

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: November 16, 2017
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Draft Coastal Land Use Plan Review**

RECOMMENDATION:

That the Harbor Commission receive an informational presentation on the Draft Coastal Land Use Plan (LUP), the Draft Plan's public outreach and review, and draft policies relating to the Harbor and Waterfront.

DISCUSSION:

1. BACKGROUND

The City's Local Coastal Program (LCP) is comprised of a Coastal Land Use Plan (LUP) and an Implementation Plan, originally certified by the California Coastal Commission in 1981 and 1986, respectively. Together these serve as the standard of review for Coastal Development Permits under the City's jurisdiction within the Coastal Zone. Since 2014, Planning Division staff have consulted extensively with the California Coastal Commission (CCC) staff to develop a new Draft Coastal LUP that aligns with the California Coastal Act and the local priorities of the City. The Draft Coastal LUP modernizes the existing 1981 Coastal LUP by building upon policies and implementation strategies in the 2011 General Plan.

2. LCP UPDATE SUBCOMMITTEE AND INTERDEPARTMENTAL CONSULTATION

In 2014, the Local Coastal Program (LCP) Update Subcommittee was formed comprised of three members each of the Parks & Recreation Commission, Harbor Commission, and Planning Commission to periodically meet with staff to review the Draft Coastal LUP approach, content, and format. Input from the Subcommittee members has been instrumental to preparing the Draft Coastal LUP.

The Draft Coastal LUP has been developed in consultation with staff from the Parks and Recreation, Waterfront, Public Works, and other departments. Planning Division staff have worked closely with the Waterfront Department staff on the policies relating to coastal-dependent and related development, public access, visitor-serving and recreational facilities, biological resources, water quality, and coastal hazards in the Draft Coastal LUP.

3. STATUS OF HARBOR MASTER PLAN POLICIES

The Harbor Master Plan (HMP) was prepared in the 1990s and certified by the CCC in 1996 as an appendix to the 1981 LUP. Since then, the majority of the improvements identified in the HMP have been completed. The policies of the certified HMP that are still applicable for issuance of coastal development permits in the Coastal Zone were incorporated as policies into the Draft Coastal LUP. Additionally, consistent with the Coastal Act language, existing references to “Ocean Dependent” and “Ocean Related” in the Harbor Master Plan were changed to “Coastal Dependent” and “Coastal Related” in the Draft Coastal LUP and in the New Zoning Ordinance. Attachment 1 details the disposition of the HMP policies.

4. PUBLIC OUTREACH AND REVIEW OF THE DRAFT COASTAL LUP

An important component of public outreach is educating the public on the California Coastal Act and LCP requirements, the local Coastal Zone and its issues, the Draft Coastal LUP, coastal development review and permitting, and sea level rise. In 2016, the City was awarded grant funds from the CCC and Coastal Conservancy for a Public Outreach Program including the following elements that are now underway:

- Community Open House on November 11, 2017;
- Informational meetings with Parks & Recreation Commission, Creeks Advisory Committee, and Harbor Commission on November 15 and 16;
- Staff-led meetings on complex topics;
- Community presentations;
- LCP Update webpage with links to appropriate information and additional studies; and
- Media releases to multiple outlets.

Schedule: The public review period for the Draft Coastal LUP is from November 11, 2017 to January 11, 2018. Following this informational presentation, the Harbor Commission may choose to provide written comments and/or a recommendation to the Planning Commission for its consideration at a public hearing to be scheduled in spring 2018. City Council review and adoption and submittal to the CCC for certification is anticipated summer 2018.

Future Work Efforts: The 2016 CCC grant award also included funding for a Sea Level Rise Adaptation Plan and a Lower-Cost Visitor-Serving Accommodations Study to be developed over the next year. Both of these work efforts will include additional stakeholder involvement and public outreach.

5. DRAFT COASTAL LUP POLICIES FOR HARBOR AND WATERFRONT

For the most part, the new Draft Coastal LUP carries forward policies that already exist in other City planning documents and regulations, including the Harbor Master Plan. New policies document the criteria and interpretations already being used today for the review and approval of Coastal Development Permits, clarify

development standards for complicated topics such as development near coastal bluffs and creeks, and address emerging issues for the City, such as sea level rise. The following chapters of the Draft Coastal LUP include policies specifically relating to the Harbor and Waterfront: Chapter 2.2 Coastal-Dependent & Related Development; Chapter 3.1 Public Access; Chapter 3.2 Visitor-Serving & Recreational Facilities; Chapter 4.1 Biological Resources; Chapter 4.2 Water Quality; and Chapter 5.1 Coastal Hazards. Generally, the City is already in alignment with the Coastal Act by prioritizing coastal-dependent development near the shoreline and providing and protecting facilities serving the commercial fishing and recreational boating industries. Also, the City already protects biological resources and water quality. The policies therefore mostly confirm the City's commitment to providing and protecting coastal-dependent services and facilities and coastal resources. As discussed below, new policies begin to address sea level rise.

