



CITY OF SANTA BARBARA

JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: August 24, 2010

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: John Bridley, Waterfront Department

SUBJECT: West Beach Planning Study

RECOMMENDATION:

That Council and the Redevelopment Agency Board receive and consider the West Beach Planning Study prepared by Pat Saley and Associates including background information and suggested options for possible future improvements or enhancements in the West Beach area.

BACKGROUND:

In 2005, the City's Redevelopment Agency initiated a capital improvement design process and project for the West Beach Cabrillo Boulevard area. Ultimately, the West Beach Pedestrian Improvement Project along Cabrillo Boulevard was approved and has now been constructed. As part of that process, interest was expressed to further evaluate and study the adjacent sandy beach area. The City's Redevelopment Agency provided \$15,000 in order to contract with Pat Saley and Associates to undertake a focus study of the area known as West Beach. This process was initiated in the spring of 2009.

The goal of the West Beach Planning Study was to identify existing activities and consider adding or improving public uses and/or structures on or near the West Beach area. Additionally, evaluation was given to possibly encourage more use of the beach area and improve its overall appearance and ambiance, which would help draw people into the harbor. The consultant met with current users, stakeholders, business owners, City staff members, Coastal Commission staff and received input from the Parks and Recreation Commission, Planning Commission and Board of Harbor Commissioners.

DISCUSSION:

Currently, West Beach is utilized for many different recreational activities and is popular with both local residents and visitors alike. In addition, the beach is used for special events such as 4th of July Fireworks, AVP Volleyball Tournaments, etc., along with boat storage, dredge operations, kayak rentals, outrigger canoe clubs, beach volleyball, sunbathers, swimmers and more. Adjacent to the beach is an area designated as the harbor's quiet water sailing area and is used extensively by both Santa Barbara Sea Shell Association and UCSB sailing programs. The Sea Shell group also has built and maintains small sailboat storage buildings on their leased area on the western edge of the beach. Part of the consultant's challenge was to identify and meet with all users and stakeholders who currently utilize the beach and obtain their input.

There are many different existing planning policies that give guidance to this area (Local Coastal Plan, Harbor Master Plan, Coastal Commission, City Municipal Code). Many of these policies strive to have local beaches maintained in their natural state along with providing opportunities for the public to enjoy ocean dependent or related uses. Obviously, any changes, enhancements, public improvements or structures placed on the beach would be governed by these policies. The Planning Study details all related policies along with potential changes should any development options be pursued in the future.

The West Beach Planning Study has identified two possible improvement alternatives or options for possible consideration. These enhancement options could be considered in phases for future improvements. These alternatives were developed after many community meetings with West Beach users and stakeholders. The alternatives were also reviewed and commented on by the Parks and Recreation, Planning and Harbor Commissions. City staff has also provided specific input and analysis of these enhancement alternatives. The goal of Alternative A or Phase I would be to upgrade the existing uses and improvements along with adding educational and interpretive signage about the area. Alternative B or Phase II would involve a relocation of existing improvements and the construction of an outrigger canoe storage building and construction of a Chumash tomol (canoe) storage building. In addition, Alternative B proposes planting native coastal grasses between the existing bike path and Cabrillo seawall. In addition, Alternative B would include upgraded outrigger storage facilities and an educational signage component.

Throughout the planning process, stakeholders were consistently reminded that no funding for enhancements or capital improvements had been identified to accompany the outcome of the planning process. Currently, no funding from the Waterfront Department, General Fund or Redevelopment Agency has been earmarked for any improvements involving West Beach. The planning study is intended to assist in identifying the issues and potential policy related "obstacles" that may come into play should enhancements or capital improvements be proposed for placement on the beach.

Both the Waterfront and Parks and Recreation Department staff have concerns about the placement or construction of additional structures on West Beach. These concerns involve visual corridors of the harbor area, public versus private uses, management and leasing, ongoing maintenance, etc. Similar comments were expressed by both advisory Commissions and the development alternatives are not considered a current priority for either department at this time. Additionally, Alternative B could be precedent setting for future requests by other groups or organizations who have an interest in constructing structures on City beaches.

BUDGET/FINANCIAL INFORMATION:

The Redevelopment Agency provided \$3,125,000 for the construction of the West Beach Pedestrian Improvement Project. In addition, the Agency provided \$15,000 to undertake the focused West Beach Planning Study. Currently, there is no funding budgeted for implementation of the two identified alternatives contained within the Study.

ATTACHMENT: West Beach Planning Study

PREPARED BY: John Bridley, Waterfront Director

APPROVED BY: City Administrator's Office

**City of Santa Barbara
Waterfront Department**

WEST BEACH PLANNING STUDY



**Prepared by:
Pat Saley & Associates and
Janice Thomson**

Funding provided by the City's Redevelopment Agency



August 24, 2010

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I. Introduction

The West Beach Planning Study is a focused study of the area known as West Beach in the City of Santa Barbara's Waterfront (see photo below). West Beach was originally studied as part of the City's Local Coastal Plan (LCP) in the early 1980s and the Harbor Master Plan (HMP) that was approved in 1996. The HMP included several recommendations for the West Beach area, the most important of which was to allow dredging to provide a Small Boat Quiet Water Area and to replenish downcoast beaches with sand. Both the LCP and HMP recognize that West Beach is a unique coastal resource in an urban area and of great importance and value to residents of Santa Barbara and visitors to our area.

In 2005, the City initiated a design process for the West Beach Pedestrian Improvement Project (WBPIP) for the area adjacent to the beach along West Cabrillo Boulevard (discussed later in this study). During that process, interest was expressed in studying the adjacent West Beach area. Many people spoke about the need to improve West Beach. Concerns were raised about the appearance of the Seashell "condos" and the dredge storage yard, the informal spread of outrigger canoe storage near the Rock Groin, graffiti, homeless presence, all of which contribute to an "industrial" and haphazard look to West Beach.

Now that the WBPIP is complete, the City's Redevelopment Agency agreed to fund a study of uses on West Beach. The goal of the study is to look at existing uses and to consider adding public uses and/or structures on or near West Beach to enhance those uses, encourage more use of the area as well as to improve its overall appearance and ambience.



Photo 1 – Aerial View of the West Beach Area

West Beach Planning Study Process

The West Beach Planning Study process began with a kick-off community meeting on April 15, 2009. Stakeholders in the area were invited and approximately 20 people participated in that process (see Appendices B-1 and B-2). Comments were recorded and were followed up on during “needs assessment” meetings with individual stakeholders held in summer and early fall 2009. Over 50 people were interviewed and their comments were considered in developing the early recommendations (see Appendices B-3 and B-4). A second community meeting was held on August 19, 2009 during which time three options were presented for discussion. Based on analysis of issues and comments received (see Appendix B-5), the three options were synthesized into the two alternatives presented in the draft study released in November 2009.

