



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 8, 2005
AGENDA DATE: September 15, 2005
PROJECT ADDRESS: 307 Shoreline Drive (MST2004-00084/CDP2005-00013)
Marina 4B Extension
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Michael Berman, Project Planner

I. PROJECT DESCRIPTION

The project consists of removal of four “dolphin piles”, (i.e. a cluster of five wooden piles bound together), two guide piles and an existing 12 foot by 16 foot floating walkway. It would include reconfiguration of the existing lease area at the southern end of Marina 4B to install sixteen, 24 inch diameter, steel piles in four rows, to accommodate up to three vessels, moored perpendicular to the dock. Mooring tackle and smaller piles would be welded to the 24 inch diameter piles. Dockside amenities, including dock boxes, electricity, phone, cable, and water, primarily routed within existing conduits, would be provided for each vessel (Exhibit B, Attachment C).

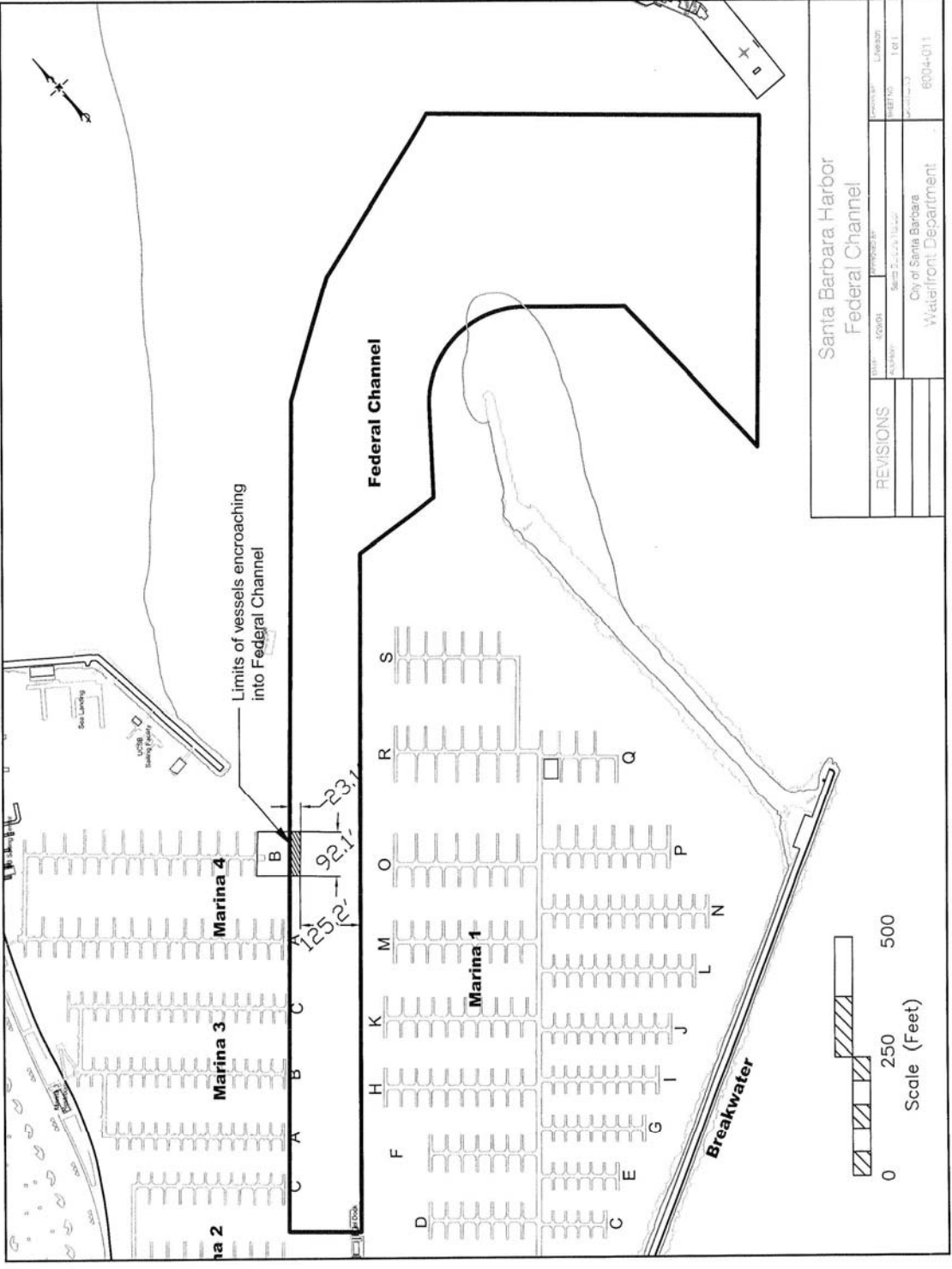
II. REQUIRED APPLICATIONS

The discretionary application required for this project is a recommendation to the Coastal Commission to approve a Coastal Development Permit to allow the proposed development in the California Coastal Commission Permit Jurisdiction (SBMC §28.45.009);

III. RECOMMENDATION

The proposed project conforms to the City’s Zoning Ordinance and policies of the General Plan, Local Coastal Plan, including the Harbor Master Plan, and Coastal Act policies. Therefore, Staff recommends that the Planning Commission recommend approval of the project to the California Coastal Commission, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

