



**COMMUNITY DEVELOPMENT DEPARTMENT**  
**SEA LEVEL RISE ADAPTATION PLAN**  
**SUBCOMMITTEE**

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September 11, 2018 Subcommittee Meeting #3



# Meeting Topics

1. Santa Barbara's Changing Shoreline
2. Planning History for Shoreline
3. Council Adopted Draft Coastal LUP
4. Guiding Principles for Adaptation
5. Public Engagement
6. Upcoming Meetings

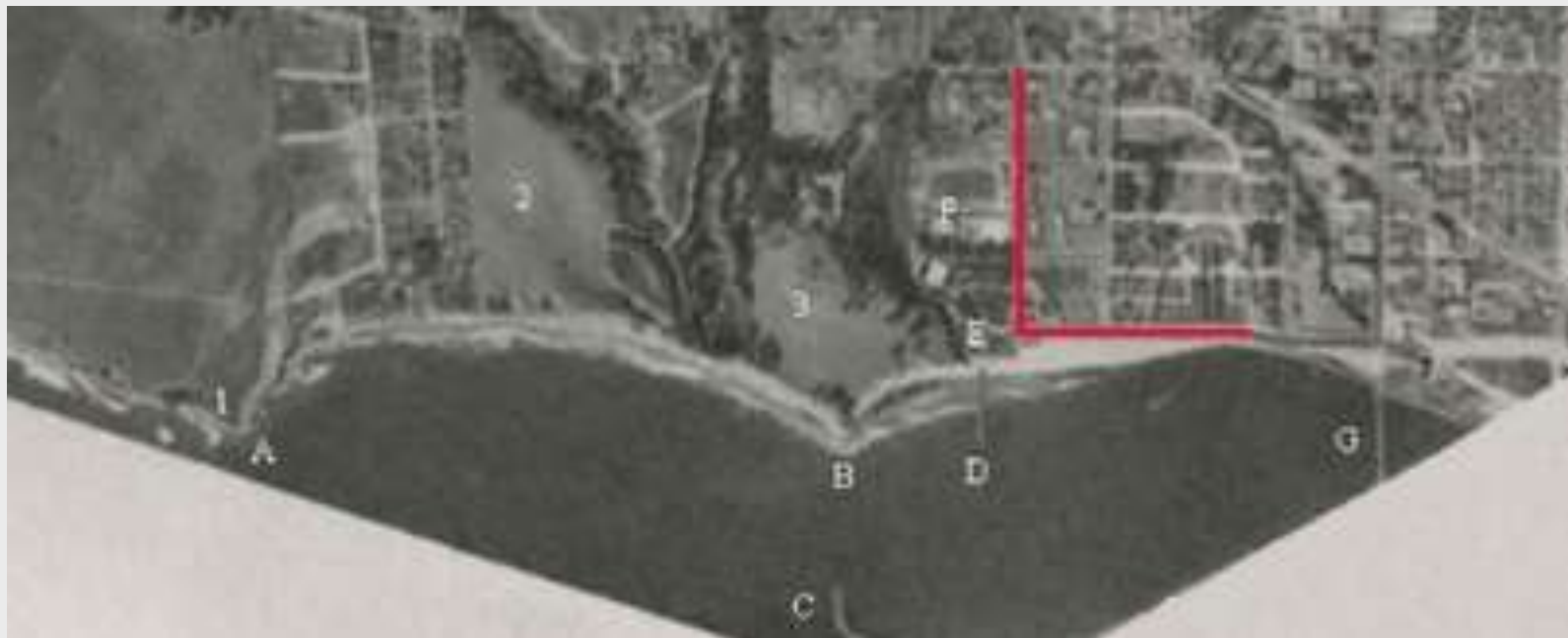




# SANTA BARBARA'S CHANGING SHORELINE

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# Major Changes in Shoreline



