



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 18, 2014  
**TO:** Mayor and Councilmembers  
**FROM:** Planning Division, Community Development Department  
**SUBJECT:** Initiate Local Coastal Program (LCP) Update

**RECOMMENDATION:** That Council:

- A. Hold a public hearing and adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Initiating a Local Coastal Program Update,
- B. Increase appropriations and revenues by \$123,000 in the Miscellaneous Grants Fund for the California Coastal Commission LCP Planning Grant Award to partially fund the LCP Update; and
- C. Authorize the Community Development Director to execute a City Professional Services Agreement with Bolton Strategic Planning, in an amount not to exceed \$65,000, for planning consultant services to supplement staff to complete the project.

**EXECUTIVE SUMMARY:**

On January 23, 2014, the City received a letter from the California Coastal Commission awarding the City \$123,000 in financial assistance for the LCP Update (Attachment). This will be a two year work program culminating in a formal LCP Amendment application to the California Coastal Commission. Council is being asked to accept the grant funds and adopt a resolution initiating the LCP Update process.

**DISCUSSION:**

The City has been awarded grant funding from the California Coastal Commission to update our Local Coastal Program (LCP). The LCP is comprised of a Land Use Plan (LUP) and an Implementation Plan (IP). This is a two year work program that will build upon the information and policies adopted during the 2011 General Plan Update, the 2012 Climate Action Plan, the 2012 Historic Resources Element and the 2013 Safety Element. This effort will require input and assistance from many City departments especially Waterfront, Parks and Recreation and Public Works. The City Planning Commission will be involved reviewing draft chapters as they become available, considering public input, and formulating recommendations to Council.

The City's LCP has not been updated since it was initially adopted and certified by the Coastal Commission in 1981. A first important step has been working with Coastal Commission staff to compile a complete and accurate record of the original LCP materials and of every LCP amendment that has been certified by the Coastal Commission since 1981. This has been a tremendous work effort tracking over 32 years of policy and development activity in the City's Coastal Zone.

Once agreement is reached between City and Coastal Commission staff on the record or baseline LCP status, City staff will update and reorganize the document. The LCP Update will address the following general topic areas:

- Land Use
- Shoreline Access
- Recreation & Visitor Serving Facilities
- Environmentally Sensitive Habitats and Other Natural Resources
- Planning & Locating New Development (Ocean Dependent Uses)
- Cultural Resources
- Coastal Hazards
- Visual Resources
- Coastal Infrastructure

Relevant existing LCP policies will be carried forward and included in the LCP update. The update will also include relevant policies in recently adopted City plans and new, digitized Coastal Zone maps with clear boundaries, land use and zoning designations. The land use map has already been reviewed and approved by the Planning Commission and City Council in 2013 as part of the citywide Zoning and General Plan Map Amendments project.

That project identified minor adjustments necessary to create the required consistency between the General Plan map land use designations, boundaries and residential densities and the Zoning map of the City. Besides these minor adjustments, no further land use or zoning changes are contemplated. In the Coastal Zone, the amendments must be certified by the Coastal Commission prior to taking effect. Coastal Commission staff discouraged the City from submitting the LCP mapping amendments in advance and without the LCP Update plans and policies.

### **Sea Level Rise & Regional Coordination**

The impacts of climate change and sea level rise pose a threat to the California and Santa Barbara coastline, public infrastructure and coastal resources. The California Coastal Commission (CCC) has made coastal zone planning for this a top priority. In October, 2013, the CCC released a public review draft "Sea-Level Rise Policy

Guidance” document. Staff from several City departments reviewed the draft document and comments were submitted to the CCC in February 2014. Regionally, several important studies are underway regarding sea level rise vulnerabilities and potential adaptation options. They include:

- Goleta Slough Vulnerability Assessment (Coastal Conservancy & SB Airport)
- Santa Barbara Area Coastal Ecosystem Vulnerability Assessment (NOAA)
- City of Goleta LCP
- County of Santa Barbara Vulnerability Assessment

An aspect in the LCP grant work program is a proposal to work with a group of Bren School graduate students to the sea level rise vulnerability assessments of vulnerable populations, critical infrastructure, environmentally sensitive resources, public access and recreational facilities. The City’s existing policy framework to respond to sea level rise is found in the *2011 General Plan Update*, and the *2012 Climate Action Plan*, both of which have been formally adopted through the City’s public planning process. Additional adaptation policy was recently adopted in the *2013 Safety Element Update*.

Currently however, none of these policies have been incorporated into the City’s LCP. The next step in improving the City’s coastal adaptation to sea level rise is implementing these sea level rise adaptation policies in the Coastal Zone through certification by the Coastal Commission.

### **Timeframe**

Staff is looking forward to completing this important long range planning effort. Processing Coastal Development Permits in a confusing and outdated policy context can add considerable delays to important City and private sector projects. Working in tandem with Coastal Commission Staff, we plan to develop a new updated clear, concise and consistent LCP. This will be quite an achievement and will benefit the City for years to come.

The grant funding for this work requires that the City submit to the Coastal Commission a locally approved project by April 30, 2016. Coastal Commission staff is prepared to work closely with the City to meet this deadline. To get there, City staff will prepare updated chapters and submit to Coastal Commission staff for their review. City staff will incorporate or respond to Coastal Commission input and then present the draft chapter to the City Planning Commission for review, comments and public input.

The work product at the end of this two year program will be the formal application submittal of the LCP Update, as approved by City Council, to Coastal Commission for certification. The certification process typically takes one to two years. We are hopeful that early review and steady coordination with Coastal staff will facilitate the certification process.

