Agenda Item No. 18

File Code No. 650.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 7, 2016

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Local Coastal Program Planning Grant Application Resolution

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Supporting a Grant Application to Update the City of Santa Barbara Local Coastal Program to Complete a Comprehensive Update to the Land Use Plan, Prepare a Sea Level Rise Adaptation Plan, and Address Lower-Cost Visitor-Serving Accommodations.

DISCUSSION:

The City of Santa Barbara's existing Local Coastal Program (LCP) was originally certified by the California Coastal Commission (CCC) in 1986. The LCP includes a Land Use Plan (LUP) and an Implementation Plan (IP), which together serve as the standard of review for issuance of most coastal development permits within the City's Coastal Zone. Due to changes in development, coastal resources, and regulations, the LCP needs to be updated to remain effective and legally adequate. In 2014, the City received grant funds from the CCC Local Coastal Program Round 1 Grant Program to modernize the City's LUP, begin to address sea level rise vulnerability, and update the IP to incorporate the 2011 General Plan Update land use and zoning changes. The grant ended on April 29, 2016.

Over the last two years, City staff has worked diligently to produce a Preliminary Draft LUP, conduct sea level rise modeling, and compile a package of draft IP land use and zoning map amendments reflecting the 2011 General Plan Update. The Preliminary Draft LUP incorporates early comments received from CCC staff and was reviewed by various City departments and subcommittees of the Planning, Harbor, and Parks and Recreation Commissions. In April, City staff received extensive written comments from CCC staff on the Preliminary Draft LUP. The City is in the process of addressing these comments and anticipates working with CCC staff toward a Draft LUP ready for public review by January 2017.

The scope of the LUP update has significantly expanded since the project was initially funded over two years ago and now includes what amounts to a comprehensive overhaul of the City's LUP. The Preliminary Draft LUP is clearer, better focused on the Coastal Act's mandates, and would provide more clarity and consistency in coastal permitting. In many cases, it carries forward existing LUP policies and other City policies, guidelines, and practices with little or no substantive change. However, it includes new detailed policies in some resource areas, including biological resources, creeks, and coastal hazards. Therefore, a more extensive public outreach program than originally anticipated is necessary.

Additionally, in the course of consultations with CCC staff over the last two years, it has become clear that significant additional technical study, policy development, stakeholder involvement, and public outreach is needed in the areas of 1) sea level rise adaptation and 2) preservation of lower-cost visitor-serving accommodations. City staff is recommending additional work programs in these issue areas, as outlined below. A Draft LUP will continue through the process of approval and certification with interim measures to address sea level rise and lower-cost accommodations. When the work programs addressing these issues are completed, the LCP would then be amended again to reflect the detailed policy and ordinance options chosen and adopted by the City.

A comprehensive Sea Level Rise (SLR) Adaptation Plan is needed to provide additional details on the City's vulnerabilities and analyze the feasibility, economic impacts, and environmental consequences of various adaptation strategies. The SLR Adaptation Plan will use as a foundation the work completed to date with Round 1 Grant funding, including existing conditions analyses, vulnerability assessments, SLR modeling, and maps. With the use of technical consultant services and the most accurate and timely (best available science) SLR information, an analysis of impacts and feasible adaptation strategies to low-lying and coastal bluff areas in the City's Coastal Zone will be completed. This information will be synthesized with a coastal resources economic analysis to identify the trade-offs and provide cost-benefit analysis of a range of adaptation strategies to be used to draft policies and development standards for inclusion in the City's LUP and IP. Stakeholder involvement and public outreach would be included in all stages of development of the plan, policies, and development standards.

City staff is also recommending a program to analyze various strategies to preserve lower-cost accommodations in the region, which includes a baseline inventory, economic analysis, policy development, and public and stakeholder involvement. During their review of the Preliminary Draft LUP, CCC staff recommended a detailed set of policies to implement the Coastal Act's mandate to preserve lower-cost visitor-serving accommodations in the Coastal Zone. These policy suggestions are very complicated, substantially change existing LUP policies, and need to be thoroughly evaluated by City staff, stakeholders, public, and decision-makers. In the last few years, the CCC has

shown particular interest in prioritizing lower-cost accommodations and is unlikely to certify any LUP amendment that does not include a plan to address this issue.

Staff has submitted an application for grant funds from the CCC Local Coastal Program Round 3 Grant Program for a public outreach program for the LUP update, SLR adaptation planning, and development of policies associated with preservation of lower-cost visitor serving accommodations. The purpose of CCC's grant program is to support local coastal planning to develop new LCPs or to update existing certified LCPs to reflect new information or changed conditions.

BUDGET/FINANCIAL INFORMATION:

If this application is successful, the City would receive up to $298,000 in new grant funds. The grant application provides a scope of work and milestone schedule to cover the time period from January 2017 to September 2018. City in-kind contributions are estimated at $240,000, all in staff hours. However, staff believes that to update the LCP completely will require more City resources, including additional time from planners, the City Attorney's Office, and staff in other departments, including Parks and Recreation, Waterfront, and Public Works.

ATTACHMENT: CCC LCP Planning Grant Application Form dated 5/20/16

PREPARED BY: Debra Andaloro, Principal Planner

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885

CALIFORNIA COASTAL COMMISSION LCP PLANNING GRANT APPLICATION FORM

MARCH 28, 2016

The California Coastal Commission is pleased to announce the availability of Round 3 grant funding to support local governments in developing or updating Local Coastal Programs (LCPs) pursuant to the California Coastal Act and with special emphasis on addressing impacts from climate change and sea-level rise. For Fiscal Year 2015-2016, Governor Brown approved an augmentation of $3 million to the California Coastal Commission's budget to support local governments responsible for planning under the California Coastal Act (Coastal Act) to develop or update their Local Coastal Programs. A full description of the grant program is available here: http://www.coastal.ca.gov/lcp/lcpgrantprogram.html.

