



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 010-20 COASTAL ZONE CITY RIGHT-OF-WAY COASTAL DEVELOPMENT PERMIT NOVEMBER 19, 2019

APPLICATION OF ROBERT J. DAYTON, TRANSPORTATION PLANNING & PARKING MANAGER FOR CITY OF SANTA BARBARA, OWNER OF COASTAL ZONE CITY RIGHT-OF- WAY, APN: N/A (CITY RIGHT-OF-WAY), ZONE: VARIOUS; (PLN2020-00547)

In partnership with the City's permitted bicycle share operator, BCycle, the Public Works Department's Transportation Planning Division is seeking a Coastal Development Permit to construct bicycle (bike) share stations (groupings of bike share docks and/or kiosks) in the Appealable and Non-appealable jurisdictions of the Coastal Zone as part of City Council's Bicycle Share Pilot Program (Program). A number of proposed bike share station sites in the Waterfront and Downtown neighborhoods are located within the Coastal Zone. These station locations are critical to the success of the pilot Program. While locations of specific bicycle share stations are identified in the proposal, the Public Works Department is requesting a programmatic Coastal Development Permit, which provides the needed flexibility for station locations to change over time based on bike share demand. The project was reviewed by the Architectural Board of Review under PLN2020-00386 and Historic Landmarks Commission under PLN2020-00378.

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

WHEREAS, three people appeared to speak and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 12, 2020
2. Project Plans
3. Correspondence received:
 - a. Allied Neighborhoods Association, Santa Barbara CA
 - b. Nancy Mullholland, Santa Barbara CA
 - c. Paulina Conn, Santa Barbara CA

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

- I. Approved the subject application, making the following findings and determinations:
 - A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)
 1. The project is consistent with the policies of the California Coastal Act because it provides sustainable active transportation options which can enhance connectivity to the regional bicycling network and increase access to the shoreline and coast, as described in Sections VII and VIII of the Staff Report.
 2. The project is consistent with all applicable policies of the City's Coastal Land Use Plan, all applicable implementing guidelines, and all applicable provisions of the Code because

it encourages sustainable transportation and enhances bicycling and sustainable coastal access throughout the coastal zone, as described in Section VII of the Staff Report.

II. Said approval is subject to the following conditions:

- A. **Approved Development.** The development of the Real Property approved by the Planning Commission on November 19, 2020 is limited to bike share stations within the Coastal Zone located within City right-of-way or on City-owned property, for an approximate three-year bike share Pilot Program as determined by the City Council. Station locations shall not be located in an Environmentally Sensitive Habitat Area and shall not involve any tree removal. Existing trees shall be preserved and protected prior to and during any bike station installation. Following the three-year Pilot Program, the applicant shall return to the Planning Commission for a new coastal development permit.

In addition, the following shall be a part of the project approval:

1. Relocate Location 5 (Cabrillo/Castillo) due to potential conflicts with trees and associated birds.
 2. Where possible, locate the docking stations on the mountain side of Cabrillo Boulevard.
 3. Kiosks shall be the "Enrollment Kiosk" with a maximum height of approximately nine feet.
 4. Do not install any kiosks on the ocean side of Cabrillo Boulevard.
 5. A maximum of three kiosks may be allowed in the coastal zone, strategically spaced along Cabrillo Boulevard with one at each location within East Beach area, central Cabrillo Boulevard near State Street, and West Beach area.
 6. Kiosks shall be installed as discretely as possible.
- B. **Requirements Prior to Construction.** BCycle shall submit the following, or evidence of completion of the following, for review and approval by the Public Works Department prior to installation of any bike share station.
1. Location map, rack type and final dimensions of bike share parking area. The existing sidewalks through zone shall also be dimensioned. Typical installation details for the proposed location.
 2. All installations must be as approved by the Public Works Department.
- C. **Prior to Final Inspection by Public Works Inspector.** Prior to final inspection by Public Works Inspector, BCycle shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60.
- D. **General Conditions.**
1. Approval Limitations.

- a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. All bike share station locations shall be located substantially as shown on the plans approved by the Planning Commission, or in other locations depending upon demand and in accordance with the Planning Commission's conditions of approval. Public Works Department shall work with the Community Development Department, Planning Division on other future locations within the coastal zone with similar documentation provided for the known locations to ensure locations remain consistent with project approval.
- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

III. Said approval is subject to the following time Limits:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. The use has commenced, which in this case means that the Permittee has operational bike share locations in the Coastal Zone approved and inspected by the Public Works Department.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

This motion was passed and adopted on the 19th day of November, 2020 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Lodge and Bonderson) ABSTAIN: 0 ABSENT: 1 (Reed)

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.

Heidi Reidel, Planning Technician I

Date

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.

DRAFT