Over the next two years, the City's Zoning Ordinance update will also be underway. Depending on the timing of that process, any recommended zoning changes in the Coastal Zone could be incorporated into the 2016 LCP Update submittal and/or vice versa.

### **Initiation**

The Municipal Code requires that LCP amendments be initiated by resolution of the City Council (SBMC Sub-Section 28.44.250.D.1). A resolution initiating the LCP Update has been prepared. Staff recommends that the City Council adopt the resolution and initiate the planning process.

### **Professional Services Agreement**

Staff recommends that Council authorize the Community Development Director to execute a City Professional Services Agreement for consultant assistance to manage the LCP Update process in an amount not to exceed \$65,000. Funds from the CCC grant will be used for this contract. The remaining grant funds will be to fund short-term, hourly employees, including a Bren School graduate student, to further assist with the policy research and development.

### **BUDGET/FINANCIAL INFORMATION:**

Increase appropriations and revenues by \$123,000 in the Miscellaneous Grants Fund for the California Coastal Commission LCP Planning Grant Award to partially fund the LCP Update.

**ATTACHMENT:** Coastal Commission Grant Award Letter (January 23, 2014)

**PREPARED BY:** Elizabeth Limón, Project Planner

**SUBMITTED BY:** Bettie Weiss, Acting Community Development Director

**APPROVED BY:** City Administrator's Office

**CALIFORNIA COASTAL COMMISSION**

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January 23, 2014

John Ledbetter, Principal Planner  
City of Santa Barbara  
630 Garden Street  
P.O. Box 1990  
Santa Barbara, CA 93102

Dear John,

On January 8, 2014, the Coastal Commission adopted the staff recommendation and voted to award a grant to the City of Santa Barbara in the amount of \$123,000. Congratulations on successfully receiving funding in this very competitive process. While we understand this is a reduction from the amount you applied for, the Commission had extremely limited funds to allocate and was unable to fund any proposals in full. This LCP planning work is of the highest priority for the Coastal Commission, and Commission staff is ready to work with you on your LCP. To help with the grant work, a Coastal Commission planner has been assigned to work with you on the project under the direction of the District Manager and the Deputy Director. The planner assigned to work on the grant is Melissa Ahrens ([Melissa.Ahrens@coastal.ca.gov](mailto:Melissa.Ahrens@coastal.ca.gov)). The District Manager is Steve Hudson ([Steve.Hudson@coastal.ca.gov](mailto:Steve.Hudson@coastal.ca.gov)), and the Deputy Director is Jack Ainsworth ([John.Ainsworth@coastal.ca.gov](mailto:John.Ainsworth@coastal.ca.gov)).

**AWARD CONDITIONS**

This award was adopted with some conditions. Please refer to the action at:

<http://documents.coastal.ca.gov/reports/2014/1/W5c-1-2014.pdf>. The staff recommendation was modified at the hearing to add an additional condition related to regional coordination that is not contained in this report. The conditions on your grant award include the following additional conditions:

- 1. By February 10, 2014,<sup>1</sup> the grantee shall submit a revised work program and budget that reflects an award of \$123,000 with a \$177,000 budget reduction from Task 2- Draft Sea-level Rise Vulnerability & Adaptation Report, Task 3- Draft Land Use Plan comprehensive update, Task 4- Draft Implementation Plan update, and Task 5- Adopt Local Coastal Program update and submit to Coastal Commission for Certification.*
- 2. Sea level rise work completed under the grant program shall be coordinated regionally to the extent feasible between other jurisdictions and entities working on sea level rise within the same county or broader regional area relevant for sea level rise adaptation, such as the watershed, littoral cell, or area with similar geologic characteristics. Coordination includes early coordination meetings among the different entities, sharing of technical analyses and lessons learned, and consideration of regional adaptation policies.*

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<sup>1</sup> Updated from January 31<sup>st</sup>, 2014.

**NEXT STEPS**

We now need to prepare a contract for you. In order to do so, please submit the following information:

- **A revised work program, timeline, and budget for the project, reflecting the conditions mentioned above.** Please provide the information via e-mail to Hilary Papendick at [hpapendick@coastal.ca.gov](mailto:hpapendick@coastal.ca.gov) **as soon as possible, and by the revised deadline of Monday, February 10, 2014.** Commission staff has extended the deadline for submittal of the budget from January 31, 2014 to February 10, 2014 to allow extra time to make revisions as necessary.

Please see the attached template and example to guide your updated budget and work program. In cases where modifications are not needed, you can copy the work program, timeline, and budget directly from your grant application. The budget should clearly show which tasks or portions of tasks the LCP grant funds will be supporting. Please note that all items invoiced must correspond to a line item in the budget and work program. Please do not e-mail documents in a PDF format.

There are several important aspects to remember about the grant process:

1. **Please do not begin incurring costs that will be charged to this grant before the start date of the contract.**
2. As stated in Grant Administration Section of the LCP Grants Staff Report, funds will only be provided on a reimbursement basis for expenses already incurred. The Coastal Commission can only reimburse expenses that are incurred after the start date of the contract, and that have adequate documentation accompanying the invoice. In addition, the Commission can only reimburse invoices from the local jurisdiction as indicated on the contract, not an individual person or private entity.
3. Since the funds for these grants were appropriated in FY 2013/2014, which ends on June 30, 2014, all funded tasks must be completed by April 30, 2016. Work tasks should begin on or before April 30, 2014.

Detailed invoicing instructions will be included in your contract ("Exhibit B – Budget" section).

Please do not hesitate to contact me at (415) 904-5294 if you have any questions, either now or in the future as your project progresses. I look forward to working with you.

Sincerely,



Hilary Papendick  
Statewide LCP Grant Manager