



City of Santa Barbara

Community Development Department

Memorandum

DATE: November 15, 2017

TO: Parks and Recreation Commission

FROM: Planning Division Staff

SUBJECT: Draft Coastal Land Use Plan Review

RECOMMENDATION: That the Parks and Recreation Commission receive an informational presentation from Planning Division staff on the Draft Coastal Land Use Plan (LUP), the Draft Plan's public outreach and review, and draft policies relating to parks and recreation.

DISCUSSION:

Background

The City's Local Coastal Program (LCP) is comprised of a Coastal 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.

LCP Update Subcommittee

In 2014, the Local Coastal Program (LCP) Update Subcommittee was formed comprised of three members each of the Parks and 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 worked closely with the Parks and Recreation staff on the policies relating to public access, visitor-serving and recreational facilities, biological resources, water quality, and coastal hazards in the Draft Coastal LUP.

Public Outreach and Review of the Draft Coastal LUP

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, is very important. In 2016, the City was awarded grant funds from the CCC for a Public Outreach Program including the following elements that are now underway:

- Community Open House on November 11, 2017;
- Informational meetings with Parks and 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 Parks and Recreation 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. Both of these work efforts will include additional LCP Update Subcommittee and stakeholder involvement and public outreach.

Draft Coastal LUP Policies for Parks and Recreation

For the most part, the new Draft Coastal LUP carries forward policies that already exist in other City planning documents and regulations. 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.

Three chapters of the Draft Coastal LUP include policies specifically relating to parks and recreation facilities: Chapter 3.1 Public Access; Chapter 3.2 Visitor-Serving and Recreational Facilities; and, Chapter 5.1 Coastal Hazards. Generally, the City is already in alignment with the Coastal Act by providing abundant public access to the shoreline

and along the coast and ample oceanfront land for recreational use. The policies therefore mostly confirm the City's commitment to providing and protecting public access to and along the coast, including the California Coastal Trail and the City-owned public coastal bluff stairways to the beach.

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 with CCC staff, public parking policies were significantly revised and City staff proposed new policies to designate and preserve "Key Public Access Parking Areas" that provide public access to the shoreline, coastal recreation, Stearns Wharf, and the Harbor. The Key Public Access Parking Areas are mostly along the Waterfront and coastal bluffs 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.

Chapter 3.2 Visitor-Serving and 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 and/or recreate 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.

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 parks and recreational facilities along the shoreline that are important to our community. The Draft Coastal LUP includes direction on technical studies required, allowed uses, 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.

Other Chapters of the Draft Coastal LUP

Other chapters of the Draft Coastal LUP include policies that apply universally to all development and may affect parks and recreation facilities. These are briefly discussed below.

Coastal Land Uses: Land Use and Development (Chapter 2.1) and Coastal-Dependent and Related Development (Chapter 2.2)

These chapters include 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, parks, 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 and 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." Substantial redevelopment is treated the same as new development for the purposes of complying with all the policies and provisions of the Coastal LUP.

Coastal Resource Protection: Biological Resources (Chapter 4.1), Water Quality (Chapter 4.2), Scenic Resources and Visual Quality (Chapter 4.2) and Cultural Resources (Chapter 4.4)

These chapters include policies, including numeric development buffers to creeks, wetlands, and habitat areas, requirements for complying with the City's Storm Water Management Program, following existing protocols for protecting archaeological and paleontological resources, and following existing protocols for protecting public scenic views and important visual resources. The policies in these chapters provide clear criteria for issuing Coastal Development Permits for projects within or near coastal resources.

Public Services and Facilities: Public Works and 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 abundant recreation and support facilities are an important component of both public access and providing lower cost opportunities for residents and visitors to enjoy the coast. The Draft Coastal LUP policies support recreation 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).

- ATTACHMENTS:**
1. Chapter 3.1, Draft Coastal LUP
 2. Chapter 3.2, Draft Coastal LUP
 3. Chapter 5.1, Draft Coastal LUP
 4. Recreation and Support Facilities Map