The Planning Commission and Parks and Recreation Commission reviewed the draft report on November 12th followed by Harbor Commission review on November 19th, 2009. Their comments are provided in Appendices D-2 and D-3 and are discussed in this final report. City Council review of the final report is scheduled for August 24, 2010.

II. Background

History of West Beach

The 24 acres that are now West Beach have changed dramatically over time. West Beach was “created” when the Santa Barbara Harbor Breakwater was constructed and extended in the 1920s. Dredging and storm activity has modified its width. The short concrete wall adjacent to the sidewalk on Cabrillo Boulevard was originally constructed as a seawall. It has been reported that waves used to crash against the wall indicating that at times the beach was non-existent.

West Beach has historically served an important role in storing accreted sand that would otherwise fill the navigation channel and the remainder of the Harbor. West Beach was dredged back to half its previous width in the 1980s. Since then, the beach has been dredged periodically to create the Small Boat Quiet Water Area and to replenish downcoast beaches as recommended in the Harbor Master Plan. Additional dredging is scheduled for 2011.

The boat launch ramp was built in 1961 with four launching lanes and two floating docks. It is the only coastal public small boat launching ramp between Ventura and Morro Bay. In 1991 the City rehabilitated the ramp and corrected the sharp drop off into deep water, making the ramp easier to use and maintain. Small boats, sailboats and outriggers are stored on the sand on the west side of West Beach through a permitting system administered by the Waterfront Department.

The Rock Groin is located south of the launch ramp. It houses Sea Landing, a commercial recreational charter business, UC Santa Barbara’s sailing facility, and the Marine Mammal Center.

Los Baños Pool, located at the intersection of Cabrillo Boulevard and Castillo Street, dates back to the early days of the Harbor when it was known as the “Plunge.” It was designated a Historic Landmark Structure in 1992 by the City Council. The wading pool next to Los Baños is open from 10 to 12 weeks of the year, depending on funding, and both pools are administered by the Parks and Recreation Department.

Figure 1 depicts West Beach today.

Planning Policies relating to West Beach (see Appendix A)

There are many Coastal Act, Local Coastal Plan (LCP), Harbor Master Plan (HMP) policies and City Ordinances that give policy guidance relevant to the West Beach area. The Harbor Master Plan was adopted by the City Council and Coastal Commission as an appendix to the LCP, so any change to that plan also would require an amendment to the LCP. The HMP and LCP policies, as well as certain City ordinances, strive to protect and enhance the beach for active and passive recreation. The policies also strive to have City beaches be maintained in their natural state or with the addition of improvements to enhance their natural state, to enable the better enjoyment by the public.

Any proposed public or quasi-public amenities, structures or other facilities would need to be weighed by the City Council (and possibly Coastal Commission) for their benefit to the public’s health, safety or welfare. The specific project design, including how the sand at West Beach might be affected or covered, would have to be weighed against the policies and actions listed below. It is likely that LCP and HMP Amendments would have to be pursued, as well as Coastal Development Permits for the specific projects.

Coastal Act Policies

- Policy 30210 – 13 – Provide and protect public access to and along the coast
- 30221 – Protect coast for recreation uses
- 30235 – Allow protection devices under limited circumstances
- 30240 and 44 – Protect sensitive habitats
- 30251 – Protect views
- 30253 – Minimize risks to life and property
- 30255 – Coastal-dependent developments have priority; coastal-related within reasonable proximity to coastal-dependent they support

Local Coastal Plan (LCP) Policies

- Policy 4.3 – Provide lower cost visitor-serving experiences in planning new public amenities
- 6.1 – Protect sensitive habitat resources
- 6.7 – Avoid future protective devices except public health and safety structures
- 9.1 – Protect coastal views

Harbor Master Plan (HMP) Policies

- Policy FIS- 2 – Promote non-profit opportunities with cash cost recovery
- DEP- 3 c, d, – Lease priorities passive recreation; non-profit marine oriented groups
- DEP-1.1 – Dredge for Small Boat Quiet Area
- REC-1.1 – Provide volleyball courts on West Beach
- REC-1.2 – Consider native dune landscaping between bike path and wall
- REC-1.4 – In reconfiguring the Rock Groin, provide an observation deck
- REC-1.6 – Encourage public activities
- ACC-1 – Enhance public access
- ACC-2 – Public access from nearest public roadway
- ACC-2.3 – Landscape along Cabrillo; consider view corridors
- VISIT – Visitor serving uses subordinate to ocean dependent, but provide for visitors to the area
- VISIT-1.1 – Give priority to lower cost visitor serving uses
- VIS-1 – Protect , preserve, enhance coastal scenic visual qualities
- VIS-1.1 – Screen all parking facilities while considering view corridors
- MAR-1 – Maintain, enhance and restore marine resources
- MAR-1.7 – Provide an interpretive sign program to protect and interpret natural and historical features
- MAR-2 – Consider alternatives to construction of shoreline protective structures and dredging
- MAR-2.1 – Continue to dredge Harbor and replenish downcoast beaches
- MAR-2.2 – Pursue dredge purchase
- MAR-2.3 – Continue to provide dredged sand to replenish downcoast beaches
- MAR-4 – Protect western snowy plover and other sensitive species
- MAR-4.2 – Minimize impacts to sensitive species from dredging and other projects
- MAR-4.3 – Provide enhancement of snowy plover habitat where feasible

Coastal Commission Recent Actions and Input

Since the passage of the Coastal Act in 1976 and establishment of the Coastal Commission, there are very few precedents for siting small structures on the sand in coastal California. Recently, lifeguard structures have been enlarged and improved at Pacific Beach, in the City of Coronado and at Bolsa Chica/ Huntington Beach. The City of San Diego has received approval of Coastal Development Permits (CDPs) for long-term widening of the entire length of their public boardwalk in both Mission Beach and Pacific Beach. The widened boardwalk will accommodate larger beach crowds and provide more public access opportunities.

Recent Staff Reports for Coastal Commission applications were reviewed for two lifeguard towers. The first project was in South Mission Beach in the City of San Diego. This project included construction of a bulkhead seawall for protection of the lifeguard tower. The lifeguard tower was located to minimize encroachment on the beach and was not considered to have adverse impacts to public access and recreation. The applicant had to agree to never extend the shoreline protection device in a seaward direction. The project was designed to preserve public views from the west. During the review of the project, there was discussion about buildings interfering with public access by occupying beach area that would otherwise be available for public use, adverse impacts on sand supply and loss of sandy beach.