Coastal Commission staff is available to work with local governments and to assist during the application process. Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data.

Grant applications are due by **May 20, 2016 at 5 pm.**

APPLICANT INFORMATION

Applicant name (agency): City of Santa Barbara

Address: 630 Garden Street, PO Box 1990, Santa Barbara, CA 93102

Contact name: Debra Andaloro Title: Principal Planner

Telephone: (805)564-5470 x2569 Fax: (805)897-1904 Email: dandaloro@santabarbaraca.gov

Federal Tax ID#: 95-6000-787 DUNS #008-717-3634

Person authorized to sign grant agreement and amendment:

Name: George Buell Title: Community Development Director

Application prepared by: Name: Debra Andaloro Title: Principal Planner

Signature: D Andaloro Date: 5/20/2016

PROJECT INFORMATION

Project title: Local Coastal Program Update Completion Project

LCP/ LCP Segment: City of Santa Barbara (City segment)

Project location: City / Geographic area: Santa Barbara County: Santa Barbara

Project timeline: Start date: 1/1/2017 End date: 9/28/2018

MAPS AND PHOTOS

Applications must include a map showing the planning area for the project. Additional photos or maps may be included as attachments if needed to illustrate the proposed project. Please note: any photos and maps you submit are subject to the unqualified and unconditional right of the State of California to use, reproduce, publish, or display, free of charge. Please indicate if crediting is requested for the photos and/or maps.

APPLICATION MATERIALS

1. **PROJECT DESCRIPTION**. Provide a clear description of the proposed project organized under subheadings to describe how the project will address the priorities and criteria. This section should be no more than 5- 7 pages in 12 point font, single-spaced, and should include the following:
    a. **Goals and Objectives:** Describe the specific project goals and objectives to be achieved. Goals and objectives should be specific for each year of the work plan presented. Recipients will be required to submit progress reports in which progress against these goals and objectives will be reported. Include a description of how you will accomplish each objective, and how your objectives will accomplish your goals.
    b. **Approach**: Identify specific tasks to be accomplished; explain the technical approach needed to accomplish the tasks; identify the roles of partners and cooperators; and identify potential obstacles to successful completion of the goals and objectives. Describe how stakeholders will be involved in the planning or assessment process. If the project includes partners, the roles and responsibilities of the partners must be clearly identified.

City of Santa Barbara
Local Coastal Program Update Completion Project - Project Description

A. Goals and Objectives

The project will allow the City of Santa Barbara to continue and complete a Local Coastal Program (LCP) update, which was initially funded in Round 1 of the CCC's LCP Planning Grant Program. The City has worked diligently and collaboratively with CCC regional staff over the last two years. At this point, the City has received extensive written comments on its preliminary draft Land Use Plan (LUP) Amendment. The City is in the process of addressing these comments and anticipates working with CCC staff toward a Draft LUP Amendment ready for public review by the end of 2016, with funding provided outside of this grant request. The City will continue to process the Draft LUP Amendment through certification while simultaneously undertaking two programs to address Sea Level Rise Adaptation and Lower-Cost Visitor-Serving Accommodations that would result in subsequent LCP Amendments.

The scope of the Draft LUP Amendment has significantly expanded since the project was initially funded two years ago and now includes what amounts to a complete overhaul of the City's Land Use Plan and significant changes particularly in the area of biological resources, bluff development, and other sections. Given this, a more extensive public outreach program is needed for the comprehensive LUP Amendment.

Additionally, in the course of the technical work and consultations with CCC staff over the last two years, it has become clear that significant additional technical study, analysis of policy and implementation options, stakeholder involvement, and outreach and education are needed in the areas of sea level rise adaptation and preservation of lower-cost visitor serving accommodations. The City will conduct a comprehensive Sea Level Rise Adaptation Plan and additional research and technical studies to develop LUP policies and implementation plan (IP) ordinance amendments focused on these two issue areas and also develop stakeholder and public outreach programs specific to these areas.

The primary goals of the project are: 1) to bring the City's LCP into conformance with the Coastal Act by developing robust policies in the Land Use Plan and revising or adding new ordinances as appropriate to the Implementation Plan; and 2) to educate and actively engage the public, including low income and underserved communities, on the City's overall LCP Update efforts and build broad community support for adoption of the LCP.

Specific objectives are detailed below.

Objective 1: Innovative and Engaging Outreach Plan

The City comprehensively revised its General Plan in December 2011, after several years of research, public participation, and Planning Commission and City Council workshops. Major policy updates were made to all elements of the General Plan, including Land Use, Housing, Environmental Resources, Circulation, Public Services, and Open Space, Parks and Recreation, as well as the addition of a new Economy and Fiscal Health Element. A new Historic Resources Element and a new Safety Element were adopted in 2012 and 2013 respectively, and the City's first Climate Action Plan was adopted in 2012. In January 2014, the LCP Update work effort was begun to integrate updated General Plan and Climate Action Plan policies into the LCP Land Use Plan, update land use and zoning map changes initiated as part of the General Plan Update into the LCP, and ensure the LCP reflects current conditions and conforms with the Coastal Act.

