



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT ADDENDUM

ADDENDUM DATE: June 18, 2018
AGENDA DATE: June 21, 2018
PROJECT: General Plan Map Amendment and Local Coastal Program Amendment
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
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DISCUSSION

This Addendum to the Planning Commission's June 6, 2018 staff report contains responses (organized by general topic) to the comment letters contained in Exhibit F of the June 6, 2018 Planning Commission Staff Report (see Attachment), and proposed text changes to the June 5, 2018 Review Draft LCP Coastal Land Use Plan (LUP).

In addition, several additional reference documents related to the LCP Amendment have been posted on the LCP website (<http://www.santabarbaraca.gov/LCP>) since release of the June 6, 2018 staff report. These materials include scanned versions of the original 1980 LCP Land Use Plan Maps and a digitized map showing amendments to the 1980 LCP Land Use Plan Maps certified to date.

As of the date of this Addendum, no additional comment letters have been received on the General Plan Map Amendment or Local Coastal Program Amendment since June 6, 2018.

Proposed Revisions to the June 5, 2018 Review Draft Coastal Land Use Plan

The following are proposed revisions to the June 5, 2018 Review Draft Coastal LUP, which was included as Exhibit B to the June 6, 2018 Planning Commission Staff Report.

Chapter 5.1 Coastal Hazards & Adaptation

Development Review Policy Section

Policy 5.1-33 is changed as follows to clarify that the list of minor development allowed within the Coastal Bluff Edge Development Buffer is meant to be a definitive list of items:

Policy 5.1-33 Development Standards for Potential Shoreline Hazards Screening Area 4 (Coastal Bluff-Tops) on the Interim Shoreline Hazards Screening Areas Map.

- A. New development and substantial redevelopment shall be designed and sited to minimize impacts of coastal bluff erosion and coastal bluff slope failure to life and property; assure stability and structural integrity; and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area over the expected life of the development, factoring in the effects of sea level rise.
- B. Except for allowed development outlined in subsection C. below, new development and substantial redevelopment shall be sited landward of a Coastal Bluff Edge Development Buffer. The Coastal Bluff Edge Development Buffer shall be of sufficient size so as to ensure that new development and substantial redevelopment will not be threatened by erosion or slope instability, will not require the use of existing or new slope stabilization devices (except those necessary to protect existing public roads), and will not require the use of existing or new shoreline protective devices (except for existing public roads providing public access to and along the shoreline and coastal recreation areas) over its expected life, factoring in the effects of sea level rise. Policy 5.1-670 *Coastal Bluff Edge Development Buffer Calculation* provides a detailed methodology for site-specific analysis of Coastal Bluff Edge Development Buffers.
- C. New development and substantial redevelopment within Coastal Bluff Edge Development Buffers shall be limited to:
 - i. Development allowed on coastal bluff faces pursuant to Policy 5.1-32 *Development Standards For Potential Shoreline Hazards Screening Area 3 (Coastal Bluff Faces) on the Interim Shoreline Hazards Screening Areas Map*;
 - ii. Landscaping and other plantings consistent with Policy 5.1-38 *Landscaping, Watering, Weight, and Drainage on Coastal Bluff Faces and Coastal Bluff Edge Development Buffers*;
 - iii. Substantial redevelopment, alteration, or relocation of existing public structures and public parking lots where no inland siting alternative is feasible and provided there is no net increase in overall development area. Relocation shall be to a site that has the same or smaller threat of erosion. Any needed shoreline protection shall be consistent with the policies of this Coastal LUP, including Policy 5.1-44 *Shoreline Protection Device Permitting*; and
 - iv. ~~Minor structures and improvements that are easily removable (without the use of mechanized equipment) and non-habitable, including patios~~ (constructed of wood, pavers, stone, brick, tile, or similar material) no more than 10 inches above grade, walkways, lighting for public safety purposes, fences limited to 42" in height, ~~or~~ and vegetation barriers, if they are minor improvements, easily removable (without the use of mechanized equipment), and found to conform to the following:
 - a. Shall be located at least 10 feet from the coastal bluff edge (fences or other vegetation barriers for safety purposes could be located as close as 5 feet from the bluff edge if there is no other feasible option on the site);
 - b. Shall require an evaluation by a qualified California licensed professional (e.g., Professional Geologist, Engineering Geologist, Geotechnical Engineer, or Civil Engineer, as applicable) that shows that the improvement will not create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area;