The second project on the sandy beach is a Lifeguard Tower and public restroom at Silver Strand Beach in Ventura County. The project proposes construction of a 1,700 sq. ft. lifeguard tower and public restroom building to replace a previous tower and restroom. This project has had a substantial number of appeals. There are many issues involved with this including: the County would need to ensure that no future shoreline protection device would be constructed for this structure, flood hazards concerns, potential public view impacts from the nearby jetty, and encroachment on the sandy beach.

While not located on the sandy beach, another project of interest is located at Nicholas Canyon County Park in Malibu where a living Chumash demonstration village has been created at an ancient Chumash site. This project was created by the Wishtoyo Foundation, a non-profit organization, in partnership with the property owner, the Los Angeles County Department of Beaches and Harbors. According to the Wishtoyo Foundation's website (<http://www.wishtoyo.org/projects-educational-demonstration-village.html>), "this Chumash Village is a unique and authentic re-creation of a working Native American village on a four-acre historical site at Nicholas Canyon County Beach in Malibu. The only living Chumash cultural village of its kind in Southern California, the village property occupies a historical cultural habitat - where ocean and stream meet, offering a rich and diverse wildlife and plant habitat....the coastal bluff is a living, pristine reminder of an ancient culture that thrived for thousands of years. The Chumash Village now hosts schools and community groups for cultural presentations, ceremonies and gatherings."

Informal Coastal Commission Input

Early in the West Beach Planning Study process, the consultants met with Shana Gray and Steve Hudson of the Coastal Commission's South Coast Regional office in Ventura to get their initial input. After the release of the Draft West Beach Study, in January 2010 the consultants met with Steve Hudson and James Johnson from the Ventura office to review the various alternatives included in the draft study. Coastal Commission staff members were clear that they thought that West Beach is unique in that it is a wide sandy beach in an urban area. If new structures were located on the beach, they would need to, at a minimum:

- Maintain public access, including existing parking
- Include public education, especially for children
- Address public safety
- Give priority to beneficial public uses
- Cluster buildings or structures
- Avoid covering the sandy beach with structures, particularly enclosed structures that are not for public use.

The types of studies typically required for a structure or new use on the beach could include:

- Geologic and shoreline hazard studies
- Wave run up study
- Flood potential study
- Biological studies
- No future revetments

City Ordinances

The City's Harbor area is zoned Harbor Commercial which includes all the water and marinas, the Harbor commercial area and Stearns Wharf. Most of West Beach and the beach area to the east of Stearns Wharf are zoned Parks and Recreation with a Coastal Overlay (PR/S-D-3). These zones, policy documents and City ordinances that apply to West Beach are described below. All are from the Santa Barbara Municipal Code except where noted.

General Plan Land Use Element and Coastal Plan – The General Plan designates West Beach as “beach” as does the Coastal Plan. Policies relating to West Beach are discussed below under “Planning Policies.”

Coastal Overlay Zone (S-D-3) – The Coastal Overlay Zone, S-D-3 Zone Designation (Chapter 28.44) is established for the purpose of implementing the Coastal Act of 1976. It insures that all public and private development in the Coastal Zone is consistent with the City's LCP. The Coastal Overlay Zone requires a Coastal Development Permit (CDP) for any development in the coastal zone.

Parks and Recreation Ordinance (28.37.030) – The Park and Recreation Zone (PR) defines “Beach” as the areas that provide access to the ocean and sand for passive and active recreation. The PR Zone is established to protect and preserve publicly owned park and beach lands for the benefit of residents and visitors. This zone allows trails, minor buildings, picnic areas, lighting, memorials and artwork.

Section 15.16.110 - Parks and Recreation – This ordinance prohibits any structures on the beach except restrooms and lifeguard towers.

Harbor Commercial Zone (H-C) – The Harbor Commercial area to the west of West Beach and the marinas is zoned Harbor Commercial or H-C (as well as Coastal Overlay Zone or S-D-3). This zone allows ocean related uses as deemed appropriate by the Planning Commission. Projects that provide access improvements to the Harbor and beach areas are consistent with the H-C Zone. The H-C Zone allows “museums and other cultural displays relating to the ocean.”

Harbor Lease Policies – In 1984, the City Council adopted policies which relate to Harbor leases, including:

“The third goal shall be to provide passive recreational opportunities and an aesthetic waterfront for the enjoyment of the general public. The fourth goal shall be to provide an opportunity for nonprofit marine oriented individuals, groups and associations to benefit from the physical plant of the Harbor as long as they pay the incremental cash cost of their operation, or the same rental as would be gained if the facilities devoted to their operation were leased to a higher priority goal function; and a negative goal is the preclusion of any lease to an activity which provides supplies or services tending towards a carnival atmosphere, non-marine sports, non-marine oriented business offices, or public services which can equally be served outside of the Tidelands Area.”

Waterfront Fee Resolution – This resolution regulates outrigger, sailboat and rowing dory permits for West Beach. The permit regulates the size of boats allowed at West Beach. Applications are made through the Harbormaster and permits must be displayed on the vessel along with their current California registration number.

West Beach Pedestrian Improvement Project (WBPIP)

One of the many options considered in the 1996 Harbor Master Plan (HMP) process was the construction of a boardwalk across West Beach to encourage residents and visitors to stroll along the waterline between the Harbor and Stearns Wharf. This recommendation was not included in the HMP for a variety of reasons but interest in connecting the Wharf and Harbor continued.

In 2004, the Harbor Merchants Association requested funding from the City’s Redevelopment Agency to improve the linkage between Stearns Wharf and the Harbor, leading to the West Beach Pedestrian Improvement Project (WBPIP). A public outreach program took place and resulted in an improvement plan that began construction in June 2009 and was completed in summer 2010. The WBPIP provides an improved physical connection between the Harbor and Stearns Wharf with an attractive sidewalk that leads pedestrians along Cabrillo to the wading pool and into the Harbor area. The plan included improved crosswalks with ADA ramps, curb extensions, pedestrian activated traffic signals, lighting, resurfacing, flags, landscaping, etc., at Chapala Street, Ambassador Park, Los Baños wading pool, Bath Street/Sea Landing, and Castillo Street to Marina 4.