Through the process of forming preliminary drafts of the Land Use Plan Amendment with CCC staff, the City identified a number of significant and many moderate and minor shifts in policy direction from the existing LCP, as well as from the adopted General Plan, that would be required. In particular, there were significant new and more detailed policy language being considered in the areas of biological resources, visitor serving uses, coastal hazards, bluff development, and public services and facilities. Therefore, the City finds that it is necessary to conduct additional outreach to educate and engage the public regarding the coastal zone, the Coastal Act, and these policy choices and build a broad level of community support for the LCP. The City proposes to conduct an Innovative and Engaging Outreach Plan for Round 3 Grant support.

Components of the Outreach Plan will include stakeholder meetings, online surveys, a series of educational workshops for each of the major policy areas to be discussed, and an open house and workshops for public release and adoption of the draft LCP Amendments. The Outreach Plan will be designed to be inclusive of all communities and stakeholders and will make special efforts to involve low income and underserved groups that do not traditionally participate in local planning efforts. These components will achieve Project Goal 2 by engaging the community and strengthening its sense of ownership of the LCP.

The Outreach plan would include public outreach for the LUP Amendment currently under development, in addition to stakeholder involvement and public outreach for the Sea Level Rise Adaptation Plan and lower-cost visitor serving accommodation policy development program described below. Currently it is anticipated that the LCP Amendments resulting from the Sea Level Rise Adaptation Plan and Lower-Cost Visitor Serving Accommodation Program would be processed subsequent to the current comprehensive LUP Amendment in development.

Objective 2: Sea Level Rise (SLR) Adaptation Plan

As part of the LCP Update funded by the Round 1 Grant, the City was not funded for SLR modelling or a detailed vulnerability assessment. Instead, the City reviewed available technical information, including the best available erosion and coastal storm flood SLR modeling and maps and a SLR Vulnerability Assessment Project completed by University of California Santa Barbara (UCSB) Bren School Masters students that was limited in scope. The SLR modeling and maps were the products of an effort undertaken by the County of Santa Barbara for the entire South Coast, plus a more refined modeling effort undertaken by the City at its own expense. Based on this data and other technical information, a preliminary draft of a Coastal Hazards section of the LUP was completed and submitted to CCC staff that includes basic project review processes and broad policy standards for new development.

However, the City was unable to develop detailed adaptation strategies and development standards for the LCP. While the SLR modeling proved very useful as a starting point for further analysis, the data revealed that a few major pieces of infrastructure greatly impacted very large areas of flooding in the City. Investigation into the adaptation options for this flooding would need to be considered programmatically rather than on a project-by-project basis. Additionally, the vulnerability assessment conducted by the Bren School students was not detailed enough to fully inform decision-making. Further, it became clear that economic analysis of vulnerable areas and adaptation options could potentially significantly change the City's policy direction on adaptation, particularly in the longer term when cleanup and repair costs could potentially exceed the costs of retreat.

The City would now like to pursue a comprehensive adaptation plan that includes a detailed vulnerability assessment and analysis of the economic and fiscal impacts, environmental consequences, and feasibility of various adaptation strategies. Given the implications of some adaptation options, the City would like to pursue early stakeholder involvement that includes elected officials and public outreach in all stages of development of the plan. CCC staff have reviewed the general scope of this

adaptation plan as part of consultation on the Draft LUP Amendment and would like it completed within five years of adoption of the LUP Amendment.

The final product of this objective will be the development of adaptation strategies and policy options, and ordinances, including: 1) the development of draft policies, development standards, and updated hazard maps for inclusion in the City's LUP and IP; and 2) a framework for potential mitigation programs for sandy beach losses and adverse impacts on coastal access and resources, funding mechanisms to prepare for investments in SLR adaptation and monitoring, and an implementation timeline for decisions, funding, and actions as triggered by SLR over anticipated thresholds. This will accomplish Project Goal 1 by establishing new and robust LCP policies and implementing ordinances of the IP consistent with the Coastal Act.

Objective 3: Policy Development for Lower-Cost Visitor Serving Accommodation

During the development of preliminary working draft policies for the Visitor Serving Uses section of the LUP, CCC staff recommended a detailed set of LUP policies, including a ten-step methodology to define "lower-cost" when referring to overnight accommodations, a requirement to replace 25% of any removed existing lower cost overnight accommodations, and a significant in-lieu mitigation fee if it is not feasible to provide lower cost facilities on or off-site for both new development and redevelopment of higher-cost overnight accommodations. These policy suggestions substantially expand upon and change existing LUP policies and have not been evaluated by City staff, decision-makers, stakeholders, or the public. Furthermore, the City's preliminary research has found that the suggested methodology raises significant issues as proposed. Therefore, the City will conduct data collection, research, an economic analysis and outreach towards developing robust policies reflecting local conditions. This will accomplish Project Goal 1 by establishing new and robust LCP policies and programs regarding lower-cost accommodations, and Project Goal 2 by engaging stakeholders and the community to build support for these policies and programs.

B. Project Approach

Task 1: Innovative and Engaging Outreach Plan

An innovating and inclusive outreach campaign will be conducted to engage the community and foster meaningful conversation about the future of the City's Coastal Zone. It is imperative that extensive outreach be conducted to educate the community, address concerns, evaluate ideas, and establish preferences to successfully move the LCP update process forward. Low-income and underserved communities will be actively encouraged to inform the decision-making and adaptation planning process, and accommodations will be made for Spanish speakers. The coordinated outreach effort will be conducted through different avenues, allowing for public input throughout the project process, as described in more detail below. The tasks below would be used for outreach associated with the current LUP Amendment, as well as the Sea Level Rise Adaptation Plan and Lower-Cost Visitor Serving Accommodation work programs described in detail below.

