depending on the size of the ship and are processed through Sea Landing. The seventeen cruise ships that visited Santa Barbara over the 2014 spring season had the capacity to bring over 68,000 additional visitors to the Waterfront and downtown.

12. **Upcoming Issues**

Fish Market: The Santa Barbara Fish Market, located at 117 #A Harbor Way, recently leased an industrial space on North Quarantina Street. The nearly 8,000 square foot lot includes 5,000 square foot storage yard and a 3,000 square foot building that is currently being renovated by the Fish Market. Once complete, the North Quarantina site will be the new location for all the Fish Market's work trucks, warehousing and fish processing activities. The relocation is scheduled to take place by December 31, 2014. Once the relocation is completed, the 117 #A Harbor Way space will be operated by the Santa Barbara Fish Market as a fresh seafood market space with likely tenant improvements on the horizon.

Local Coastal Program Update: As discussed at the May 2014 meeting of the Harbor Commission, the City was recently awarded a \$123,000 grant from the California Coastal Commission (CCC) for an update of the Local Coastal Program (LCP). The City's Community Development - Planning Division is the lead on this project and has requested participation and input from the Waterfront and Parks and Recreation Departments during this two year process.

The Planning Division has compiled the City's LCP amendments and provided them to the CCC. City staff will prepare and submit draft chapters and maps to the CCC staff for review as they are completed. Once CCC input is received, City staff will present the chapters to the City's advisory boards including Harbor Commission and Planning Commission. This process is expected to take 1 to 2 years.

CONCLUSION

Staff believes that the current mix of uses is adequate to ensure that the harbor remains a working harbor. Additionally, the Department's lease and slip management policies and procedures will help to preserve the working Harbor.

- Attachments:
1. M.C. Chapter 28.70.030 – Harbor Commercial Zone
 2. Ocean-Dependent Uses
 3. Ocean-Related Uses
 4. Visitor-Serving Uses
 5. Stearns Wharf Uses
 6. Site Map – Harbor Area
 7. Site Map – Stearns Wharf
 8. Local Coastal Program Update Harbor Commission Report May 15, 2014

Prepared by: Brian J. Bosse, Waterfront Business Manager

28.70.030 Uses Permitted in the Harbor and Shoreline Area.

In all areas of the Harbor Commercial Zone the following uses are permitted provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, waste, noise, vibrations, disturbances or other similar causes which may impose a hazard to life and property. Within the Harbor Commercial Zone the primary uses listed below shall be the predominant uses for the harbor and shoreline area.

A. Primary harbor uses:

1. Marinas, boat moorings, marine service stations, boat yard/repair facilities and related activities.
2. Marine-oriented government facilities.
3. Seafood processing.
4. Services necessary for commercial fishing activities, including such facilities as net repair areas, hoists and ice machines and storage areas.
5. Other ocean-dependent uses as deemed appropriate by the Planning Commission.

B. Secondary harbor uses:

1. Museums and other cultural displays relating to the ocean.
2. Bait and tackle shops.
3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants, and restaurants with entertainment and meeting facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine storage.
8. Marine surveyor.
9. Offices of businesses or persons engaged exclusively in ocean-related activities.
10. Public parking lots.
11. Sail manufacturing and/or repair.
12. Seafood sales and processing.
13. Marine oriented specialty and gift shops.
14. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
15. Household hazardous waste collection facilities as defined in Section 28.04.405 of this Title and exclusively serving the area within the H-C Zone.
16. Other ocean-related uses as deemed appropriate by the Planning Commission.

C. Stearns Wharf uses:

1. Art galleries.
2. Bait and tackle shops.
3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants and restaurants with entertainment facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine service stations.
8. Marine storage.
9. Marine surveyors.
10. Museums and other cultural displays relating to the ocean.
11. Offices of businesses or persons engaged in ocean-related activities.
12. Sail manufacturing and/or repair.
13. Seafood sales and processing.
14. Specialty and gift shops.
15. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
16. Other ocean-dependent, ocean-related and visitor-serving uses as deemed appropriate by the Planning Commission.