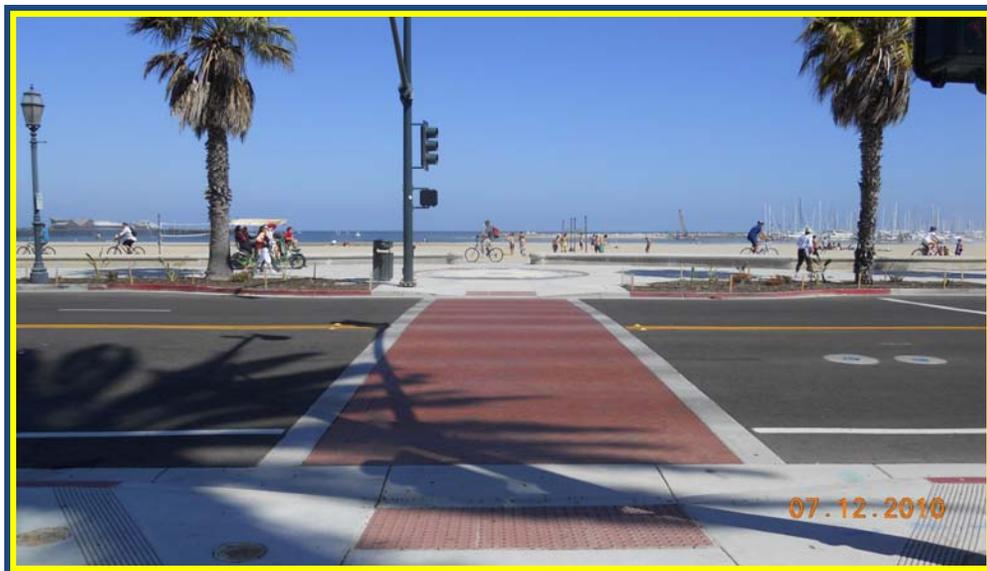


Photo 2 – New Pedestrian Crosswalk at Ambassador Park

The project also has a public art component with sculpture pads for public art, viewing plazas and historical and interpretive signage. An additional component is a freestanding outdoor public shower along the path to Sea Landing.



Photo 3 – Story Circle - West Beach Pedestrian Improvement Project

2007 Grant Requests

In March of 2007, the City's Redevelopment Agency (RDA) received several requests for funding. The Barbareño Chumash Council requested \$70,000 to construct a 20' x 30' Tomol House to facilitate and promote the Chumash maritime culture. In addition to this request, the RDA received a request from local youth sailing interests (SB Youth Foundation, SB Sailing Club, SB Seashell Association, and SB Area High School Sailing Teams) for \$260,000 to construct a West Beach Small Boat Center (e.g., fresh water supply, secure boat storage area, shaded meeting area, reconstructed condos, sail folding area, etc.). Both of these projects were not recommended for funding in 2007 because both projects were considered to have extensive planning and permitting issues. The projects needed more definition and needed to be part of a larger planning process which contributed to the initiation of the West Beach Planning Study.

III. West Beach Today

Existing Conditions and Facilities

West Beach today is a vibrant area with a variety of active and passive activities that serve residents and visitors. While the beach has always been popular, the addition of volleyball courts and the continued dredging to reduce the size of the beach, provide sand for downcoast beaches and create the Small Boat Quiet Water Area has helped to breathe more life into the area. Some of the activities and amenities on West Beach are:

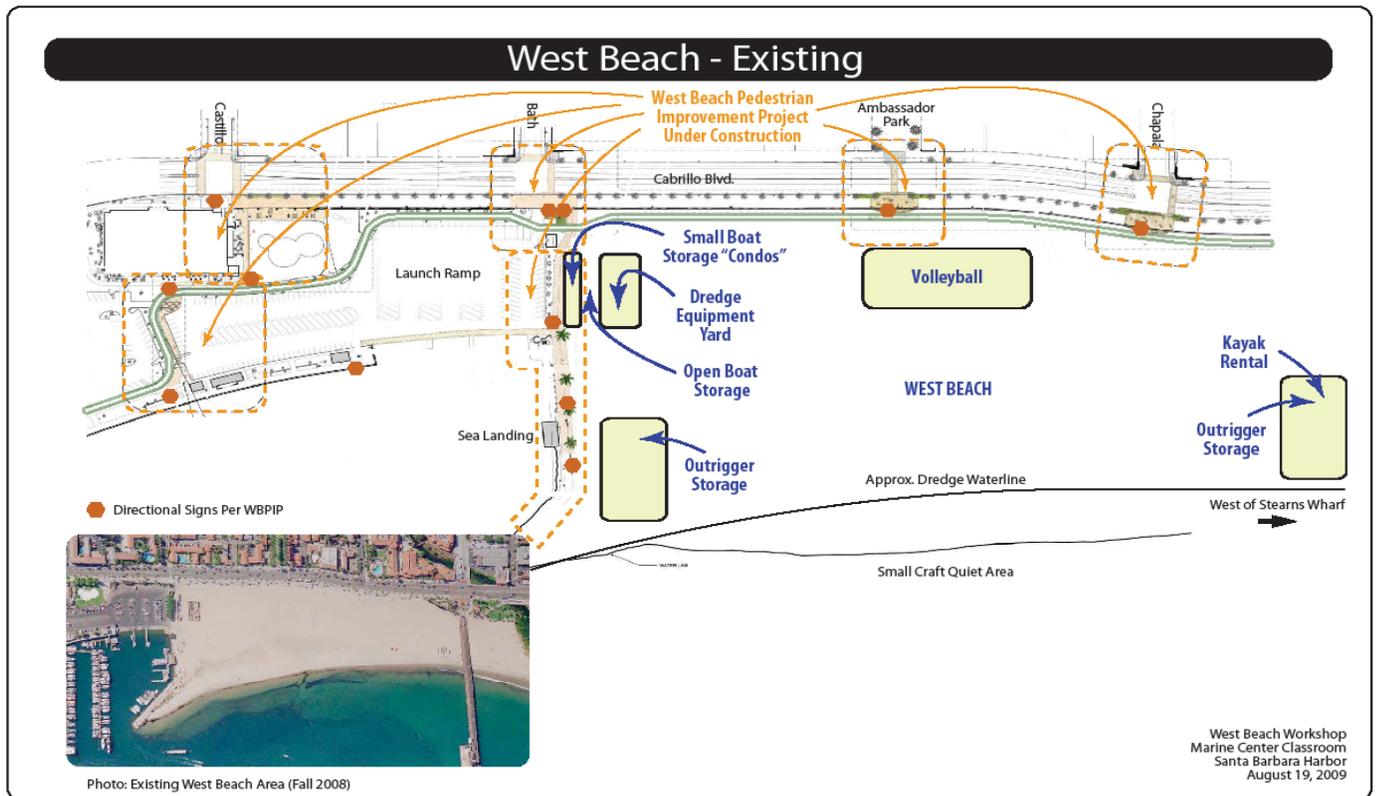


Figure 1 – West Beach – Existing Setting

Boating Activities

The Small Craft Quiet Water Area (see Figure 1) is a setting for many boating activities for: outriggers, sailboats, Chumash tomols (canoes), and rowing dories. This quiet-water area keeps small, non-motorized craft a safe distance from the federal navigation channel, where everything from whale-watching charter boats to fishing trawlers enter and exit the Harbor. West Beach is easily accessible and family-friendly.