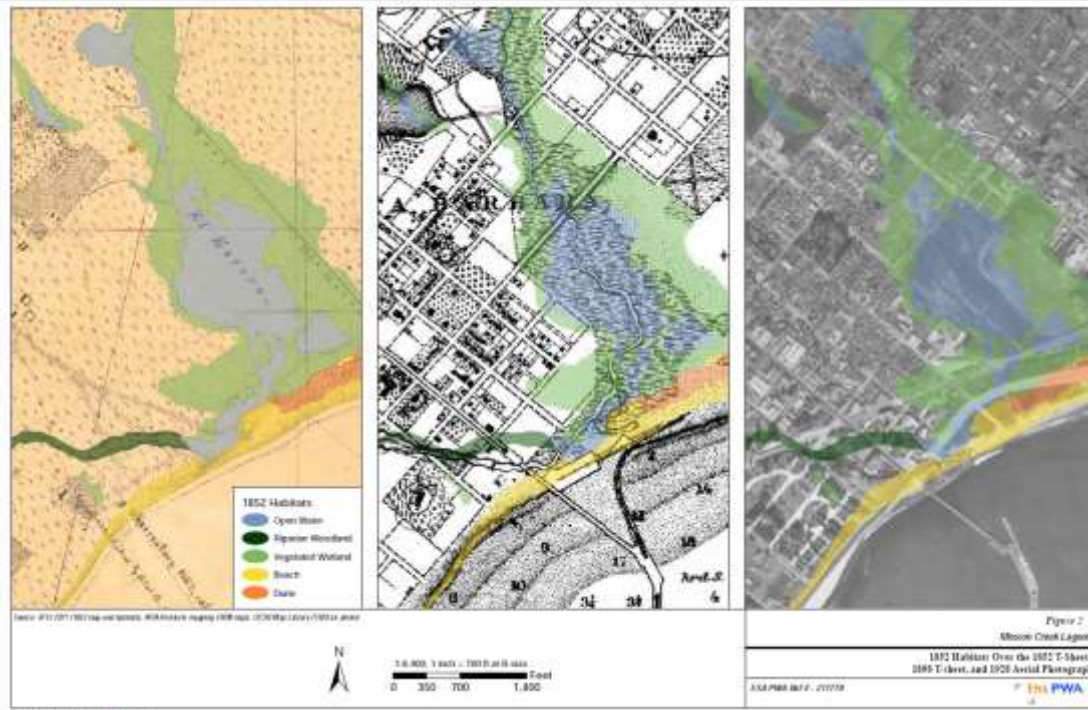
# Major Changes in Shoreline







# Historic El Estero





# 2018 Major Creeks and Flood Zones





# PLANNING HISTORY FOR SHORELINE

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# City's Shoreline Planning Documents

- General Plan
- Municipal Code
- Shoreline Master Plan (never adopted)
- 1980 Coastal Land Use Plan
- 1986 LCP Implementation Plan
- Harbor Master Plan

## What Make's Santa Barbara's Shoreline Unique

- 70% of City's shoreline in public ownership
- The shoreline is easily accessible
- Much of the shoreline is open to view
- High level of open space and recreational opportunities
- Working harbor and wharf

# Open Space and Recreation Areas

FIGURE 3.2-1 RECREATION AND SUPPORT FACILITIES





# 1964 General Plan

*“The waterfront area of the City of Santa Barbara, extending over 3 miles from the bird refuge to the mesa bluffs, is uniquely important to the economic base of the City and plays a major role in setting the character and quality of the Community. The City is fortunate in that previous generations recognizing the inherent importance of the shoreline to the City as a whole, have preserved all of the land on the ocean side of Cabrillo Blvd in City ownership. The retention of the shoreline area for the general public, the extension of that ownership where appropriate, and the preservation and improvement of the shoreline for full, balanced public use must be a continuing city policy. The relationship of Santa Barbara to the ocean must remain open and free of impediments in order to permit the maximum enjoyment of the natural qualities available.”*

## Waterfront Uses

- No new structures or parking areas (except restrooms or alterations of existing structures) allowed in waterfront area (Municipal Code 15.16.100)
- Majority passive uses.
- “The shoreline area must be viewed as a blend of many inter-related recreational activities serving the entire community, none of which should be sacrificed for the excessive benefit of any one particular special interest group or activity.” (1964 General Plan)



# Harbor

- “The Harbor shall be a working harbor with priority given to ocean dependent uses, such as commercial fishing and recreational boating, for all users and income groups.” (Harbor Master Plan)
- “The Harbor/Wharf complex and its associated recreational facilities shall be considered as the highest priority land use in the waterfront area.” (LCP Policy 7.1)