D. Five year review of uses:

At least once every five (5) years from March 30, 1993, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the Harbor and shoreline area of the HC Zone and make a recommendation to the Planning Commission regarding the adequacy of ocean-dependent uses (Harbor primary uses) in relation to ocean-related and visitor-serving uses (Harbor secondary uses) in order to assure that the harbor remains a working harbor. A review of the mix of uses may occur at any other time at the direction of the Board of Harbor Commissioners or Planning Commission. Subsequent reviews shall be at five (5) year intervals thereafter. The Coastal Commission shall receive a copy of the recommendation and accompanying background materials associated with each review. (Ord. 5459, Section 3, 2008; Ord. 4825, 1993; Ord. 4808, 1993; Ord. 4428, 1986; Ord. 4170, 1982.)

Ocean-Dependent Uses

Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2009?	Notes
113 Harbor Way	Channel Islands National Marine Sanctuary Offices	452		Primary - marine oriented government facility	No	Lease expires 5/31/2018
117-A Harbor Way	Santa Barbara Fish Market	1,137		Primary - marine oriented government facility	No	Lease expires 8/31/2016
118 Harbor Way	Santa Barbara Sailing Club		8,677	Secondary - boat storage	No	Lease expires 5/30/2015
122 Harbor Way	Harbor Marine Works		35,798	Primary - boat yard/repair facility	No	Lease expires 11/30/2017
130 Harbor Way	Santa Barbara Yacht Club	5,936	67,469	Primary - other	No	Lease expires 5/31/2020; 15 year option
132-A Harbor Way	Waterfront Administrative Offices and Harbor Patrol	4,096		Primary - marine oriented government facility	No	City owned/opened
117-C Harbor Way	City Maintenance Shop	1,996		Primary - marine oriented government facility	No	City owned/opened
301 West Cabrillo	Sea Landing	2,223	20,909	Primary - boat mooring	No	Lease expires 6/30/2016
303 West Cabrillo	Santa Barbara Sailing Center		18,993	Primary - boat mooring	No	Lease expires 9/30/2016; 5 year option
City Pier	Open-Air Saturday Fisherman's Market			Secondary - seafood sales	No	Lease expires 8/31/2016
City Pier	McCormix Fuel Dock		1,543	Primary - fuel dock	No	Lease expires 4/30/2018
City Pier	US Coast Guard Cutter Blackfin			Primary - boat mooring	No	US Government
Marina One	Clean Seas		1,800	Primary - boat mooring	Yes	Lease expires 9/30/2017; 5 year option
Marina One	SB Youth Foundation		2,500	Primary - boat mooring	No	Lease expires 01/31/2019
Marina Four	Marina 4-B Lease Area		7,560	Primary - boat mooring	No	Lease expires 7/31/2016; 5 year option
Rock Groin	Marine Mammal Center		2,500	Primary - boat mooring	No	Evergreen Lease, month-to-month
Rock Groin	UCSB Sailing		5,563	Primary - boat mooring	No	Lease expires 10/31/2017
West Beach	SB Seashell Association		4,500	Primary - boat mooring	No	Annual license agreement
Cabrillo Landing	Commercial Fisherman of Santa Barbara			Primary - boat mooring	No	Lease expires 07/31/2014
Cabrillo Landing	Sunset Kidd Charters			Primary - boat mooring	No	Lease expired 12/31/1998; month to month
Cabrillo Landing	Santa Barbara Water Taxi			Primary - boat mooring	No	Lease expires 04/30/2016
	Total Square Feet	15,840	177,812			