Photo 4 – Summer at West Beach

Besides boating, there is formal and informal volleyball, weddings, sunbathing, strolling, sand soccer, picnics, etc. The following are organized groups who use West Beach:



Photo 5 – Santa Barbara Seashell Association Sailboat Storage “Condos”

Santa Barbara Seashell Association (SBSSA)

This club is a family-oriented organization teaching kids ages 8 to 15 to sail by racing their own boats. The group typically has 50 to 60 families. The small wooden (seashells) or fiberglass boats (sabots) are stored in eight small structures, known as the Seashell “condos,” with six boats per condo (see Photo 5). They operate from May through October on Sunday afternoons (see Photo 6). To the east of the condos, 20 permits have been issued to owners of small sailboats with masts (e.g., lasers). Many of these belong to families with kids who have graduated from the Seashell program.



Photo 6 – Seashell Sailboats



Photo 7 – Outrigger Canoe Storage Area Sign

Outrigger Clubs

There are many outrigger clubs in Santa Barbara, most of which use and store their outriggers at West Beach. These clubs participate in local, state, national and international outrigger canoe competitions and generate public interest and support for the history of outrigger canoes. Most clubs offer their members opportunities to race at many different levels, ages or physical ability. The public is encouraged to participate and is sometimes offered instruction before deciding to join a club. A few of the clubs interviewed as part of the study process are:

- Santa Barbara Outrigger Canoe Club (SBOCC)
- Paddling Athletes Defying Disabilities, Limitations, Enjoying Recreational Support (PADDLERS)
- Ka Nai'a Outrigger Canoe Club
- U'hane Outrigger Canoe Club
- Kaizoku Outrigger Club
- Ocean Outrigger Club
- Holopuni
- Wahine



Photo 8 – Typical West Beach Activities

Sports, Music and Other Activities

- The Association of Volleyball Professionals (AVP) held volleyball tournaments in 2004, 2005, 2006 and 2008 either in spring or fall. Other volleyball associations had tournaments in 2007 and 2008. Santa Barbara City College conducts volleyball classes at West Beach. Volleyball courts are available on a first-come-first-served basis year round. Other events at West Beach include soccer in the sand, beach tennis, over-the-line, sun bathing and beachcombing.
- Navy League of Santa Barbara: the USS Ronald Reagan visited in August 2005 and January 2008. Passengers disembark and embark at Sea Landing with a Hospitality area set up at West Beach.
- Cruise Ship Visits: As with the USS Ronald Reagan, passengers disembark and embark at Sea Landing. Visits have taken place since 2002 (see Photo 9).
- The annual Fourth of July Celebration, co-sponsored by SPARKLE and the City, includes food, music and fireworks.



Photo 9 – Cruise Ship and Shorebirds

- Arlington West is set up on certain Sundays by the Veterans For Peace on the beach adjacent to Stearns Wharf. Arlington West consists of a small white cross for every soldier killed in Iraq (see Photo 10).
- There has been a West Beach Music Festival in 2007, 2008 and 2009 during the months of September or October. The Festival draws large crowds. In June 2010, the City Council determined that West Beach was not an appropriate venue for this type of large scale music event with up to 13,000 people attending.



Photo 10 – Arlington West and aircraft carrier

Natural Resources

There is little native vegetation at West Beach, thus habitat is generally around man-made structures and landscaping. There is limited area of some native, salt-tolerant vegetation at the end of the Rock Groin near the area where outrigger canoes are stored. According to bird surveys conducted by SAIC for several projects within the Harbor area, birds such as gulls, cormorants, herons, and brown pelicans, perch or rest in areas around the Harbor and West Beach¹. Shorebirds, such as willets, black-bellied plovers, and marbled godwits, have been seen throughout the year. The sandy beach of the sandspit is a foraging and resting area for shorebirds, such as western and least sandpipers, sanderling, whimbrel, and long-billed curlews. Threatened, endangered, and special concern species that use the Harbor at least seasonally include: western snowy plover, California brown pelican, California least tern, California sea lion, and harbor seal.

The western snowy plover, a California Species of Special Concern, has been of special interest to the Santa Barbara Audubon Society for projects proposed at or near West Beach. They have been a regular winter visitor to the sandspit as well as East and West Beaches for over 10 years based on surveys for a number of Harbor projects. There are non-native Myoporum trees lining the sidewalk across from the Seashell condos which are used by black-crowned night herons for resting and nesting (see Photo 11). Other birds observed at West Beach include: great blue herons, willets, surf scoters, ring-billed gulls, western and heermann’s gulls, rock doves, double-crested cormorants, a peregrine falcon, American coots, black-bellied plovers, whimbrels, a marbled godwit, a western grebe, clark’s grebes, a snowy egret, and an eared grebe. On March 24, 2009, a SAIC Biologist observed one Western snowy plover on West Beach.



Photo 11 - Black-crowned Night Heron



Photo 12 - Western Snowy Plover FWS photo

¹ SAIC, Western Snowy Plover Monitoring at Leadbetter, West and East Beaches, Jan. 16, Feb. 6, Feb. 27, Mar. 13, Mar. 27, Apr. 10, Apr. 24, May 7, and May 21, 2009.

Beach Maintenance

The City's Parks and Recreation Department has a program mission to clean, grade, and groom beaches to maintain clean and safe beaches for the enjoyment of residents and visitors. Parks and Recreation grooms beach sand on Leadbetter, West and East Beaches ten times between May and October and they rake the beach sand six times between November and April. The Parks Staff works closely with SAIC for bird monitoring before any grooming and raking takes place.