1.1 Stakeholder Engagement

Key stakeholder groups will be engaged throughout project implementation by way of an online survey that gauges existing knowledge, preferences and priorities moving forward; individual stakeholder meetings; and, an accessible website that includes reports, maps, meeting notices and outcomes, and other relevant information. *Key deliverables include: Survey URL, website URL, screenshots, and summary of input received. Results will be posted on the project website.*

1.2 Workshop Series

At least five (5) workshops will be conducted to educate the public about relevant project topics, solicit concerns, and establish preferences and priorities. Potential topics include: The Santa Barbara Coastal

Zone, the California Coastal Act, and the history of the City's LCP; known issue areas that require further study; ESHA, creeks, wetlands, and potential changes to existing biological resources buffers and allowed uses; sea level rise (SLR) and potential vulnerabilities, SLR adaptation options, and new technical studies and mapping; and, lower-cost visitor serving accommodations. *Key deliverables include: Workshop notices, workshop materials, list of attendees, and summary of input received. Results will be posted on the project website.*

1.3 Public Release of Draft Documents

To ensure a meaningful community dialogue, multiple opportunities for preliminary draft document review and public comment will be established to stimulate community feedback and provide a setting for the public to share concerns, ideas and preferences. These include a public open house, board and commission meetings, and the project website. *Key deliverables include: Public open house notices, materials and list of attendees, board and commission notices and materials, and summary of input received.*

1.4 Boards, Commissions, and Council Reviews

To solicit further community input, the draft documents will be presented to various boards, commissions, and council for review and action. *Key deliverables include: Meeting notices, materials, minutes and resolutions. Results will be posted on the project website.*

Task 2: SLR Adaptation Plan

The SLR Adaptation Plan will use as a foundation the work completed to date with Round 1 Grant funding, including existing conditions analyses, vulnerability assessments, SLR modeling, and maps. With the use of technical consultant services and the most accurate and timely (best available science) SLR information possible (including but not limited to CoSMoS 3.0, FEMA Pacific Coast Revised Maps and non-regulatory products, SBCEVA, etc.), the City and a technical consultant team will review additional modeling products for applicability and complete an analysis of impacts and feasible adaptation strategies to low-lying and coastal bluff areas in the City's coastal zone. This information will be synthesized with a coastal resources economic analysis to identify the trade-offs and identify cost-benefit analysis of a range of adaptation strategies to be used to draft policies and development standards for inclusion in the City's LUP and IP. This task will be closely aligned with Task 1, Innovative and Engaging Outreach Plan. Specific tasks will include but not be limited to:

- Economic and Fiscal Impacts Review:
    - Obtain and update property valuation data from the County Assessor's database to current estimates of fair market value so that both land/structure values are accurate.
    - Create an inventory of property and assigned values that are at-risk based on the updated assessor's database. Since government property is not assessed for property tax purposes, assign an economic value to government property, likely replacement cost.
    - Create an inventory of roads, and other infrastructure (e.g., water, sewage) that are at risk. Generate estimates of replacement costs for this infrastructure. Create an economic model which estimates recreational value as a function of beach width. The model will also incorporate other potential changes that might impact beach recreation (e.g., loss of restrooms and other beach and visitor-serving facilities, beach access, parking, etc.)
- Vulnerability Assessment Update:
    - Examine the potential effects of storms and high water events in combination with SLR for the near-term to 2030, midterm to 2050/60, and long term to 2100. This will

incorporate the best available science on SLR, such as the forthcoming update to the Coastal Storm Modeling System (CoSMoS 3.0) for Southern California, and the CCC's *Final Sea Level Rise Guidance*.
    - Create a dynamic model of beach ecosystem value using beach width and other attribute data.
    - Analyze the updated property valuation data from the County Assessor and the inventory of property values that are at risk with a geospatial model of coastal flooding/erosion, and estimate the potential loss in property value and the economic impacts to the City's tourism industry (i.e., loss of transient occupancy tax revenue, tourism-related jobs, etc.)
- Adaptation Planning
    - Complete an Engineering Analysis of the function and useful life of existing shoreline protection devices, with particular attention to public infrastructure such as the Laguna Creek Tide Gate facility.
    - Evaluate the trade-offs and identify cost-benefit analysis of a range of adaptation strategies by public and private sector. These will be categorized by costs and timeframe for implementation, as triggered by anticipated levels of future SLR, and will be paired with LCP and Coastal Act topics mandated by the Coastal Commission LCP Update Guide and SLR Policy Guidance, and local circumstances.
    - Other factors to be considered include impacts to coastal resources and feasibility of options.
- Policy Development
    - Form a stakeholder group to review options for adaptation strategies.
    - Recommend SLR adaptation strategies (policies, development standards, and projects) in consultation with other technical experts and outcomes and input from the stakeholders group and public.
- Develop draft policies and development standards inclusion in the City's LUP and IP.

Key deliverables include: Sea Level Rise Adaptation Plan, draft policies and development standards; and draft LCP Amendment.

Task 3: Policy Development for Lower-Cost Visitor Serving Accommodation

The City will develop policies consistent with Coastal Act section 30213 to protect, encourage, and where feasible, provide lower-cost visitor serving accommodation facilities. This task will consist of background research and data collection, special studies/economic analysis, and policy development. Specific tasks will include but not be limited to:

- Research
- Data Collection
- Special Studies/Economic Analysis
- Policy Development
    - Form a stakeholder group to review options for policies and programs for preservation and development of lower-cost facilities. The stakeholders will include City staff, hotel/motel owners and operators, travel/tourism groups, Chamber of Commerce, and potential regional partners (County of Santa Barbara, cities of Goleta and Carpinteria, California State Parks, Hosteling International).
    - Develop draft policies and programs for inclusion in the City's LCP. City staff will work collaboratively with CCC staff and sufficient time will be built into the schedule to

discuss draft language with CCC staff before release to the public. *Key deliverables include: consultant reports, draft policies, and draft LCP Amendment.*