a. Chapter 2.2 Coastal-Dependent & Related Development:

This chapter focuses mainly on the Harbor and Stearns Wharf as the City's primary commercial and recreational oriented coastal-dependent and coastal-related development and use areas. The policies in this chapter do not change any direction in Harbor and Stearns Wharf facilities or uses.

b. Chapter 3.1 Public Access:

One of the fundamental goals of the Coastal Act is to provide maximum public access to the shoreline, along the coast, and to public recreation areas. Public parking is an important issue to CCC staff with regard to access to the beach and recreation areas. During the extensive consultation period, public parking policies were significantly revised and City staff proposed a new policy direction to designate and preserve "Key Public Access Parking Areas" that provide public access to the shoreline, coastal recreation, Stearns Wharf, and the Harbor. Many of the Key Public Access Parking Areas are along the Waterfront as described and mapped in Chapter 3.1 and preservation of these areas for public access parking is ensured by a policy to prohibit parking restrictions or reductions in these areas if it would result in a substantial adverse impacts to public access to the shoreline, coastal recreation, Stearns Wharf, and the Harbor.

c. Chapter 3.2 Visitor-Serving & Recreational Facilities:

Visitor-serving and recreational facilities are an important part of the character and economy of Santa Barbara. This chapter combines recreational use policies with visitor-serving facilities, such as overnight accommodations, because Coastal Act policies tend to group them together with a particular emphasis on protecting and encouraging lower-cost opportunities to ensure that lower income members of the public, including those who live further inland, can afford to stay at the coast. The policies in

this chapter continue the City's commitment to protecting recreational facilities and coastal areas for ocean- and water-oriented recreational use.

d. Chapter 4.1 Biological Resources and Chapter 4.2 Water Quality:

The California Coastal Act protects creeks, wetlands, and other habitats that are especially rare or valuable called environmentally sensitive habitat areas (ESHAs) and the biological diversity and quality of coastal waters. The Biological Resources and Water Quality chapters include policies to clarify development standards for projects within or near creeks, wetlands, and ESHAs. The Biological Resources chapter includes numeric creek and habitat development buffers that address creek erosion hazards, as well as protection of ESHA and water quality, but also factor in that the City is an urban landscape with limited options for moving structures away from creeks and habitats. Policies also address situations where redevelopment of public facilities is necessary within minimum required buffers. The Water Quality chapter requires development to adhere to the City's Storm Water Management Program. Policies in both chapters reiterate the City's current practices to protect habitats, sensitive species, and water quality during beach grooming, sediment management, and management of the Arroyo Burro Estuary, Mission Creek/Laguna Channel Lagoon, and the Andree Clark Bird Refuge.

e. Chapter 5.1 Coastal Hazards:

Santa Barbara's coastal bluffs and beaches are subject to coastal bluff erosion and slope failures, beach erosion, wave impacts, and coastal flooding that may substantially increase in the coming years due to the effects of projected sea level rise. Currently there are many existing Waterfront facilities that are important to our community. The Draft Coastal LUP includes direction on technical studies required, allowed uses including shoreline protection devices, and development standards in these shoreline hazard areas. As part of a separate work effort, the City is developing a Sea Level Rise Adaptation Plan that will take a detailed look at the City's vulnerabilities and possible actions to prepare for and adapt to the impacts of projected sea level rise. The Draft Coastal LUP includes interim policies that consider the potential for increased shoreline hazards due to sea level rise that will remain in effect until the Sea Level Rise Adaptation Plan is complete.

f. Other Chapters of the Coastal LUP:

i. Coastal Land Uses: Land Use & Development (Chapter 2.1):

This chapter includes the Coastal Land Use Map and overarching Land Use policies. The existing land use designations in the City's Coastal Zone are compatible with Coastal Act policies that encourage and protect visitor-serving uses (e.g., hotels, motels,

parques, and Stearns Wharf), beach access and recreational uses, and coastal-dependent and related uses (e.g., the Harbor) as higher priority land uses in the Coastal Zone.