Parking

The City of Santa Barbara has several parking lots along the City's Waterfront. The Harbor Parking Lot is accessed off Harbor Way across from Santa Barbara City College and is in constant use. This lot offers paid spaces for vehicles and boat trailers. This is an important aspect for West Beach as this is the only boat launch in Santa Barbara County. Parking at the Harbor has been studied extensively. Parking and circulation improvements recommended in the HMP have been implemented to offset the heavy demand for parking.

Dredge Yard

As discussed in other sections of this study, dredging is critical to the small boat groups using West Beach and to replenish downcoast beaches, however it is a very expensive undertaking. The dredge yard storage area at West Beach was mentioned by many stakeholders as a source of concern for aesthetic reasons given its industrial appearance. The yard is 102' x 52' and runs parallel to the sidewalk leading to Sea Landing and behind the Seashell condos. It is fenced and shielded with sand colored fabric that is a regular target for graffiti. The yard remains as storage during summer months dredging does not occur because it would be expensive to dismantle the equipment and store it elsewhere. The City prefers to put that money into more dredging. Discussions with the dredge contractor have indicated that the yard could be relocated within the West Beach area without impacting their operations as long as they are near the water and boat launch ramp vehicle access.

The U.S. Army Corps of Engineers dredges the Federal Channel in the Santa Barbara Harbor twice a year; once in the fall and once in the spring. The Corps lets a three-year contract, the most recent of which was completed in April of 2010. At the conclusion of the three-year contract the dredging contractor is required to remove everything, including the dredge yard. The next three-year contract is about to go out to bid with the prospective dredge contractor to begin mobilization in October 2010, including re-establishment of the dredge yard in the same general location near the Sea Shell condos.

Dredged sand is typically pumped south of Stearns Wharf, including down to East Beach. During spring 2010 approximately 41,000 cubic yards of sand was trucked/barged to Goleta Beach to replenish that eroding beach. West Beach has been used as a source for Goleta beach nourishment projects several times in the past eight years with some of the material trucked and some barged.

Surveys for sensitive species are conducted for any dredging project (Corps or West Beach/Goleta Beach) depending on the time of year. Surveys were conducted for Western snowy plovers (in addition to any other sensitive species that may be present) for the West Beach/Goleta Beach project because it occurred in the spring. The Corps conducts surveys at the disposal site at East Beach but not necessarily on West Beach because the dredging contractor buries pipe on West Beach at the beginning of the three-year contract and there are typically no more impacts to that beach after that.

Scenic Values

Policies of the Local Coastal Plan (9.1) and HMP (VIS-1) strive to protect, preserve and enhance coastal and scenic visual qualities. The Harbor and Stearns Wharf are among the most beautiful areas of the City. Most tourists visiting Santa Barbara spend time in this area, with over half visiting Stearns Wharf. The 24 acres of West Beach are in between and offer an open expanse of sand with many types of passive and active recreation opportunities. It is considered unique to have an open expanse of beach in an urban setting. The HMP states that the open space nature of West Beach should be carefully considered in future planning. The importance of this wide open beach in the urban core of the City was also expressed by the Coastal Commission staff.

Visitor-serving Facilities

The Coastal Act (Sections 30213 and 30250) and LCP (Policy 4.3) seek to provide and protect public amenities and low cost visitor serving activities. The volleyball courts at West Beach are a good example of these policies. The West Beach volleyball courts are easy for visitors and locals to have “pick up” games that are not always conducive to the East Beach courts. The hotel owners along Cabrillo often send their guests over to West Beach for volleyball, sunbathing, swimming, or just to watch the sailboats and outriggers. In addition, visitors are encouraged to try out the charter boat excursions, rent sailboats, kayaks, paddle boards, visit the Sea Center on Stearns Wharf and the Maritime Museum at the Harbor, and eat at all the various restaurants in the Waterfront. The HMP (Policy VISIT-1) states that “Visitor serving uses shall be subordinate to ocean dependent uses but shall be provided in adequate amounts to serve visitors to the area.” The corresponding action (Action VISIT-1.1) states “Modest expansion of visitor serving uses shall be provided, with priority given to lower cost visitor serving uses.”

IV. Needs Assessment

On April 15, 2009, the Waterfront Department hosted a Community Meeting at the Marine Center Classroom. There were 20 people in attendance. A presentation was given outlining the history of West Beach, relevant Coastal Act, LCP, Harbor Master Plan, Parks and Recreation and other City policies and ordinances. Also included was the status of the West Beach Pedestrian Improvement Project and how people could get involved in the current West Beach planning effort. Interviews were offered to all the various stakeholders interested in West Beach. A summary of the types of questions asked at this first meeting is presented in Appendix B along with meeting notes. In general, stakeholders were interested in more amenities at West Beach, improving the appearance of the area including the City Park at Castillo/Cabrillo Streets (Plaza Del Mar), additional dredging, making the multi-modal path safer, adding cultural and educational opportunities about the activities taking place there, as well as adding more festivals and tournaments. In recent months, there has been concern expressed about large festivals or events at West Beach. Careful consideration would need to be given to any proposal in terms of the type, size, and scope of such events to ensure that traffic, parking and/or neighborhood impacts would be addressed.

Parks and Recreation Department staff expressed concern about increased administrative and/or maintenance responsibilities that the City might need to shoulder if new structures or landscaping were added to the beach. They were also concerned about privately managed structures on the public beach, even if they would be available for public use.

From April through August 2009 the consultants interviewed over 50 people in small meetings. The stakeholders interviewed included: City Councilmembers, Parks and Recreation Staff, Waterfront Staff, Planning Staff, Coastal Commission Staff, the dredge contractor, the Audubon Society, Chumash representatives, Harbor Merchants, Hotel and Restaurant Operators, Outrigger Canoe Groups, and Sailing Groups. Summaries of these interviews are presented in Appendix B-4. The following bullets list the types of things the stakeholders wished to discuss and the ideas considered in this study.

What works at West Beach:

- West Beach is a unique setting and should be kept open for all interest groups
- Visitors and locals all desire high quality projects and activities
- Easy parking and access to the water is desirable
- The Quiet Water Area is safe for sailing, kayaking, outrigger canoes, swimming, etc. Sailboats, Kayaks and Outrigger Canoes are attractive to watch and draw people to West Beach
- The Volleyball courts are used by many people, locals and tourists alike
- The West Beach Hotel and Restaurant owners and Harbor merchants commented that festivals and tournaments are generally good for business and they would like to see more.