Task 4: Technical Assistance
Our experience with the previous round of grant funding and development of the preliminary draft LUP Amendment has shown us that it is often necessary to support research into questions and issues that arise during the LCP Amendment processes with technical assistance from consultants. The purpose of this task is to support all aspects of the proposed LCP Amendments and work programs with additional technical support that may be needed through the process. This would be directly related to issues raised through consultation with CCC staff, public outreach, or City processes and may include assistance from biologists, hydrologists, geologists, coastal engineers and scientists, climate modelers, economists, industry research, etc. *Key deliverables include: consultant memos and/or reports.*

Task 5: Project Management
This task will cover staff time related to issuing RFPs for consultant assistance, directing the consultant teams, and administration of the consultant contracts and CCC grant. All staff time for this task will be provided as in-kind support. *Key deliverables include: RFPs and contracts for consultants; customary grant administrative records; Quarterly Grant Progress Reports for CCC.*

C. Grant Priorities and Criteria

1. Public Benefit/Significance

The proposed project for Round 3 Grant Funding will be of considerable statewide significance as it will develop a pioneering set of policies and ordinances for SLR adaptation and lower-cost visitor serving accommodation. The City has been a leader in climate change adaptation response, as shown in the policies and strategies of the City's 2010 PlanSB FEIR, 2011 General Plan Update, 2012 Climate Action Plan (CAP), and particularly in the 2015 UCSB Sea Level Vulnerability Assessment Report. The SLR Adaptation Plan (Task 2) will build upon the LCP Update work efforts that were funded by the Round 1 Grant. Most notably, these include regional coordination on hazard modeling and vulnerability assessment with the County of Santa Barbara, City of Goleta, the Goleta Slough Management Committee, and Santa Barbara Coastal Ecosystem Vulnerability Assessment (CEVA) project.

Another statewide priority of the Coastal Act is the preservation and development of lower-cost visitor serving accommodation. Task 3 will serve as an example to other coastal jurisdictions on how to implement the broad direction of this Coastal Act priority in the context of local and regional economic conditions, and how to engage local stakeholders as partners in furthering this goal.

Together, the focused development of these two issue areas will maximize public benefits of the City's coastline. Task 2 will provide a framework for making decisions and weighing options in light of future SLR for protecting the City's coastal resources, including shoreline parks and beaches, public coastal access facilities such as Cabrillo Boulevard (a scenic highway) and the coastal bike path, Stearns Wharf, the City harbor, and all of the visitor-serving amenities and commercial activities found along the City's waterfront area. It will also inform policymaking for protecting priority land uses such as coastal-dependent activities (e.g., harbor activities and commercial fishing) and Environmentally Sensitive Habitat Areas (such as Arroyo Burro Creek and Andree Clark Bird Refuge). Task 3 will ensure that the broadest spectrum of the public can access and enjoy the California coast. This will result in a significant public benefit and supports the implementation of Coastal Act section 30213.

The Innovative and Engaging Outreach Plan (Task 1) will ensure a high level of public engagement and participation in the development of the LCP Update, especially for policy development for Tasks 2 and 3. Multiple opportunities for public education and input on issues will be provided throughout the LCP

Update process. Key stakeholder groups will be engaged, and low-income and underserved communities will be actively encouraged to inform and participate in community planning and decision-making.

2. Relative need for LCP Update/Extent of Update

The Land Use Plan (LUP) component of the City's LCP was originally certified by the Coastal Commission in January 1981, and no comprehensive updates have occurred in the 35 years since plan adoption. The work effort funded by the Round 1 Grant has made great strides in updating the LUP to incorporate the City's current plan documents, policies and conditions. The proposed Round 3 Grant project will provide the City with a foundation for meeting and adapting to the challenges posed by SLR and for preserving lower-cost visitor accommodation facilities well into the future. Task 2, the SLR Adaptation Plan and associated actions, will allow the City to make policy choices and implement programs to plan for and accommodate projected SLR impacts for the near-term to 2030, midterm to 2050/60, and long term to 2100. Task 3 will allow the City to engage with stakeholders and the public in formulating policies and programs to support and strengthen the viability of lower-cost facilities for overnight visitor accommodation. Together, the proposed grant tasks will aid in comprehensively updating the LCP and making it a robust and long-lasting planning tool.

3. Addressing the Effects of Climate Change

As described above, Task 2 (the SLR Adaptation Plan) specifically will address the effects and impacts of sea level rise as a result of climate change. This task will build further upon a substantial body of work accomplished with the Round 1 Grant by specifically evaluating economic impacts to the City's coastal resources and coastal-dependent industries, and formulating a suite of adaptation strategy choices for public consideration. The SLR Adaptation Plan will follow the CCC Sea Level Rise Policy Guidance. The results of Task 2 will serve as a model for other jurisdictions for analyzing vulnerability to SLR and tailoring adaptation responses to a specific locality.

4. Likelihood of Success/Effectiveness

The City is committed to completing the LCP Update currently in progress. City staff has coordinated with CCC District staff on a frequent basis for consultation on working drafts of the LUP and to share best practices. The result is that today the City has completed a full preliminary draft of the LUP, and CCC staff has identified specific areas for policy and ordinance development in the preliminary draft that need further revision. The proposed grant project for Round 3 funding will support three key important tasks for updating the LCP that are specific and focused in scope. The proposed grant project will continue the close coordination between the City and the CCC, as well as establish a robust program for public engagement with stakeholders and the public.