# Stearns Wharf

- “The use of Stearns Wharf is intended to be recreational, for the enjoyment of the City inhabitants and visitors. The experience of being away from the land and over the water is the primary reason that people enjoy the wharf.” (1964 General Plan)
- “Stearns Wharf shall consist of a mixture of visitor serving and ocean dependent and ocean related uses.” (Harbor Master Plan)

## Bluff Beach Areas

- “...tidal beaches at the foot of the Mesa Bluffs offer a considerably different shoreline experience. ...Convenient access to these interesting beaches should be provided at several points, while still keeping most of the area as a secluded quiet walking beach. Attempts to make improvements of any kind to these natural tidal areas, with the purpose of increasing the intensity of use, should be discouraged.) (1964 General Plan)

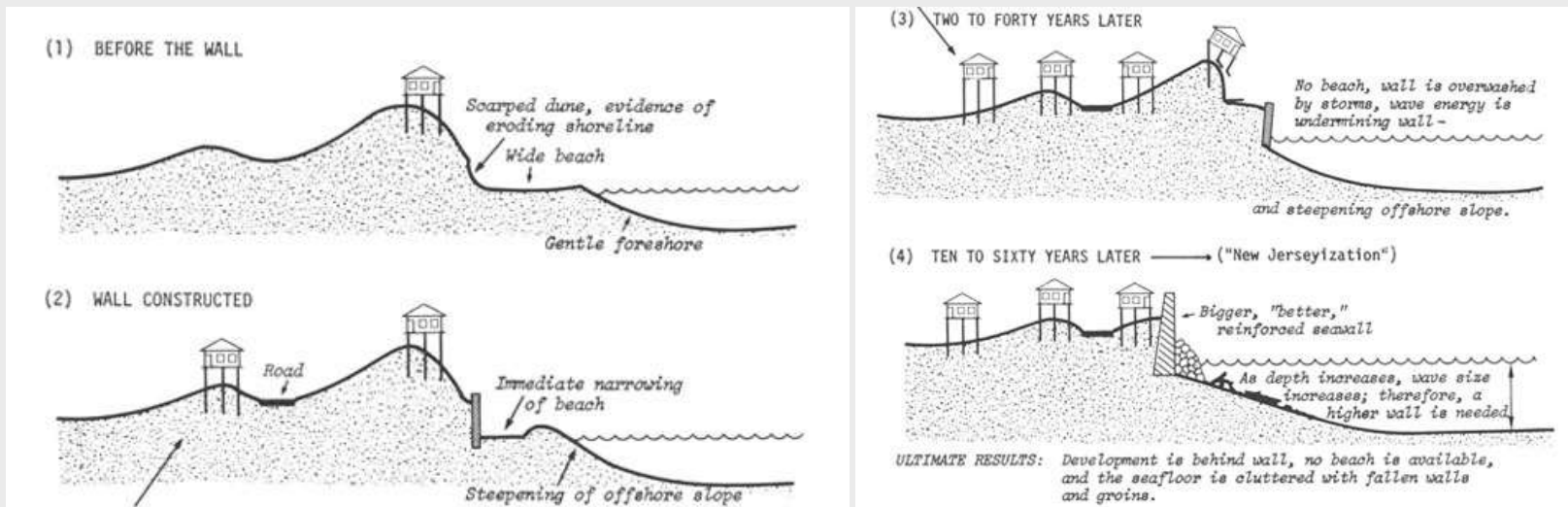


## Shoreline Protection Policies in 1980 LCP

- Only allowed to protect existing principle structures.
- Only allowed when other less environmentally or aesthetically damaging alternatives (such as relocation of structures) are not possible
- Shall not encroach upon any beach area to a degree which impedes lateral access along the beach at any tide condition.



# Why Strict Shoreline Protection Policies?



Source: Coastalcare.org





# COUNCIL ADOPTED DRAFT COASTAL LUP

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# California Coastal Act of 1976

- Overarching goals:
  - Maximize public access to the coast;
  - Protect, enhance, and balance the use of coastal resources; and
  - Prioritize coastal-dependent and coastal-related uses



CALIFORNIA  
**COASTAL**  
COMMISSION



# Local Coastal Programs

- Local Coastal Programs (LCP)
  - Standard for review for CDPs
  - Must be certified by the Coastal Commission
- Comprised of:
  - 1981 Land Use Plan (LUP)
    - *Land use designations and resource protection policies*
  - 1986 Implementation Plan (IP)
    - *Zoning, implementing ordinances, and guidelines*