Ocean-Related Uses

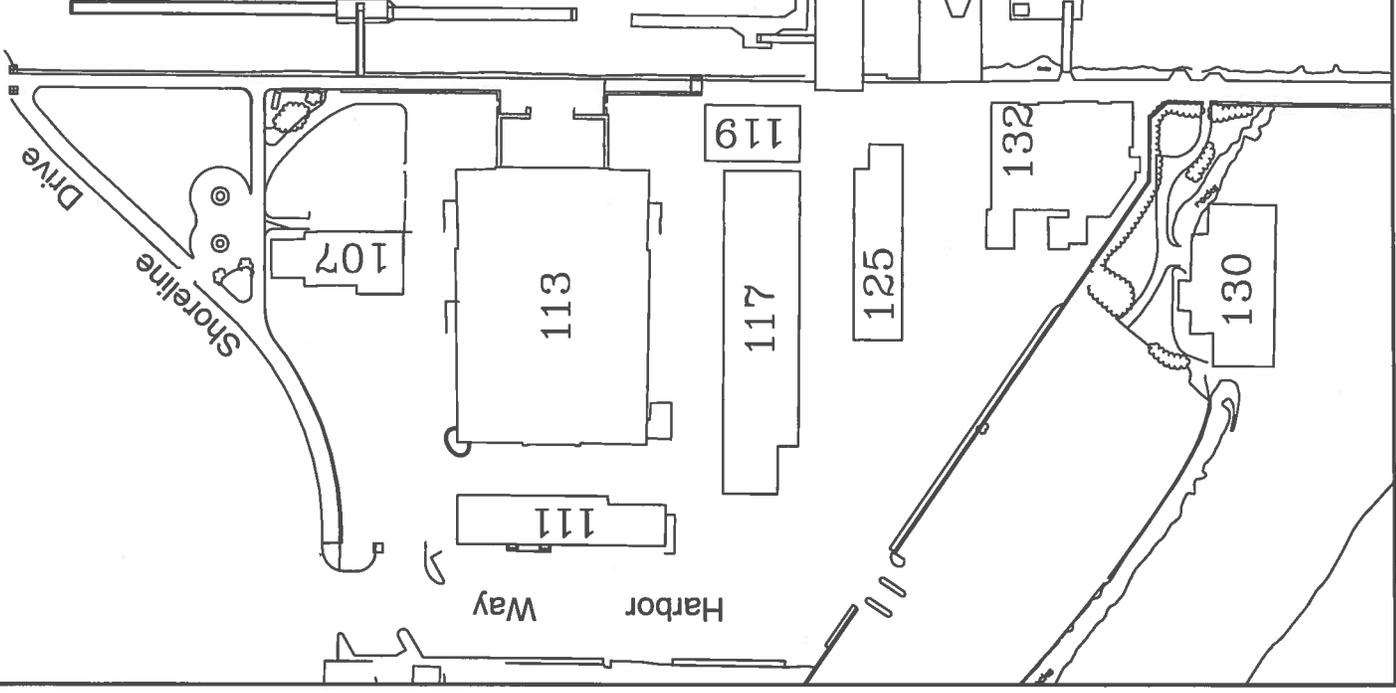
Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2009?	Notes
113 Harbor Way	SB Maritime Museum	6,820	892	Secondary - museum	No	Lease buyout
117-B Harbor Way	Paddle Sports	956	384	Secondary - ocean related equipment rental	No	Lease expires 3/31/2017; 5 year option
117-D Harbor Way	Blue Water Hunter	878		Secondary - diving gear	No	Lease expires 02/29/2016
117-G Harbor Way	Transpac Marine	493		Secondary - marine equipment	No	Expired 12/31/1998; month to month
125 Harbor Way #3, 4, and 5	Chandlery Yacht Sales	483		Secondary - boat sales	No	Lease expires 01/31/2016
125 Harbor Way #6	Harbor Mail Center	140		Secondary - other	No	Lease expires 10/31/2014
125 Harbor Way #7	Oceanaire Electronics	339		Secondary - marine equipment	No	Lease expires 04/30/2015; two (1) year options
125 Harbor Way #1, 10, and 11	Seacoast Yacht Sales	562		Secondary - boat sales	No	Lease expires 8/31/2016; 5 year option
125 Harbor Way #12	Fuel Dock Office	218		Secondary - ocean related office	No	Lease expires 12/31/2015
125 Harbor Way #13 and 24	Sunset Kidd Yacht Sales	326		Secondary - boat sales	No	Lease expires 9/30/2018
125 Harbor Way #16	Marine Center Classroom	782		Secondary - other	No	City owned
125 Harbor Way #21	Maryanski/Turner Research	167		Secondary- ocean related research office space	No	Lease expires 2/28/2015; 2 year option
132-B Harbor way	West Marine	4,258		Secondary - marine equipment	No	Lease expires 9/30/2016; 5 year option
132-B-2 Harbor Way	SB Fish Market Offices	734		Secondary - ocean related office	No	Lease expires 8/31/2016
	Total Square Feet	17,156	1,276			