5. Workload

The proposed grant project will result in a certified LCP document that is detailed and updated with current baseline conditions and detailed policy direction with development standards. This will directly improve the efficiency of the development review process by making policies, standards, and procedures clearer and easier to understand for all users of the LCP, including permit applicants, City staff and decision-makers, and the CCC. It will also ensure more consistent application and interpretation of policies that will lead to reductions in appeals.

6. Project Integration/Leverage/Matching Funds

The City has invested nearly two and a half years and well over $750,000 of its own funding, including in-kind staff funding and additional SLR modeling, into an update of its LCP. The existing LUP has been completely rewritten cover-to-cover and while this additional effort has allowed the City to delve into some coastal and resource issues further than initially anticipated, it has also resulted in significant expense and time delays. The City Council and City leadership are fully committed to this project in order to ensure consistency with the Coastal Act, protect coastal resources and access, and has established a vested interested in seeing the LCP Update through certification at the CCC.

B. WORK PROGRAM AND SCHEDULE. Provide a work program and schedule for implementation of the project, including anticipated benchmarks for LCP and or LCP amendment development and review for the project, using the template provided below. Work must be completed on or before September 28, 2018.

SCHEDULE

Proposed starting date: 1/1/2017
Estimated completion: 9/28/2018

WORK PROGRAM

Task 1: Innovative/Engaging Outreach Plan	Start Date – End Date
1.1 - Stakeholder Engagement	1/1/17 - 9/28/18
1.2 - Educational Workshop Series	1/1/17 - 3/31/18
1.3 - Public Release of Drafts	1/1/17 - 5/31/18
1.4 - Board, Commission, and Council Reviews	1/1/17 - 9/28/18
Task 1 Deliverables: Project website, public workshops, public release of draft documents	1/1/17 - 5/31/18
Tasl 2 - SLR Adaptation Plan	
2.0 - Project Kickoff	1/1/17 - 4/30/17
2.1 – Economic and Fiscal Impacts Review	5/1/17 - 9/30/17
2.2 - Vulnerability Assessment Update	4/1/17 - 11/30/17
2.3 - Adaptation Planning And Fiscal Analysis	10/1/17 - 4/1/18
2.4 - Policy Development	3/1/18 - 9/28/18
Task 2 Deliverables: Sea Level Rise Adaptation Plan, draft policies and development standards; and draft LCP Amendment.	1/1/17 - 9/28/18
Task 3: Visitor Serving Accommodation Policy Development	
3.1 - Project Kickoff	1/1/17 – 4/30/17
3.2 – Data Collection and Research	5/1/17 – 8/31/17
3.3 - Special Studies/Economic Analysis	9/1/17 – 4/30/18
3.4 - Policy Development	4/1/18 - 9/28/18
Task 3 Deliverables: Consultant reports, draft policies, and draft LCP Amendment.	1/1/17 - 9/28/18
Task 4: LCP Technical Assistance	1/1/17 – 9/28/18
Task 5: Project Management	1/1/17 – 9/28/18

Please list (1) all significant and pertinent project benchmarks related to the project for which funds are being requested, (2) expected dates for reaching or completing those steps. These

will be used in monitoring grant progress and in grant reporting under approved grant agreements.

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
SLR Adaptation Plan completed	4/1/18
Visitor Serving Accommodation Study completed	4/30/18
Board/Commission/Council Review completed	9/28/18
Draft LCP Amendment completed	9/28/18

C. BUDGET. Please provide a proposed budget, including the funding request, total project cost, estimated costs per task, funding sources, and in-kind services.

APPLICATION BUDGET INFORMATION

Funding Request: $298,252 **Total Project Cost: $537,991**

If multiple funding sources are being used, in the funding sources matrix below, list the major tasks of the proposed project and indicate the estimated cost of each, including source of funding for task. These tasks should correlate with your overall Work Program. An example follows the matrix.

PROJECT FUNDING SOURCES

Task Number	Task Name	Total Cost	Allocation of total cost among all funding sources			
			Applicant's Funding	LCP Grant Funding	Other Funds	Other Funds (define below)
1	*Innovative & Engaging Outreach Plan*	*$117,501*	*$75,282*	*$42,219*		
2	*SLR Adaptation Plan*	*$278,322*	*$76,373*	*$201,948*		
3	*Visitor Serving Accommodation Policies*	*$49,557*	*$17,457*	*$32,100*		

4	*LCP Technical Assistance*	*$45,092*	*$32,732*	*$12,360*		
5	*Project Management*	*$47,520*	*37895*	9625		
TOTAL		***$537,991***	***$239,740***	***$298,252***	***$0***	***$0***

OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

Double-click on table to edit in Excel.

Source of funds	**$ Amount**	**Status (Committed, Applied, etc)**
TOTAL	$ -	

In-kind Services: $239,739

In-kind services or contributions include staff time, volunteer time and materials contributed to the project. Please describe and estimate value, and differentiate between expected in-kind contributions and contributions (work or other types of contributions) already obtained/completed.

BUDGET SUMMARY

Grant Application Budget Form

Please use the following form to fill in your estimated budget. Double click on the table to open in excel. Fill in the fields shaded in blue.

