

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.

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.

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

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

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**