Visitor-Serving Uses

Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2009?	Notes
107 Harbor Way	Breakwater Restaurant	2,038	1,540	Secondary - restaurant	No	Lease expires 11/30/2015
113 Harbor Way	National Park Service. NOAA Visitor Center	324	200	Secondary - ocean related cultural	No	month to month
113 Harbor Way	Waterfront Grill	6,105	2,420	Secondary - restaurant	No	Lease expires 03/31/2020; 20 year option
117-E & H Harbor	Brophy's On the Alley *	* see Brophy's		Secondary - restaurant	No	See Brophy's Restaurant
119-A Harbor Way	Brophy Brothers Restaurant	4,040		Secondary - restaurant	No	Lease expires 9/30/2015; 25 year option
119-B Harbor Way	Sushi Go-Go	198		Secondary - restaurant	No	Lease expires 11/30/2016; 5 year option
119-C Harbor Way	Brophys Mercantile	521		Secondary - marine oriented speciality and gift shop	No	Lease expires 9/30/2016; 5 year option
119- D Harbor Way	Brophy Brothers Clam Bar *	* see Brophy's		Secondary - restaurant	No	See Brophy's Restaurant
125 Harbor Way #8	Harbor Market	676		Secondary -	No	Lease expires 4/30/2017
125 Harbor Way #14	Brophy Brothers Office	490		Secondary - reataurant office	No	Lease expires 9/30/2015
305 West Cabrillo	Boat Launch Mini-Mart	536		Secondary - store under	No	Lease expires 01/31/2015; 5 year option
801 Shoreline Drive	Shoreline Beach Café	5,099		Secondary - restaurant	No	Lease expires 5/30/2024; 10 year option
113 Harbor Way	Verizon Cell Site	800		Secondary- other	No	Lease expires 10/12/2015; 5 year option
	Total Square Feet	20,827	4,160			