How could it be better (not in priority order):

West Beach (sandy area)

- **Boating (and educational) activities**
 - Continue an aggressive dredging operation to maintain and possibly enlarge the Small Boat Quiet Water Area
 - Consider design of a Chumash Tomol House for education about Tomol canoes and an Outrigger Canoe Hale with an open view corridor to the water
 - Provide a water hookup for boat rinsing

- Design attractive and consistent racks and storage boxes for outrigger groups at reasonable cost
- Remove weeds from around outrigger racks and grade sand up to sidewalk
- **Activities on the beach**
 - Encourage more beach and water related activities at West Beach – Beach Tennis, Over the Line Softball, Sand Soccer, etc.
 - Consider designing a small covered space for non-profit sailing and other boating groups to use as meeting space
 - Consider a “First Something Concept” for West Beach similar to “First Thursdays” in the Downtown - key into a farmers and fresh fish market idea
 - Create a limited commercial area near Sea Landing with small vendors renting beach chairs, umbrellas, boogie boards, kayaks and/or selling limited food items – open this up to bidding by existing Harbor Merchants first
- **Aesthetics**
 - Improve the appearance of the Seashell storage condos
 - Improve the attractiveness of West Beach for swimming – add a lifeguard tower, increase regular beach cleaning, post signs to indicate the water quality is good, install more technologically improved types of clean out stations throughout the Harbor to capture more oil byproducts
 - Relocate and/or improve the appearance of the dredge storage yard as it looks industrial
 - Confine potential projects to the area adjacent to the sidewalk leading to Sea Landing
- **Habitats**
 - Install native dune vegetation between the multi-modal path and the wall along Cabrillo to soften the look of the area
 - Consider Western snowy plover habitat needs in planning for future activities and facilities
- **Educational and interpretive opportunities**
 - Instill in visitors an understanding of the colorful history of the Harbor, dredging activities, commercial fishing, etc.
 - Create signage depicting the history of Outrigger canoeing, kayaking, sailing, etc., in the area
 - Create signage depicting the history of Chumash use of the area including launching of Tomols
 - Educate visitors and locals about the natural resources including Western snowy plovers
 - Streamline permitting procedures and lower fees for non-profit groups to hold events at West Beach
- **Safety and public services**
 - Increase Police and Harbor Patrol presence throughout the entire West Beach area
 - Install motion sensor lighting and/or cameras to discourage vandalism and transient use
 - Expand the multi-modal path toward the wall along Cabrillo to make it safer for all users of the path, fix cracks in the path and institute regular sand removal
 - Consider adding restrooms to the area
 - Improve the safety of the boat launch area

Boat launch, rock groin, parking and pool areas – Note: Immediately adjacent to study area

- Study the wading pool area – redesign to be a splash park, improve lighting, install benches with arms, connect it with improvements to Plaza del Mar and Los Baños
- Add benches, picnic tables and other amenities to the rock groin to make it more attractive

Cabrillo Boulevard and adjacent areas – Note: Outside study area

- Extend or expand the Arts and Crafts Show to include the sidewalk along West Beach
- Regenerate interest in Plaza del Mar Park – trim trees to warm it up, install more lighting, rejuvenate the area with summer concerts and wine tasting/local vendor food booths for locals and visitors
- Encourage visitation to the Carriage Museum with signage directing visitors to that part of the park
- Study parking in the entire Waterfront – create consistent time limits and limits on overnight campers
- Prepare a master plan that covers all the City’s beaches in the Waterfront including habitats, public use, maintenance of beaches, etc.
- Improve marketing of Santa Barbara as a city of sailing, commercial fishing, outrigger canoeing, etc.

Early Options Considered for West Beach

On August 19, 2009 the Waterfront Department hosted a second Community Meeting at the Marine Center Classroom. There were 25 people in attendance. The purpose of this meeting was to review the findings of the stakeholder interview process. The consultants presented graphics showing the existing setting for West Beach and three Options (see Appendix B-5) for possible improvements:

1. **Dredge storage yard** – All stakeholders understand and appreciate the importance of dredging West Beach for the sake of recreation and to replenish downcoast beaches. However, universally people commented that the storage yard’s appearance was “industrial.” The study looked at options with it remaining in place and moved closer to the ocean. In all cases, boats, outriggers or other watercraft were assumed to be located adjacent to the yard’s fence to screen the storage yard from view.
2. **Small boat storage “condos”** – While everyone supports the Seashell program that introduces children 8 through 15 to sailing, the appearance of the storage “condos” was a concern for some. The possibility of retaining the small storage sheds or condos in their present location and moving them closer to the Myoporum tree line to the west was also studied. The latter was proposed assuming the sidewalk in that area would be relocated to the east with two different configurations.
3. **Outrigger storage and/or Hale Structure** – There is a recognized need to improve the outrigger storage area. One option is to provide standardized racks and storage boxes for all groups and individual owners. Grading to improve the interface between the sidewalk and the sand is needed. The City has existing permits for “ideal beach configuration” that can be used to accomplish this. There is support for providing water and possibly electricity next to Sea Landing, but also for the Ka Nai’a outrigger club east of Stearns Wharf. Landscaping and additional seating would be beneficial along the Rock Groin. Figures 3 and 4 in the next section depict outrigger storage hales.
4. **New Tomol House or Ap** – A house to store Chumash tomols (canoes) was discussed at stakeholder and community meetings. A Tomol House was depicted in the northern part of the study area as discussed in more detail in the next section and shown in Figures 5 and 6. An Opp, or ceremonial building with tule sides, was also discussed but dropped from further consideration as not as high a priority for the Chumash representatives as a Tomol House.

5. **New educational elements** – Additional educational and interpretive signage throughout the West Beach area.

6. **New landscaping** – Plant native coastal dune types of grasses between the multi-modal path and the Cabrillo Seawall (Note: this is a concern for Parks and Recreation Staff as it would likely increase their maintenance responsibilities.)

The meeting notes from the second Community Meeting are summarized in Appendix B-6. The attendees reacted to all three options and gave very good input. After this meeting, the options were refined from three to two and renamed Alternative A and B (see Appendix D-1). Additional input was gathered from Planning, RDA, Waterfront and Parks and Recreation Staff. It was decided that relocating the sidewalk to the east, even with no net loss of usable sand area, was problematic for pedestrian safety and moving the Seashell condos under the Myoporum tree line was also problematic. It was clarified that a Chumash Ap or dome-shaped structure made of willows and tules was not as desirable as a Tomol House at West Beach. Representatives from the Chumash and Outriggers provided more detailed drawings of a Tomol House and a Hale (see Section VI).