	Applicant's Funding	CCC Grant Funding	OPC Grant Funding	Other Funds
Personnel				
Salaries and wages[1]	$165,694.62	$47,206.97		
Benefits[2]	$ 74,044.41	$13,855.25		
Total Personnel	$ 239,739.03	$ 61,062.22	$ -	$ -
Consultants[3]		221,020.08		
Subcontractor A				
Subcontractor B (etc.)				
Total Consultants	$ -	$ 221,020.08	$ -	$ -
Operating Expenses				
Postage/Shipping		$ 1,200.00		
Supplies/Materials[4]		$ 6,360.00		
Travel[5]				
Indirect Costs[6]		$ 8,610.00		
Total Operating Expenses	$ -	$ 16,170.00	$ -	$ -
Total Budget	$ 239,739.03	$ 298,252.30	$ -	$ -

[1] *Attach an explanation of rate(s) and hours for each position for which funds are being requested.*
[2] *Amount requested for benefits not to exceed 40% of amount requested for salary or wage.*
[3] *All subcontractors must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.*
[4] *Include a list of the major supplies and materials and how much they cost.*
[5] *Travel reimbursement rates are the same as similarly situated state employees.*
[6] *Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it.*

2. **A RESOLUTION FROM THE APPLICANT'S GOVERNING BODY.** Please submit a resolution that contains the following authorizations: 1) authority to submit the proposal, 2) authority to enter into a grant agreement with the California Coastal Commission if the grant is awarded, and 3) designation of the applicant's authorized representative (name and title). A sample resolution is provided as Attachment A.

SUBMISSION DATES

Applications are due <u>May 20, 2016</u>. Application packets must be RECEIVED by 5pm May 20, 2016. Proposals must be emailed or mailed; faxed responses will not be considered.

If the governing body of an applicant cannot adopt a resolution similar to Attachment A of the application by this date, the applicant can submit the proposal with a draft resolution, provide a date for when the governing body will consider adoption of the resolution and **submit the adopted resolution by 5pm June 10, 2016**. All other materials must be submitted by the May 20, 2016 deadline. Applications will not be deemed complete until an adopted resolution is received. **Applications that do not contain a final, adopted resolution by June 10, 2016 will not be considered for funding.**

The Commission is expected to award grants in July or August of 2016.

SUBMISSION REQUIREMENTS

Please submit the completed application form, including all attachments, via email to LCPGrantProgram@coastal.ca.gov. Please submit all application materials as **a single PDF file AND submit the Project Description, Work Program, Budget, and Schedule as a Word document.** See Attachment B for a checklist of required application materials.

If you are unable to submit via email, you may mail a CD and hard copy to the Coastal Commission:

Daniel Nathan
LCP Grants Assistant
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
415-904-5251

Please note: all information that you submit is subject to the unqualified and unconditional right of the Coastal Commission to use, reproduce, publish, or display, free of charge. All documents submitted will be considered a public record upon submittal. Please indicate if credit is requested for any of the photos and/or maps.

QUESTIONS

Coastal Commission staff are pleased to assist local governments during preparation of LCP grant applications. Please send questions on the grant application process to **Daniel Nathan, LCP Grants Assistant, via email at LCPGrantProgram@coastal.ca.gov, or call (415) 904-5251.** Questions regarding the LCP process and update approach should be directed to the relevant Coastal Commission district contact person, via phone or email. LCP Grant contacts for the district offices are listed below.

North Coast (Del Norte, Humboldt, Mendocino Counties)

- Alison Dettmer, Deputy Director
  Email: Alison.Dettmer@coastal.ca.gov, Phone: (415) 904-5200

- Bob Merrill, District Manager
  Email: Bob.Merrill@coastal.ca.gov, Phone: (707) 826-8950

North Central Coast (Sonoma, Marin, San Francisco, San Mateo Counties)

- Dan Carl, Deputy Director
  Email: Dan.Carl@coastal.ca.gov, Phone: (831) 427-4863

- Nancy Cave, District Manager
  Email: Nancy.Cave@coastal.ca.gov, Phone: (415) 904-5260

Central Coast (Santa Cruz, Monterey, San Luis Obispo Counties)

- Dan Carl, Deputy Director
  Email: Dan.Carl@coastal.ca.gov, Phone: (831) 427-4863

- Susan Craig, District Manager
  Email: Susan.Craig@coastal.ca.gov, Phone: (831) 427-4863

South Central Coast (Santa Barbara and Ventura Counties, and the Malibu portion of Los Angeles Counties)

- Steve Hudson, Deputy Director
  Email: Steve.Hudson@coastal.ca.gov, Phone: (805) 585-1800

- Barbara Carey, District Manager
  Email: Barbara.Carey@coastal.ca.gov, Phone: (805) 585-1800

South Coast (Los Angeles (except Malibu) and Orange Counties)

- Sherilyn Sarb, Deputy Director
  Email: Sherilyn.Sarb@coastal.ca.gov, Phone: (562) 590-5071

- Teresa Henry, District Manager
  Email: Teresa.Henry@coastal.ca.gov, Phone: (562) 590-5071

San Diego (San Diego County)

- Sherilyn Sarb, Deputy Director
  Email: Sherilyn.Sarb@coastal.ca.gov, Phone: (619) 767-2370

- Deborah Lee, District Manager
  Email: Deborah.Lee@coastal.ca.gov, Phone: (619) 767-2370

ALTERNATE CONTACT

Madeline Cavalieri, Manager, LCP Grants
Email: Madeline.Cavalieri@coastal.ca.gov, Phone: (831) 427-4863

ATTACHMENT B - APPLICATION CHECKLIST

A complete Grant Application Packet includes the following components. Please submit all documents in a single PDF file and the Project Description, Work Program, Budget, and Schedule as a Word document, as noted below. **It is very important to receive the PDF file and a Word document for efficiency in preparing grant agreement documents.** Thank you for your attention to these important components of the application.