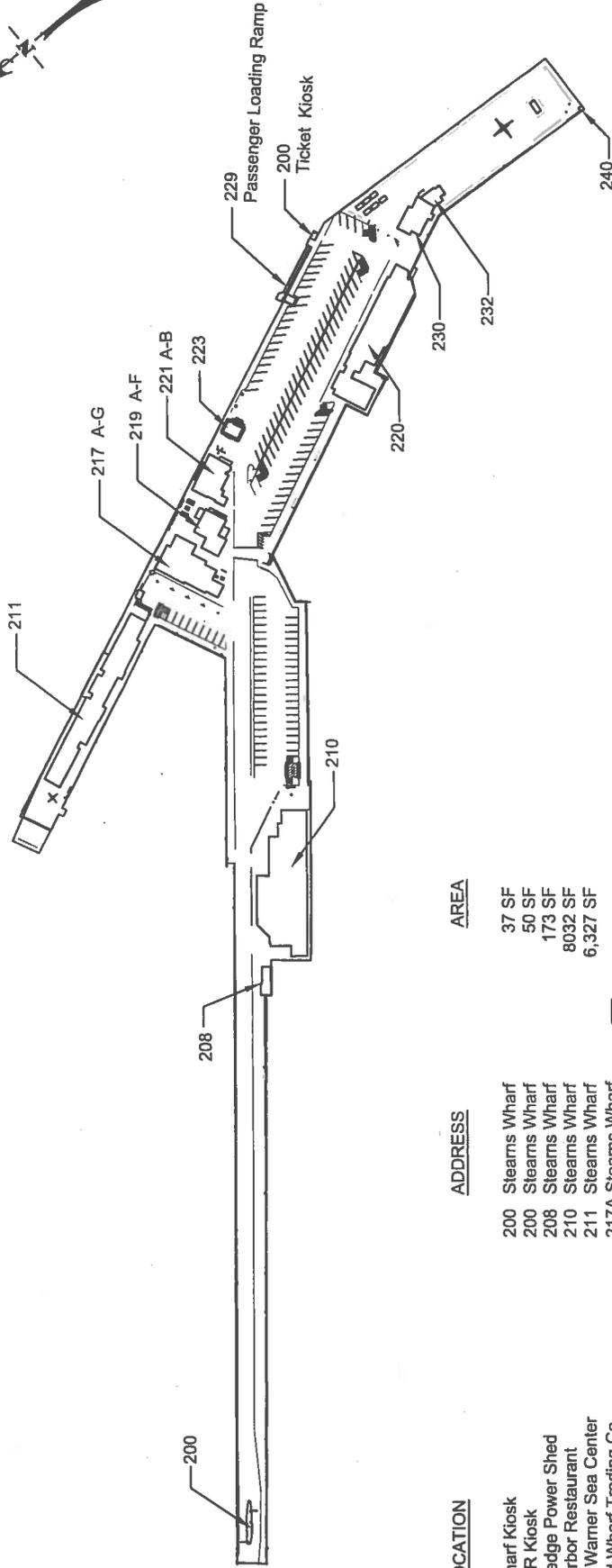
Stearns Wharf Uses

Wharf Address	Business Name	Interior Square Feet	Exterior Square Feet	Approved Category per Municipal Code	Change in Use Since 2009?	Notes
219-G	Celebration Cruises	50		Ocean Dependent Other	No	Lease expires 07/31/2016
210	Harbor Restaurant and Valet Lot	11,312	12,900	Restaurant	No	Lease expires 12/31/2028; 15 year option
211	Ty Warner Sea Center	6,327		Ocean Related Museum	No	Lease expires 6/30/2016; 6 year option
217-A	Old Wharf Trading Company	2,369		Gift Shop	No	Lease expires 11/30/2016 *(merged w/Topside)
217-C	Nature's Own Shells	423		Gift Shop	No	Lease expires 11/30/2016
217-E	Coastal Treasures	610		Gift Shop	No	Lease expires 02/28/2016; 5 year option
217-G	Conway Vineyards	890		Store less than 2,500	No	Lease expires 11/30/2015; 5 year option
219-A	Great Pacific Ice Cream Co.	395		Specialty	No	Lease expires 11/30/2016
219-B	Mother Stearns Candy Co.	392		Specialty	No	Lease expires 11/30/2016
219-C	Deep Blue Sea	392		Gift Shop	No	Lease expires 11/30/2016
219-E	Sea Center Office	205	84	Office	No	Lease expires 02/28/2017
219-E	Maintenance Office	523		Office	No	
220	Moby Dick Restaurant	6,190	899	Restaurant	No	Lease expires 6/30/2020
221	Char West	1,069		Restaurant	No	Lease expires 11/30/2016
221-B	Madame Rosinka	153		Specialty	No	Lease expires 11/30/2016
230	Santa Barbara Shellfish Company	1,160		Restaurant	No	Lease expires 09/01/2017
232	Stearns Wharf Bait and Tackle	260		Bait and Tackle Shop	No	Lease expires 11/30/2016; 5 year option
Total Square Feet		32,720	13,883			



REVISIONS	DATE: 7/10/2014	APPROVED BY: T. Lawler	DRAWN BY: TL
	ADDRESS: Harbor Commercial Area		SHEET NO. 1 of 2
		City of Santa Barbara	DRAWING NO. 1600-041
		Waterfront Department	

ATTACHMENT #6



LOCATION	ADDRESS	AREA
Wharf Kiosk	200 Stearns Wharf	37 SF
PLR Kiosk	200 Stearns Wharf	50 SF
Dredge Power Shed	208 Stearns Wharf	173 SF
Harbor Restaurant	210 Stearns Wharf	8032 SF
Ty Warner Sea Center	211 Stearns Wharf	6,327 SF
Old Wharf Trading Co.	217A Stearns Wharf	
Nature's Own	217C Stearns Wharf	2932 SF
Topside	217D Stearns Wharf	
Coastal Treasure	217E Stearns Wharf	
Conway Deep Sea Tasting Room	217G Stearns Wharf	
Great Pacific Ice Cream Co.	219A Stearns Wharf	
Mother Stearns	219B Stearns Wharf	1276 SF
Devil and the Deep Blue Sea	219C Stearns Wharf	
City Maintenance Office	219F Stearns Wharf	
Moby Dick Restaurant	220 Stearns Wharf	4586 SF
Char West Restaurant	221A Stearns Wharf	1546 SF
Madame Rosinka	221B Stearns Wharf	
City Maintenance Shed	223 Stearns Wharf	370 SF
Passenger Loading Ramp	229 Stearns Wharf	257 SF
Santa Barbara Shellfish	230 Stearns Wharf	
Bait and Tackle	232 Stearns Wharf	1538 SF
Coast Guard Light	240 Stearns Wharf	