New policies in the Draft Coastal LUP in some cases differentiate development standards for new development versus repair and maintenance, alterations, and additions to existing structures. The policies in the Land Use & Development chapter define these terms and also include direction for determining when an existing structure is redeveloped to a degree that is considered “substantial redevelopment” or a replacement structure. Substantial redevelopment is treated the same as new development for the purposes of complying with all the policies and provisions of the Coastal LUP.

ii. Coastal Resource Protection: Scenic Resources & Visual Quality (Chapter 4.2) and Cultural Resources (Chapter 4.4):

These chapters includes policies to protect scenic and cultural resources and provide clear criteria for issuing Coastal Development Permits for projects within or near scenic or cultural resources.

iii. Public Services and Facilities: Public Works & Energy Facilities (Chapter 6.1) and Highway 101 (Chapter 6.2):

These chapters include policies that support the City’s water conservation programs, long term water supply plans, and energy efficiency. Because Highway 101 is a major transportation corridor in the Coastal Zone, there are policies to ensure any improvements to Highway 101 are consistent with the protection of scenic views, historic resources, and other coastal resources.

CONCLUSION

In summary, the City’s Harbor and Waterfront area are an important component of coastal-dependent and coastal-related development and use, public access, and providing lower cost recreational opportunities for residents and visitors to enjoy the coast. The Draft Coastal LUP policies support commercial and recreational boating and fishing and all modes of access to the shoreline and beach, including public parking.

Copies of the Draft Coastal LUP are available for public review at <https://www.santabarbaraca.gov/lcp>, at the Santa Barbara Central Library (40 East Anapamu Street), and the City’s Planning Division office (630 Garden Street).

Attachment: Disposition of the HMP Policies

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CITY OF SANTA BARBARA

Local Coastal Program

Draft Coastal Land Use Plan

Disposition of Harbor Master Plan (HMP) Policies

Note: The Draft Coastal LUP policies listed below do not repeat the exact wording from the 1996 Harbor Master Plan but address the policy intent.

HMP Policy Tracking Table

Harbor Master Plan		Draft Coastal LUP Section	Draft Coastal LUP Policy (policy numbers are subject to change)
CULTURAL RESOURCES	CUL-1	Cultural Resources	4.4-7
	CUL-1.1	NA	Completed
	CUL-1.2	NA	Completed
	CUL-1.3	NA	Completed
	FIS-1	NA	Deleted, fiscal/operational issues not appropriate as policy
	FIS-1.1	NA	Deleted, fiscal/operational issues not appropriate as policy
FIS-1.2	Coastal-Dependent & Related Development	2.2-6	
FIS-1.3	NA	Deleted, fiscal/operational issues not appropriate as policy	
FIS-2	Coastal-Dependent & Related Development	Fiscal portion not appropriate as policy but intent addressed in 2.2-18	
FIS-2.1	NA	Deleted, fiscal/operational issues not appropriate as policy	
OCEAN DEPENDENT ACTIVITIES	DEP-1	Visitor-Serving & Recreational Facilities	3.2-6
	DEP-1.1	Coastal-Dependent & Related Development	2.2-16
	DEP-1.2	NA	Completed
	DEP-1.3	Coastal-Dependent & Related Development	2.2-11

Harbor Commission Meeting
November 16, 2017
Report #7
Attachment, page 1/7

Harbor Master Plan	Draft Coastal LUP Section	Draft Coastal LUP Policy (policy numbers are subject to change)
DEP-1.4	Coastal-Dependent & Related Development	2.2-5
DEP-2	Coastal-Dependent & Related Development	2.2-1
DEP-2.1	NA	Infeasible
DEP-2.2	NA	Completed
DEP-2.3	NA	Infeasible
DEP-2.4	Coastal-Dependent & Related Development	2.2-9
DEP-2.5	Coastal-Dependent & Related Development	2.2-10
DEP-2.6	NA	Completed
DEP-2.7	NA	Completed
DEP-3	Coastal-Dependent & Related Development	2.2-18
DEP-3.1	NA	Completed
DEP-3.2	NA	Completed
DEP-4	NA	Infeasible
DEP-4.1	NA	Infeasible
DEP-5	Coastal-Dependent & Related Development	2.2-6
DEP-5.1	NA	Deleted, fiscal/operational issues not appropriate as policy
DEP-5.2	Coastal-Dependent & Related Development	2.2-7
DEP-5.3	NA	Completed
DEP-5.4	NA	Completed