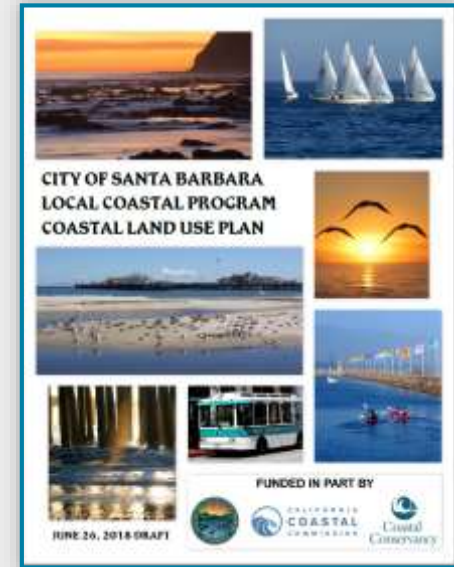
## Draft Coastal LUP Vision

- The Draft Coastal LUP demonstrates the City's *continued* commitment to providing access for all to the beach and protection of our natural resources, built environment, and our vibrant public waterfront, all of which make our community so special



# Draft Coastal LUP Content

- Carries forward many existing policies
- New policies:
  - Document criteria and interpretations used today for Coastal Development Permits
  - Clarify development standards for complicated topics (coastal bluffs, creeks, ESHA, etc.)
  - Address emerging issue areas (sea level rise)







# LUP Sections



## INTRODUCTION

- The Coastal Act
- Local Coastal Program
- Coastal Zone



## LAND USE

- Land Use and Development
- Coastal-Dependent and Related Development



## ACCESS & RECREATION

- Public Access
- Visitor-Serving & Recreational Facilities



## COASTAL RESOURCES

- Biological (Creeks and ESHA Station)
- Water Quality
- Scenic and Visual
- Cultural



## HAZARDS

- Coastal Hazards



## PUBLIC FACILITIES

- Public Works and Energy Facilities
- Highway 101



# City-wide Hazards

- Includes:
  - Geologic and seismic
  - Fire
  - Flooding
- Policies derived from:
  - 2012 Safety Element and existing regulations



# Shoreline Hazards

- Includes:
  - Bluff Erosion and Failure
  - Beach Erosion
  - Coastal Flooding
  - Wave Impacts
- Policies derived from:
  - Existing plans, policies, and CCC *with added detail!*



# Development and Shoreline Hazards

- Documents in detail:
  - Procedures for review
  - Evaluation (technical reports)
  - Siting and Design
- Development standards:
  - Hazard buffers or other restrictions
  - Allowed uses
  - Shoreline and slope protection devices
  - Extremely constrained lots



# Interim Shoreline Hazards Screening Areas

- Identifies six potential shoreline hazard screening areas factoring in sea level rise
- Shoreline hazards policies interim until SLR Adaptation Plan is complete (~2019)
- Utilizes USGS CoSMoS modeling







# Interim Shoreline Hazards Screening Areas



# Bluff Faces and Bluff Backed Beaches

- Allowed uses
  - Beaches and coastal bluff faces
    - *Limited mostly public uses*
    - *Soft shoreline protection*
    - *Hard shoreline protection subject to conditions*