Wharf Total Area = 180,500 Square Feet



Scale (Feet)

Stearns Wharf

City of Santa Barbara, Waterfront Department

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: May 15, 2014
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: Local Coastal Program Update

RECOMMENDATION: That Harbor Commission;

- A. Receive a report on the City of Santa Barbara's Local Coastal Program Update; and,
- B. Consider appointing a subcommittee to provide input on the LCP Update related to the Waterfront.

BACKGROUND:

The California Coastal Commission (CCC) was established in 1972 to, "To protect, conserve, restore, and enhance the environment of the California coastline". The California Coastal Act of 1976 extended the Commission's authority indefinitely and further defined their responsibilities to include protection of coastal resources, including shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works.

The Coastal Act requires local governments to prepare a Local Coastal Program (LCP) for that portion of the coastal zone within its jurisdiction. The City of Santa Barbara prepared a LCP that was approved by the CCC in 1986. The LCP has been amended several times including the Harbor Master Plan in 1996 which was incorporated as Appendix F.

The City was recently awarded a \$123,000 grant from the CCC for an update of the LCP. The City's Community Development - Planning Division is the lead on this project and has requested participation and input from the Waterfront and Parks and Recreation Departments during this two year process. A LCP is comprised of a Land Use Plan (LUP) and an Implementation Plan (IP). The LCP update involves updating and reformatting the LUP, updating maps, and incorporating policies from the 2011 General Plan, 2012 Climate Action Plan, 2012 Historic Resources Element, and the 2013 Safety Element Update. The IP is part of the City's Zoning Ordinance which will be updated as appropriate as part of a separate effort.

Local Coastal Program Update
May 15, 2014
Page 2

AREA OF INFLUENCE:

The Coastal Zone was established as part of the Coastal Act and includes all state waters and extends inland generally 1,000 yards of the mean high tide line. The Waterfront Department operates on property granted to the City in 1925 by the State (Tidelands Grant) including submerged lands from the mean high tide line (in 1925) to the City limits ½ mile offshore (in 1925). The Tidelands Grant allowed the City to develop and operate on accreted lands subsequent to the 1925 grant. Land accretion increased dramatically after the harbor was completed in 1930 creating the dry land seaward of the SBCC bluffs and Cabrillo Boulevard. The Harbor District as defined in SBMC Title 17 lies entirely within the Coastal Zone and therefore all land uses are established via the LCP, its amendments and appendices.

The LCP designates land uses, implementation zoning, and component areas. In general, the Waterfront is its own component area with land uses and zoning defined as Harbor Commercial, Parks and Recreation/Open Space, and beaches. Although there are a wide variety of land uses and zoning within the City's Coastal Zone boundaries, the Waterfront has only three designations and serves a unique and specific purpose with respect to the LCP.

LCP UPDATE PROCESS:

The Planning Division has compiled the City's LCP amendments and provided them to the CCC. CCC staff has reviewed the information and provided direction on how the City should proceed with the LCP update. City staff will prepare and submit draft chapters and maps to the CCC staff for review as they are completed.

The LCP is broken down into four main chapters:

- 1) Land Use and Development
- 2) Public Access and Recreation
- 3) Coastal Resource Protection
- 4) Hazards & Coastal Adaptation

Note: A draft outline including the main chapters and subchapters are attached for reference.

Once CCC input is received, City staff will present the chapter to the City's advisory boards including Harbor Commission and Planning Commission. Once all the chapters and maps have been reviewed, a new reformatted LUP document will be released for public review, formal board and commission hearings, review and recommendations to the City Council for adoption. This process is expected to take 1 ½ years.