APPLICATION DEEMED COMPLETE: August 9, 2005
DATE ACTION REQUIRED: October 7, 2005



Project Location Map

IV. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant: Karl Treiberg, City of Santa Barbara Waterfront Department	Property Owner: City of Santa Barbara
Parcel Number: 033-120-018	Lot Area: 17.8 acres
General Plan: Harbor	Zoning: HC/S-D-3 Harbor Commercial and Coastal Overlay Zones
Existing Use: Harbor	Topography: NA
Adjacent Land Uses: North: Harbor South - Harbor East - Harbor West - Harbor	

V. ZONING ORDINANCE CONSISTENCY

The proposed project would meet the requirements of the Harbor Commercial/Coastal Overlay (HC/S-D-3) Zone because it is an improvement to the harbor facilities allowed in the zone.

VI. ISSUES

A. COMPLIANCE WITH THE GENERAL PLAN AND LOCAL COASTAL PLAN.

General Plan: The project site is within the waterfront area which extend from the Bird Refuge to the Mesa Bluff. This area is viewed as being uniquely important to the City playing a major role in the economics, setting, character and quality of the community. According to the Land Use Element, more demand for harbor uses exist than the harbor can provide. The proposed project would slightly increase that amount of harbor facilities available to boats.

The Land Use Element requires the City to prepare and adopt a comprehensive plan to guide development and use of the shoreline and water (see Exhibit C). In compliance with this requirement, the Harbor Master Plan was adopted and is discussed further below. Additional General Plan policy (Conservation Element) requires priority for water oriented uses, protection of water quality, ecological resources, and visual resources. The proposed project would remove some piles and replace those piles in a different configuration to allow up to one more boat to be accommodated in the harbor. The water quality and biological impacts of pile driving have been shown to be localized, temporary, and less than significant. The project would add to the visual interest of the area by adding incrementally to the ongoing harbor activities already occurring there. Therefore, the project is consistent with the General Plan.

Coastal Act/Local Coastal Plan: Local Coastal Plan policy (30., 9.1, 9.3, and 11.5), including Coastal Act requirements (PRC Sections 30210-30214, 30230-30237, 30250-30255, and 30260-30265.5), seek to secure access to the Coast and recreational opportunities, protect the biological quality of the area, upgrade fishing and recreation facilities, protect the scenic and

visual qualities of coastal areas, require utilities to be underground. Coastal-dependent industrial facilities are encouraged to locate or expand within existing sites. The proposed project has little effect on general public access to the coast due to its location and improves access to water dependent users to the coast and boats. The proposed project would add visual interest to the harbor by providing additional viewing opportunities of marine activities, similar to those already existing. Utilities would be mostly located in existing conduits in the marina and all proposed development would be reviewed by the ABR to ensure aesthetically pleasing facilities are constructed. The environmental review indicates that biological and water quality impacts of the project would be localized, short term, and would not result in any significant impact to the environment. Recreation opportunities would be unaffected by the project due to its location.

Harbor Master Plan: The Harbor Master Plan encourages increased recreational boating, gives priority to ocean dependant uses, raising revenues to cover costs, and providing passive recreational opportunities and pleasing aesthetics for the public to enjoy. The proposed project would provide additional boating opportunities and accommodates ocean dependant uses. The leases for the slips would provide revenue that would be designed to cover costs. The additional boats and activity in the harbor would provide increased visual variety and would provide increased passive viewing recreational opportunities to the public.

The Harbor Master Plan also includes policies that are protective of biological water resources, and to maintain public access to the coast. As stated above, the project is consistent with these policies.

Therefore, the project is consistent with the Coastal Act and Local Coastal Plan including the Harbor Master Plan.

B. ENVIRONMENTAL REVIEW

An Addendum (MST2004-00084) to the Mitigated Negative Declaration (ENV96-0209) prepared for the Marina 1 and 4 expansion project, was prepared to analyze project impacts (Exhibit B). The Addendum found no new significant impacts and no new mitigation measures are required. Mitigation measures to avoid impacts on the California least tern, required in the MND, are also required in the Addendum and are provided in the Mitigation Monitoring and Reporting Program (Exhibit B, Attachment B)). Additionally, standard hazardous materials mitigation measures, applied when working over sensitive water resource areas, are carried forward from the MND to the Addendum and Mitigation Monitoring and Reporting Program (MMRP). Construction is prohibited from 5 p.m. to 7 a.m. and during public holidays observed by the City.

C. FEDERAL CHANNEL

The proposed project would result in boats protruding up to approximately 23 feet into the Federal Channel for a distance of approximately 92 feet. No piles or permanent structures would be allowed in the Federal Channel itself. Discussion with the Army Corps of Engineers indicate that as long as the boats can be moved to facilitate work in the channel, upon

reasonable notice to the boat operator, this does not create a substantial impediment to the boat access provided by the Federal Channel.

VII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.45.009)

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, including the Harbor Master Plan.
3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation.

Exhibits:

- A. Conditions of Approval
- B. Applicant's Letter dated August 22, 2005
- C. Addendum
 - Attachment A Mitigated Negative Declaration (MND)
 - Attachment B Mitigation Monitoring and Reporting Program (MMRP)
 - Attachment C Site Plan
- D. General Plan, Local Coastal Plan and Harbor Master Plan Policy