- ☐ Signed LCP Grant Application Form (.pdf)
- ☐ Project Description (.doc)
- ☐ Work Program, Budget, and Schedule (.doc)
- ☐ Signed Resolution (.pdf)
- ☐ Supplemental Form(s)
- ☐ All documents combined into a single PDF file (.pdf)

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA SUPPORTING A GRANT APPLICATION TO UPDATE THE CITY OF SANTA BARBARA LOCAL COASTAL PROGRAM (LCP) TO COMPLETE A COMPREHESNIVE UPDATE TO THE LAND USE PLAN AND ADDRESS SEA-LEVEL RISE ADAPTATION

WHEREAS, the Budget Act of 2015 provides an appropriation of $3 million for Coastal Commission grants in FY 15-16 to local governments to support Local Coastal Program (LCP) planning, and

WHEREAS, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise;

WHEREAS, the City of Santa Barbara has an effectively certified LCP; and

WHEREAS, the City of Santa Barbara desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the LCP in part,

WHEREAS, the City of Santa Barbara commits to and agrees to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Barbara hereby:

1. Directs the City of Santa Barbara Community Development Department staff to submit the grant application package to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of $300,000 to fund the project more particularly described in the grant application package.

2. Authorizes the City Administrator, or said designee, of the City of Santa Barbara, to execute, in the name of the City of Santa Barbara, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

RESOLUTION NO. _____

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing resolution was adopted by the Council of the City of Santa Barbara at a meeting held on June 7, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

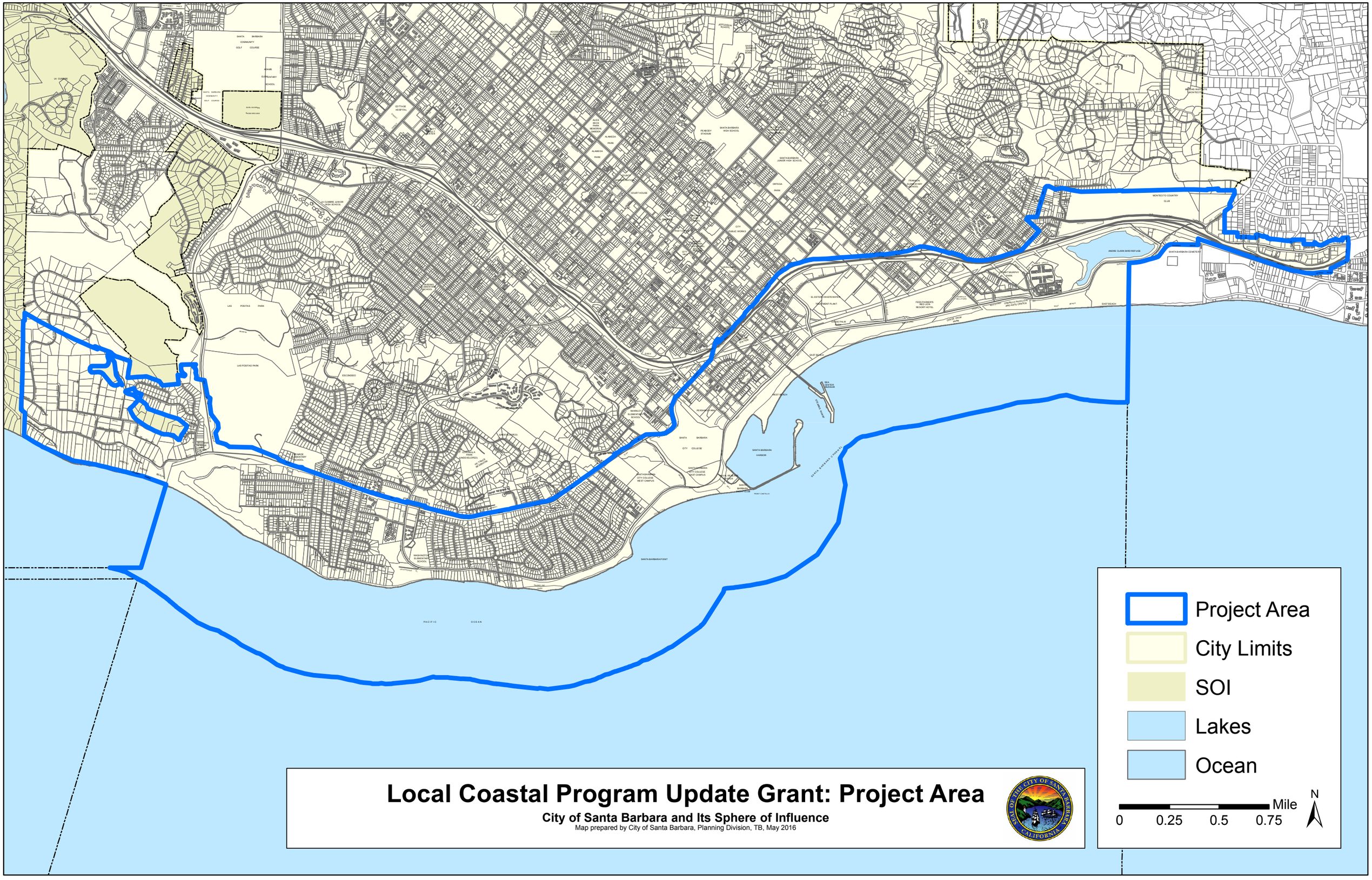
IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on June 7, 2016.

_____
Gwen Peirce, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing resolution on June 7, 2016.

_____
Helene Schneider
Mayor

Rate Explanation					
LCP Grant Hourly Wages	Salary	Benefits	Total	Hours	Total
Planning Tech I I	$29.76	$8.74	$38.50	1586	$61,062.22



Local Coastal Program Update Grant: Project Area

City of Santa Barbara and Its Sphere of Influence

Map prepared by City of Santa Barbara, Planning Division, TB, May 2016