APPLICATION OF CITY OF SANTA BARBARA PARKS AND RECREATION DEPARTMENT FOR ANDREE CLARK BIRD REFUGE VEGETATION MAINTENANCE AND HABITAT RESTORATION PROJECT, 1400-1700 BLOCKS EAST CABRILLO BLVD (ANDREE CLARK BIRD REFUGE) AND 1414 PARK PLACE (CULVERT), APN 017-382-001; 017-381-001, PR/SD3 ZONES, GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: OPEN SPACE (MST2016-00344/CDP2011-00014)

The Andree Clark Bird Refuge is a 42 acre open space park and wildlife refuge that includes a 29 acre lake, with three islands, that is an artificially modified estuary containing brackish wetlands. The Refuge supports a varied resident and transient bird population including cormorants, coots, various migrating ducks, egrets, geese, gulls and herons. The Bird Refuge provides passive recreation opportunities to bird watchers, hikers, and bikers through onsite trails, viewing platforms, and 15 parking spaces.

The project involves an amendment to an existing Coastal Development Permit (MST2011-00315/CDP2011-00014) to include an additional five years of routine maintenance to remove marsh vegetation and maintain a culvert in the Andree Clark Bird Refuge, located at the 1400 to 1700 blocks of East Cabrillo Blvd; and maintain in perpetuity a culvert along Old Coast Highway, located at 1414 Park Place that has a hydrological connection to the Bird Refuge.

The original Andree Clark Bird Refuge Vegetation Maintenance Project included 0.93 acres of vegetation removal and 0.89 acres of restoration planting as mitigation for impacts to native wetland marsh habitat. During 2011 and 2012, four thousand native plants were installed in eight habitats on the northern shore of the Bird Refuge. The City’s Parks and Recreation Department has been monitoring and providing reports to the appropriate agencies regarding the restoration. Monitoring will be completed in 2017, pending approval from the various permitting agencies.

For the next five year maintenance period, it is anticipated that 0.18 acres of wetland vegetation including rhizomes and roots in the lake (0.04 acres; rooted), floating vegetation at the beach (0.10 acres) and vegetation in two man-made culverts (up to 0.04 acres plus sediment removal at 1414 Park Place in perpetuity) would be removed. The purpose of the project is to restore water flow and conveyance in the culverts and lake for the purpose of reducing mosquito production and flooding in the vicinity. The discretionary applications required for this project are:

1. **An amendment to the existing Coastal Development Permit (MST2011-00315/CDP2011-00014)** to include indefinite vegetation and sediment removal within a grouted sandstone culvert located at the City of Santa Barbara Municipal Tennis Center, 1414 Park Place, paralleling Old Coast Highway, which is in the Non-Appealable Jurisdiction of the City’s Coastal Zone (SBMC §28.44.060); and

2. **Planning Commission recommendation to the California Coastal Commission** to amend the existing Coastal Development Permit Recommendation (MST2011-00315/CDP2011-00014) and continue another five year routine maintenance period to remove marsh vegetation in the lake and maintain a culvert in the
Andree Clark Bird Refuge. The locations of the work are located in the Permanent Jurisdiction of the Coastal Zone (SBMC §28.44.060) which requires approval by the California Coastal Commission.

The original project included the adoption of a Final Mitigated Negative Declaration (MND) on November 10, 2011. An addendum to the MND has been prepared to reflect the next five year maintenance period for the areas located in the Permit Jurisdiction of the Coastal Zone, and for indefinite vegetation and sediment maintenance to the culvert located in the Non-Appealable Jurisdiction of the Coastal Zone at 1414 Park Place.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one appeared to speak in favor of the amendment, and no one appeared to speak in opposition thereto or with concerns, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 27, 2016
2. Site Plans
3. Correspondence received in opposition to the project, or with concerns:
   a. Chip Wulbrandt, Price, Postel & Parma, for Montecito Country Club,

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations for an amendment to the existing Coastal Development Permit (MST2011-00315/CDP2011-00014) to include indefinite vegetation and sediment removal within a grouted sandstone culvert located at the City of Santa Barbara Municipal Tennis Center, 1414 Park Place, paralleling Old Coast Highway, which is in the Non-Appealable Jurisdiction of the City’s Coastal Zone; and a Planning Commission recommendation to the California Coastal Commission to amend the existing Coastal Development Permit Recommendation and continue another five year routine maintenance period to remove marsh vegetation in the lake and maintain a culvert in the Andree Clark Bird Refuge that is located in the original permit jurisdiction of the Coastal Zone:

A. PARK AND RECREATION ZONE FINDINGS (SBMC §28.37.025)

1. That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors;
2. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood;
3. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
4. That the intensity of park use is appropriate and compatible with the character of the neighborhood;
5. That the proposed park and recreation facilities are compatible with the scenic character of the City; and
6. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location.
B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act because:
   a. The project protects and enhances the natural qualities of Santa Barbara’s environment and preserves the ecological balance of the Bird Refuge.
   b. The project does not aggravate existing or expose people to geological hazards and protects people and the environment from the effects of flooding.
   c. The project is designed to avoid and minimize effects on cultural and sensitive biological resources and will help maintain a productive biotic community. Visual resources will be protected from erosion.
   d. The project is designed to avoid and minimize effects on circulation.
   e. The project is designed to avoid and minimize effects on noise to that it is compatible with the variety of human activities and recreational uses in and around the Bird Refuge.
   f. The proposed project will not affect public access to the coast.

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, because it preserves, protects and enhances the existing Bird Refuge, as described in Section V of the staff report.

II. Said approval for an amendment to an existing Coastal Development Permit (MST2011-00315/CDP2011-00014) is subject to the original conditions in Planning Commission Resolution 023-11.

This motion was passed and adopted on the 3rd day of November, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7  NOES: 0  ABSTAIN: 0  ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

Julie Rodriguez, Planning Commission Secretary

Date 11/17/16

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.