Local Coastal Program Update
May 15, 2014
Page 3

During the next 12-15 months, three graduate students from the UCSB Bren School will be working on a detailed Sea Level Rise analysis of critical infrastructure, vulnerable populations, habitats and recreation and public access. This study will include possible implementation strategies. The Sea Level Rise study will be submitted to CCC staff for early review and input in early 2015. A community open house, public workshops and Board, Commission and City Council review will follow in the Spring 2015.

Final review and adoption hearings for the LCP update are expected to begin in Fall 2015 and conclude in early 2016. The LCP grant requires that the update be locally adopted and submitted for CCC certification by April 30, 2016. The CCC certification process typically takes 1-2 years.

Attachment: Local Coastal Program Update Draft Outline

Prepared by: Karl Treiberg, Waterfront Facilities Manager

MAY 15, 2015

JULY 17, 2014 #7

#7

City of Santa Barbara
Local Coastal Program Update
DRAFT Land Use Plan Outline

- I. Introduction**
 - a. Purpose
 - b. The Coastal Act
 - c. The Santa Barbara Local Coastal Program
 - d. Coastal Adaptation Approach

- II. Land Use and Development**
 - a. Land Uses by Component Areas
 - i. Arroyo Burro
 - ii. Mesa
 - iii. West Beach
 - iv. Lower State
 - v. Industrial Area
 - vi. The Waterfront
 - vii. East Beach
 - viii. Coast Village

 - b. Development
 - i. Location of New Development
 - ii. Coastal Development Review
 - iii. Nonconforming Structures and Uses
 - iv. Policies

 - c. Visitor Serving and Recreational Development
 - i. Commercial
 - ii. Open Space and Tidelands/Submerged Lands
 - iii. Lower Cost Visitor and Recreational Facilities
 - iv. Policies

 - d. Coastal Dependent/Related Development
 - i. Commercial Fishing
 - ii. Recreational Boating
 - iii. Related Commercial Uses
 - iv. Industrial
 - v. Public Facilities
 - vi. Policies

ATTACHMENT
ATTACHMENT #8

e. Tidelands and Submerged Lands

- i. TBD
- ii. Policies

f. Residential Development

- i. Single Family
- ii. Multi-family
- iii. Mixed-Use
- iv. Policies

III. Public Access and Recreation

a. Shoreline and Bluff Top Access

- i. Shoreline Access
- ii. Bluff Top Access
- iii. Temporary Events & Closures
- iv. Policies

b. Recreation and Support Facilities

- i. Recreational Opportunities
- ii. Support facilities and Services
- iii. Access for Persons with Disabilities
- iv. Policies

c. Transportation

- i. Public Transit
- ii. Bikeways
- iii. Trails and Paseos
- iv. Parking
- v. Policies

d. Vessel Launching, Berthing and Storage

- i. Vessel Launching
- ii. Berthing and Storage
- iii. Harbor Support Facilities
- iv. Policies

IV. Coastal Resource Protection

a. Biological Resources

- i. ESHAs
- ii. Marine Resources
- iii. Protected Species
- iv. Policies

- b. Wetlands and Deepwater Areas
 - i. Wetland Definition and Delineation
 - ii. Dredging, Diking and Filling
 - iii. Dredge Spoils Disposal
 - iv. Policies

- c. Water Quality
 - i. TBD
 - ii. Policies

- d. Scenic and Visual Resources
 - i. Coastal Views
 - ii. Natural Landform Protection
 - iii. Scenic Highways & Corridors
 - iv. Design Review
 - v. Policies

- e. Cultural Resources
 - i. Paleontological and Archaeological Resources
 - ii. Historical Resources
 - iii. Policies

- V. Hazards & Coastal Adaptation**
 - a. Hazards
 - i. Tsunamis
 - ii. Seiches
 - iii. Geologic and Seismic
 - iv. Fire
 - v. Policies

 - b. Coastal Adaptation
 - i. Sea Level Rise
 - ii. Coastal Erosion
 - iii. Storm Surge
 - iv. Policies

- VI. Definitions**

- VII. Appendix**
 - a. Highway 101 Guidelines