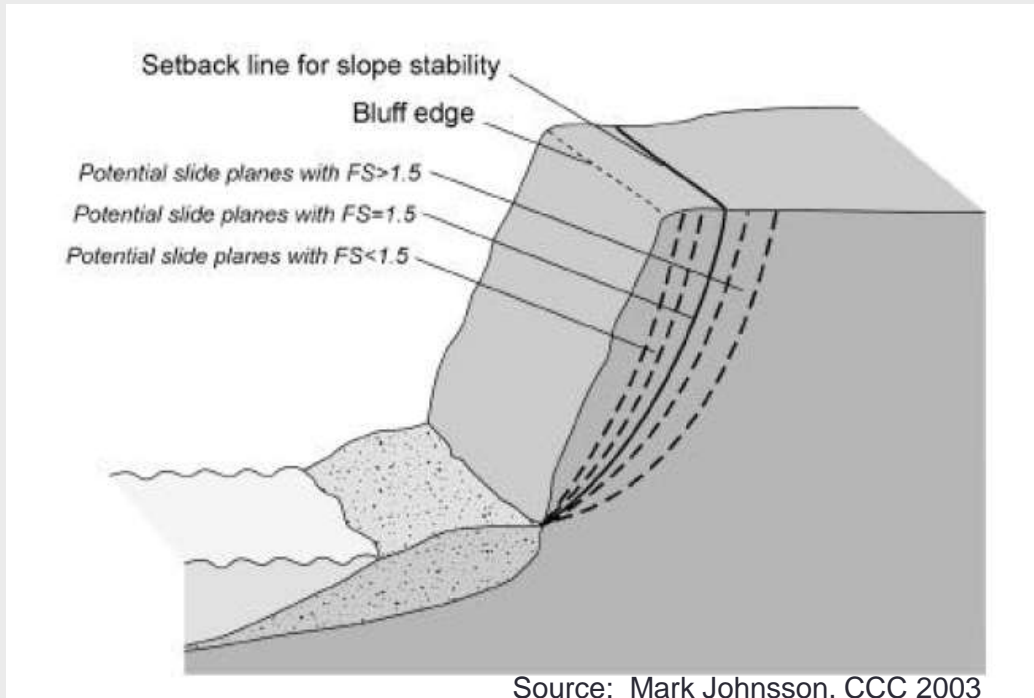


# Coastal Bluff Tops

- Coastal bluff tops
  - *Landscaping and minor, at-grade, easily removable, non-habitable structures*
  - *New development sited landward of Coastal Bluff Edge Development Buffer*
  - *Map coastal bluff edge*



# Coastal Bluff Edge Development Buffer



Source: Mark Johnsson, CCC 2003



## Low-Lying Beaches and Backshore

- Uses very limited:
  - *Relocation or reconstruction of existing public structures and public parking lots*
  - *Flood control, pipeline, lifeguard towers, public restrooms, beach nourishment, public trails and walkways, removable recreation equipment*
- Siting shall minimize impacts from beach erosion and wave impacts, factoring in SLR



# Inland Coastal Flood Area

- Inland coastal flooding area
  - *Elevate above base flood elevation consistent with existing regulations and codes*
  - *Do not substantially increase flooding hazard*
  - *Do not create nor contribute significantly to erosion, geologic instability, or destruction of site or surrounding area*



## Shoreline Protection Devices

- Only allowed for existing principles structures, public beaches, and coastal dependent uses.
- Only allowed if avoidance measures such as relocation or removal of at risk structures are determine to be infeasible.



## Shoreline Protection Devices

- Must avoid impacts to lateral access. If impacts can't be avoided mitigation shall be required that provides equivalent lateral access to that portion of shoreline at an alternate location
- Must be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

# Nonconforming Development

- May be repaired and maintained
- Improvements allowed: Seismic safety, ADA, or responses to Order of Building Official
- Other alterations and additions shall not increase any existing structure/site development nonconformance
- Substantial redevelopment is considered new development that must conform to the LUP



# Two Definitions of Substantial Redevelopment

In Shoreline Hazards Screening Areas subject to erosion and creek buffer areas



Not in those areas





# QUESTIONS?

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# PUBLIC ENGAGEMENT

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# Public Engagement Schedule

- Website live this week.
- November 2018 workshop: *City's Vulnerabilities to Sea Level Rise*
- March-April 2019 workshop and stakeholder meetings: *Adaptation Plan*



# UPCOMING MEETINGS

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# Upcoming Meetings

- September 25:
  - *Assets impacted and economic/fiscal impacts*
  - *Deliver Draft Vulnerability Assessment for review*
- October 9:
  - *Comments on Draft Vulnerability Assessment*
  - *Comments on Guiding Principles*



# Upcoming Meetings

- October 23:
  - *Potential adaptation strategies*
  - *Scope of analysis of adaptation plan*
- November 13:
  - *Finalize potential adaptation strategies*
  - *Final comments on scope of analysis*
  - *Finalize Preliminary Guiding Principles*



# GUIDING PRINCIPLES FOR ADAPTATION

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## Purpose of Guiding Principles

- Establish a framework within which adaptation strategies should be consistent
- Will be used to narrow range of adaptation strategies evaluated in Adaptation Plan
- Will be modified through different steps of plan.
- Final set of principles will be used to prioritize adaptation strategies and City's next steps



# QUESTIONS?

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