OCEAN DEPENDENT ACTIVITIES

Harbor Master Plan		Draft Coastal LUP Section	Draft Coastal LUP Policy (policy numbers are subject to change)
DEP-5.5	Coastal-Dependent & Related Development	2.2-4	
SERV-1	NA	Deleted, intent addressed elsewhere for parking	
SERV-1.1	NA	Infeasible	
SERV-1.2	NA	Completed	
SERV-1.3	NA	Completed/Infeasible	
SERV-1.4	NA	Completed	
SERV-1.5	NA	Completed	
SERV-1.6	Public Access	3.1-29	
SERV-1.7	Public Access	Deleted, fiscal/operational issues not appropriate as policy	
SERV-1.8	NA	Infeasible	
SERV-1.9	NA	Infeasible	
SERV-1.10	Public Access	Deleted, parking policies revised in Public Access Chapter	
SERV-1.11	Public Access	3.1-17	
SERV-2	NA	Completed	
SERV-2.1	NA	Completed	
SERV-2.2	NA	Completed	
SERV-3	Public Access	3.1-19	
SERV-3.1	Public Access	3.1-19	
SERV-3.2	Public Access	3.1-19	

Harbor Commission Meeting
November 16, 2017
Report #7
Attachment, page 3/7

PUBLIC SERVICES

Harbor Master Plan		Draft Coastal LUP Section	Draft Coastal LUP Policy (policy numbers are still in change)
	SERV-3.3	NA	Completed
	SERV-3.4	Public Access	Deleted, fiscal/operational issues not appropriate
PUBLIC SERVICES	SERV-4	Public Access	3.1-19
	SERV-4.1	Public Access	3.1-25
	SERV-4.2	Public Access	3.1-27
	SERV-5	NA	Deleted, water conservation addressed in Public Services
	SERV-5.1	NA	Deleted, water conservation addressed in Public Services
	SERV-5.2	NA	Completed
SERV-6	Biological Resources	4.2-18	
SERV-7	NA	Deleted, not a CCA issue	
SERV-8	NA	Deleted	
	SERV-8.1	NA	Deleted
RECREATION	REC-1	Visitor-Serving & Recreational Facilities	3.2-4
	REC-1.1	Visitor-Serving & Recreational Facilities	3.2-1
	REC-1.2	NA	Infeasible
	REC-1.3	NA	Completed
	REC-1.4	NA	Completed
	REC-1.5	NA	Completed
	REC-1.6	NA	Deleted, redundant

Harbor Commission Meeting
November 16, 2017
Report #7
Attachment, page 4/7

Harbor Master Plan		Draft Coastal LUP Section	Draft Coastal LUP Policy (policy numbers are subject to change)
	REC-1.7	NA	Completed
	ACC-1	NA	Deleted, replaced with overarching access policy
	ACC-1.1	NA	Completed
	ACC-1.2	NA	Deleted as redundant
	ACC-2	Public Access	3.1-15
	ACC-2.1	NA	Completed
	ACC-2.2	NA	Completed
	ACC-2.3	NA	Completed
	ACC-2.4	NA	Completed
	ACC-2.5	NA	Completed
	ACC-2.6	NA	Completed
	VISIT-1	NA	Land use priorities addressed in Land Use section consistent with the CCA
	VISIT-1.1	NA	Visitor serving issues dealt with separately
VISITOR SERVING USES	VIS-1	Scenic Resources & Visual Quality	Intent addressed in Scenic Resources & Visual Quality policies
VISUAL RESOURCES	VIS-1.1	Scenic Resources & Visual Quality	4.3-12
	VIS-2	NA	Deleted, Harbor has design guidelines
	VIS-2.1	Scenic & Visual Resources	Deleted, Harbor has design guidelines
	MAR-1	Water Quality	4.2-1
WATER			

Harbor Master Plan	Draft Coastal LUP Section	Draft Coastal LUP Policy (policy numbers are subject to change)
MAR-1.1	Water Quality	4.2-1
MAR-1.2	NA	Deleted, addressed generally in 4.1-1
MAR-1.3	Water Quality	4.2-4
MAR-1.4	Water Quality	4.2-1
MAR-1.5	NA	Deleted, not a CCA issue
MAR-1.6	NA	NA
MAR-1.7	NA	Completed
MAR-2	Biological Resources/Coastal Hazards	Dredging addressed in both sections
MAR-2.1	Coastal Hazards	5.1-11
MAR-2.2	NA	Infeasible
MAR-2.3	Coastal Hazards	5.1-10 and 5.1-11
MAR-2.4	Coastal Hazards	5.1-10
MAR-2.5	Coastal Hazards	5.1-71
MAR-2.6	Coastal Hazards	5.1-14
MAR-3	Coastal Hazards	5.1-12
MAR-3.1	NA	Completed
MAR-4	Biological Resources	4.1-37
MAR-4.1	NA	Deleted
MAR-4.2	Biological Resources	4.1-5

WATER AND MARINE ENVIRONMENTS

Harbor Master Plan	Draft Coastal LUP Section	Draft Coastal LUP Policy (policy numbers are subject to change)
MAR-4.3	Biological Resources	4.1-37

Harbor Commission Meeting
November 16, 2017
Report #7
Attachment, page 7/7