

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: September 19, 2019
To: Harbor Commission
From: Brian Bosse, Acting Waterfront Director
Subject: **Commercial Fishing Facilities**

RECOMMENDATION:

That Harbor Commission receives an update on commercial fishing facilities located outside the Waterfront.

DISCUSSION:

On August 22, 2019, the Harbor Commission Commercial Fishing Subcommittee conducted a site visit of several commercial fishing facilities located outside the Waterfront. The purpose of the site visit was to better understand the needs of the industry that cannot be met within the area managed by the Waterfront Department. Although the Waterfront Department supports the commercial fishing industry in a variety of ways such as offloading facilities at the City Pier, ice, and dedicated slips, the industry requires relatively large areas for gear storage, baiting, cold storage, and processing. Representatives from Commercial Fishermen of Santa Barbara (CFSB) provided a tour of these facilities to City staff, Councilmember Eric Friedman, Planning Commissioner Lesley Wiscomb, and Harbor Commissioners Lang Sligh and Jim Sloan.

Gear Storage Yard: CFSB currently has a month-to-month lease of a 9,830 sq. ft. fenced area located at 132 Garden Street. A variety of fishing gear is stored in 17 shipping containers and five open storage spaces. There are also seven boats on trailers stored at this location. The lot is zoned OM-1 (Ocean Manufacturing), is part of a larger parcel and gear storage is considered an allowable use. The area is fully occupied and there is demand for more gear storage. CFSB representatives suggest an area twice as large (approximately 20,000 sq. ft.) could possibly meet the gear storage needs of Santa Barbara's commercial fishing fleet.

Baiting Station and Cold Storage: Three commercial fishermen rent property located on Gray Avenue. The site is used as a black cod (sablefish) baiting station and they have one cold storage container. The black cod fishery has grown significantly over the past decade. Some baiting has been done at the harbor but there is no dedicated location and baiting is somewhat incompatible with other existing uses. Cold storage is an important commercial fishing need with limited availability at or near the harbor. The site is approximately 1650 sq. ft. and is zoned OC (Ocean-Oriented Commercial), is part of a larger parcel, and a baiting station and cold storage are considered allowable uses. There

are similar baiting stations in Goleta and Oxnard for commercial fishermen working out of Santa Barbara. An area of approximately 7,000 sq. ft. would better serve the black cod fishery in Santa Barbara.

Fish Processing Facility: Santa Barbara Fish Market has a processing facility located at 711 Bond Avenue. Fish processing is done in a 3,000 sq. ft. building with an additional 5,000 sq. ft. of exterior space for employee parking, delivery trucks, and storage of equipment incidental to the operation. The facility also provides cold storage of fish products but not for individual fishermen. The area is zoned C-M (Commercial – Manufacturing) and a fish processing facility is an allowed use. This facility moves over 1,090,000 lbs. of fish annually with 600,000 lbs. of fresh fish processed into filets and shipped regionally. This business has grown dramatically over the past several years and the owner/operator believes the operation could expand into a 10,000 sq. ft. building with an additional 10,000 sq. ft. of exterior space for parking and equipment storage.

SUMMARY:

Currently there are three commercial fishing facilities located outside the Waterfront area totaling approximately 19,480 sq. ft. To fully serve Santa Barbara's commercial fishing fleet, approximately 37,000 sq. ft. of open space and a 10,000 sq. ft. processing facility are needed (47,000 sq. ft. total). The City Council has asked the Harbor Commission and Waterfront Department to assist in identifying appropriately zoned properties in which commercial fishing facilities can be accommodated long term. Preferred zoning for commercial fishing facilities are OM-1, OC, and HC (Harbor Commercial) although other zoning such as M-1 (Light Manufacturing) and C-M may also be considered.

The next step is to evaluate individual parcels within the desired zoning that can accommodate up to 47,000 sq. ft. for gear storage, baiting, cold storage, and fish processing. Although all commercial fishing facilities don't have to be located in a single location, the overall need will help with identification of suitable parcels. Once parcels are identified, property owners can be contacted to gauge their interest in accommodating these needs. Staff will likely schedule a follow up meeting of the Commercial Fishing Subcommittee, as necessary, to assist in identification of suitable parcels.

Prepared by: Karl Treiberg, Waterfront Facilities Manager