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Th20f

LCP AMENDMENT NO. LCP-4-SBC-18-0062-1

(CITY OF SANTA BARBARA LUP UPDATE)

MAY 9, 2019

CORRESPONDENCE



City of Santa Barbara

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SantaBarbaraCA.gov

May 2, 2019

Th20f

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**Re: City of Santa Barbara Land Use Plan Amendment No. LCP-4-SBC-18-0062-1:
Comprehensive Update to the Certified Land Use Plan. Item TH20F, May 9, 2019
CCC Hearing.**

Dear Chair Bochco and Honorable California Coastal Commissioners,

Thank you for your consideration of the City Council-adopted comprehensive update to the City's Coastal Land Use Plan. The Coastal Land Use Plan has not been comprehensively updated since its original certification in 1981. City staff worked closely and collaboratively with CCC staff on this major effort, which was partially funded by CCC Local Coastal Program (LCP) Grant funds. The proposed Coastal Land Use Plan Amendment is the culmination of six years of extensive consultation, coordination, and review, including 40 meetings between City staff and CCC staff, 10 public hearings, stakeholder meetings, review by a specially-formed LCP Update City subcommittee, and countless hours of work by City and CCC staff.

The City asks that you certify the Coastal Land Use Plan Amendment. Although we do not have authority to accept the modifications ourselves, City staff support certification with CCC staff's suggested modifications with the understanding that some interim policies, including the hazards policies, will be revisited through subsequent phases of the City's LCP Update program.

The City of Santa Barbara remains one of California's shining examples of coastal stewardship. Seventy percent of the City's four mile long shoreline is in public ownership. Parks, such as Arroyo Burro Park, Douglas Family Preserve, Shoreline Park, and the entire Waterfront area, from Leadbetter Beach to East Beach, are easily accessible to the public, including the City's substantial Latino population. The City also maintains a working harbor supporting commercial fishing and recreational boating. The City has an extensive water quality and creek restoration program funded through a City imposed 2% transient occupancy tax. Unlike other urbanized areas of the coast, the majority of the coastal bluffs in the City remain in a natural condition. Publicly maintained vertical beach accessways along these bluffs provide the public the opportunity to walk to and along the beach from various locations. Moreover, the City maintains over 2,400 public parking spaces in eleven waterfront parking lots, not to mention free on-street parking in several key access areas, including the City's primary beachfront road Cabrillo Boulevard. These features of the Santa Barbara coast did not happen on their own. They are a result of individuals dedicated to civic action and longstanding community values aligned with the Coastal Act, values that the City continues to hold today.

Coastal Land Use Plan Update

The proposed Coastal Land Use Plan carries forward the City's longstanding commitments to coastal stewardship, while modernizing the existing plan to add clarity in the development review process and address emerging and controversial issue areas. Among the new policies contained in the proposed Coastal Land Use Plan are:

- Habitat and Creek Buffers. The first ever comprehensive numeric habitat and creek buffers for the City's Coastal Zone. These buffers were supported in a letter from 13 organizations, including the Environmental Defense Center, Sierra Club, Santa Barbara Channelkeeper, Citizens Planning Association, and the League of Women Voters of Santa Barbara.
- Shoreline Hazards. Detailed development standards for shoreline hazard areas including the bluff, beach, and flood prone areas of the City, which begin to address the effects of sea level rise.
- Coastal Bluff Edge Map. A highly accurate, digitally mapped bluff edge.
- Nonconforming Development and Redevelopment. Policies addressing nonconforming development and substantial redevelopment.
- Public Access. Policies ensuring protection of low-cost public access to the shoreline through management of key public access parking areas and active transportation in the Coastal Zone.

Local Coastal Program Update

The Coastal Land Use Plan Amendment is one component of a phased update to the City's LCP that was initiated in 2013. The LCP Update also consists of the following:

- Post-Certification Permit and Appeal Jurisdiction Map Update. This map was certified by the CCC on September 25, 2017.
- Sea Level Rise Adaptation Plan. This effort is partially funded by a Round 3 CCC LCP Grant and is underway. A Draft Vulnerability Assessment was released for public review in November 2018. The City is currently developing an Adaptation Plan that will evaluate strategies to address sea level rise impacts in the near, mid, and long term. The Adaptation Plan will be released for public review this summer. Findings will be incorporated into a subsequent LCP Amendment that will be considered by the City Council and CCC in 2020.
- Lower-Cost Overnight Accommodations Study. This effort is partially funded by a Round 3 CCC LCP Grant and is underway. The purpose of the study is to establish policies to create and preserve lower-cost access to the coast. Among the types of overnight accommodations considered in this study are hotels, hostels, camping facilities, boat slips, and short-term vacation rentals. The first component of this effort, an inventory of existing overnight accommodations, was released in December 2018. A proposed policy framework will be released for public review this summer. This policy framework will inform an LCP Amendment for future consideration by City Council and the CCC.
- Zoning Ordinance and Implementation Plan Update. A comprehensive zoning ordinance update was adopted by City Council in July 2017 and will be submitted to the CCC for consideration following certification of the City's Coastal Land Use Plan Amendment.

- Airport and Goleta Slough Local Coastal Plan Update. The City has two certified LCPs: 1) an LCP for the main body of the City's Coastal Zone, which is the subject of this LCP Amendment, and; 2) an LCP for the Airport and Goleta Slough. The City is in the process of updating the Airport and Goleta Slough LCP as part of an overall master planning process for the airport area.

Several Implementation Plan-level issues have been identified through the City's Coastal Land Use Plan Amendment public review process that are outside of the scope of this policy-level document, but will be considered in subsequent phases of the City's LCP Update. These code-level issues include, among others, incentives for multi-unit housing development and regulation of short-term rentals. Short-term rentals are among the visitor accommodations being evaluated as part of the Lower-Cost Overnight Accommodations Study. That study will inform future policies and implementation measures to create and preserve visitor-serving accommodations and facilities in our region.

The City's Coastal Land Use Plan Amendment accomplishes our shared goal of modernizing the existing 38-year old plan and provides a solid policy basis for upcoming phases of the LCP Update. We look forward to bringing this six-year-long update effort to a successful close.

Sincerely,

Renee Brooke

for George Buell
Community Development Director
City of Santa Barbara

Cc: Jack Ainsworth, Executive Director, California Coastal Commission
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