- c. Shall be designed to be visually compatible with the surrounding area;
- d. Shall be subject to the conditions listed in Policy 5.1-42 *Conditions for Development in Shoreline Hazard Areas on the Interim Shoreline Hazards Screening Areas Map* and additional conditions of approval that:
 - i. Require proper maintenance of the improvements so that they do not become a safety issue or begin to affect erosion, geologic instability, or destruction of the site or surrounding area;
 - ii. Require that no mechanized construction equipment is used for installation or removal;
 - iii. Require removal of the minor improvements when erosion reaches less than 5 feet from the improvements or if the improvements are otherwise deemed unusable or unsafe due to imminent threat of damage or destruction from geologic stability, erosion, flooding, wave impact hazards, or other hazards associated with development on a coastal bluff or beach;
 - iv. Limit the approval of the minor improvements to a maximum 20 years from the issuance of the Coastal Development Permit. When the permit term ends, the minor improvements shall be removed unless re-evaluation of the site shows the minor improvements still meet the standards and conditions listed above and a new Coastal Development Permit is approved to retain the minor improvements; and
 - v. If compliance with subsection A., B., and C. above would prohibit a reasonable use of a lawfully created lot, Policy 5.1-36 *Reduction of Coastal Bluff Face and Coastal Bluff Edge Development Buffer Standards* or Policy 5.1-37 *Sea Ledge Lane* may apply.

Policy 5.1-37 is changed as follows to reduce the number of parcels subject to the policy. The policy is meant to address the parcels on Sea Ledge Lane that are entirely located on the bluff face. Those parcels that have substantial land above the coastal bluff edge have been removed from the policy. Another parcel entirely encompassing the beach area has also been removed.

Policy 5.1-37 Sea Ledge Lane.

- A. All existing single-unit residential developments on the following parcels on Sea Ledge Lane (APN 047-082-002 through 047-082-012) is are considered non-conforming with respect to Policy 5.1-32 *Development Standards for Potential Shoreline Hazards Screening Area 3 (Coastal Bluff Faces) on the Interim Shoreline Hazards Screening Areas Map* due to ~~its~~ their location on a coastal bluff face:
 - i. APN 047-082-003 (3511 Sea Ledge Lane);
 - ii. APN 047-082-004 (3501 Sea Ledge Lane);
 - iii. APN 047-082-005 (3443 Sea Ledge Lane);
 - iv. APN 047-082-006 (3433 Sea Ledge Lane);
 - v. APN 047-082-007 (3429 Sea Ledge Lane);
 - vi. APN 047-082-009 (3427 Sea Ledge Lane);
 - i. APN 047-082-010 (3407 Sea Ledge Lane); and
 - ii. APN 047-082-012 (3425 Sea Ledge Lane);

- B. Maintenance, repair, additions, alterations, and substantial redevelopment on the parcels listed under subsection A. shall be processed according to Policy 2.1-19 *Nonconforming Development*.
- C. New or substantially redeveloped residential developments on ~~Sea Ledge Lane~~ the parcels listed under subsection A. may only be allowed if all of the findings contained in Policy 5.1-36 *Reduction of Coastal Bluff Face and Coastal Bluff Edge Development Buffer Standards* can be met. In addition, any new development or substantial redevelopment shall be located as close to Sea Ledge Lane as feasible, ~~except for APN 047-082-002 (3410 Sea Ledge Lane), where any new development or substantial redevelopment shall be located as close to Cliff Drive as feasible~~¹.

ATTACHMENT

1. Topical Response to Comments Received between March 1, 2018 and June 18, 2018 on the General Plan Map Amendment and Local Coastal Program Amendment (MST2018-00070)

¹ Any new development and substantial redevelopment necessitating shoreline protection devices inconsistent with Policy 5.1-44 *Shoreline Protection Device Permitting* does not adhere to the policies of this Coastal LUP, and any reasonable use or property takings analysis pursuant to Policy 1.2-3 *Property Takings* for those projects would be conducted on a case-by-case basis independent of any provision of this policy