V. West Beach Planning Study Draft Alternatives (Nov. 2009)

One of the goals of the West Beach Planning Study is to maintain a balance of appropriate uses for residents, visitors and the stakeholder groups in the limited area that is West Beach. Public input has been valuable to determine what might be appropriate at West Beach given the policy directives of the City and Coastal Commission. Two alternatives were presented in the West Beach Planning Study in November 2009 for comment and consideration prior to formulating a recommendation for review by the City Council and possibly the Coastal Commission in 2010 (see Section VI).

Alternative A (see Appendix D-1)

This alternative would keep the dredge yard in its usual location and the small boat storage condos would be reconfigured around the dredge yard to help shield it. Masted boats would be stored on the north and east side of the yard. If the condos could not easily be moved, the dredge yard could be moved into the space behind the condos (where the masted boats are stored at present). The fencing would need to be shortened from 102' in length to about 90' to fit behind the current condo configuration.

Under this alternative the outrigger storage area would be upgraded with a standardized rack and storage box design, regrading the sand to fix the drop off to the "ideal beach configuration" per existing City permits, installing water and/or electrical lines (including lines for the outrigger area closer to Stearns Wharf), landscaping and additional seating along Rock Groin, etc.

Educational elements would be added to the West Beach area. These elements would describe things such as: the City's maritime history, the importance of commercial fishing to the Harbor, the history of outrigger canoeing, the 60-year history of the Seashells, the maritime culture of the Chumash, the safety of the water quality for swimming at West Beach, and the natural resources of the area, especially the habitat of the Western snowy plover.

Implementation of Alternative A

1. **Upgrade of the outrigger storage area** – This action would require the development of guidelines showing the desired appearance of the outrigger storage boxes and racks. Depending on whether the City were to provide the racks and boxes or the permittees would provide them to the City's specifications, the current permit fee might have to be revised.
2. **Relocation of dredge storage yard and condos** – Coastal Development Permits would likely be required to relocate the dredge storage yard and Seashell condos, if proposed, as well as to upgrade the outrigger storage areas. The Coastal Commission may retain original permit jurisdiction over some of this geographic area (e.g., the outrigger storage area) and may have to approve the proposals.
3. **Signage** - The educational and interpretive signage program would require City approval.

This alternative would be relatively inexpensive and easy to implement.

Alternative B (see Appendix D-1)

This Alternative would relocate the dredge south of its current location, such that its northern end would be even with the boat launch. Open boat storage of sailboats, kayaks, and/or outriggers would be located to the east and west of the yard to shield it. The Seashell condos would remain at their current location with open boat storage on their east side. The appearance of the condos would be upgraded. Motion sensor lighting could be considered with small solar panels placed on the condo roofs. If the three condos closest to Cabrillo Boulevard could be moved behind the other five condos, this look would consolidate the area, one of the concerns mentioned by the Coastal Commission Staff. The condo doors would open to the east. This would open up the view corridor from that corner area along Cabrillo/Bath Streets looking south and east towards the ocean.

The major new design elements of Alternative B would include an open-sided outrigger Hale and/or a Chumash Tomol House located near the corner area, but on the sand by Cabrillo/Bath Streets. These elements are described below:

- **Outrigger storage or Hale** – There is a definite interest in improving outrigger storage including providing covered storage and some shade for meetings and gatherings. A “Hale”, as shown in Photo 13 and Figures 4 and 5 in the next section, is often used by outrigger clubs to provide shade and store outriggers as well as for meeting space. These structures have a roof and support columns but no walls. The open-sided structure would house up to six outriggers and would have small paddle storage box(es). This structure would allow outrigger clubs to have a year-round program, including being able to hold meetings in the Hale.
- **Tomol House or Ap** (see Figures 5 - 7 in the next section) - A tomol (canoe) house at West Beach, near the Cabrillo seawall and sidewalk leading to the Rock Groin, would provide an authentic maritime structure for viewing at all times and would allow for community interaction when the Chumash were there. The design of the structure would be similar to an upside down tomol. Its size is estimated to be 30 feet x 79 feet and would house up to three tomols. The tomol house would have redwood or Red cedar sides and translucent panels in the ceiling to allow light to penetrate into the open-sided structure. The intent is that the structure would provide opportunities for many cultures to visit Santa Barbara and would tie into the 20’ diameter story circle tile mosaic on the new sidewalk as part of the WBPIP (see Photo 3). The Chumash would hold educational programs year-round, offer a “living museum” for Tomol construction, harbor launching of tomols and channel crossings.

Alternative B also included planting of native types of coastal grasses between the multi-modal path and the Cabrillo seawall. Once established, this vegetation would help to keep sand off of the multi-modal path and reduce maintenance for the Parks and Recreation Department. This was a popular idea amongst the stakeholders and a suggestion from the Coastal Commission Staff, but is not desirable for Parks and Recreation Department budgeting issues.

Finally, Alternative B would also include the upgraded outrigger storage area, relocation of boats and canoes to shield the dredge storage yard and educational components as described in Alternative A.

Comments received on West Beach Planning Study Draft Alternatives A and B (November 2009)

There was a Joint Session of the Planning Commission and Parks and Recreation Commission on November 12, 2009 (see Appendix D-2) followed by the Harbor Commission on November 19, 2009 (see Appendix D-3).

The Planning and Parks and Recreation Commissioners offered the following comments:

- Alternative A has a softer touch and would not involve an LCP Amendment
- Concealing the dredge with the Seashell condos would help conceal the industrial look of the area
- If cost was not a concern, some liked Alternative B
- A phased approach was supported by many
- Others felt any new structures on the beach would not be appropriate and the City should not take on any new maintenance costs
- Some felt any new structures should be open at all times
- Putting up story poles would help people visualize the potential impacts to the views
- There was general support for improving access to other facilities in the study area and beyond
- In general, comments were split 3 for Alternative A; 4 for Alternative B; 1 for no new project

The Harbor Commissioners offered the following comments:

- Some concern that a Hale would look artificially transplanted
- Serious concerns over potential costs to the Harbor Department's budget, but more people in the area could lead to more revenue
- Dredge storage yard could be hidden with the Seashell condos, but it is an important part of a working harbor
- Signage is very important, especially to educate people about the birds in this area and the maritime culture
- Some consider this to be an opportunity to improve the aesthetics of the area and attract more people
- Concern raised about potential for flooding up to the seawall
- Concern about blocking views with additional structures
- Native plantings could be more than just grass and could be an educational tool
- In general, comments were split 2 for Alternative A; 3 for Alternative B

VI. Phased Implementation Plan

After the Harbor, Planning and Parks and Recreation Commissions reviewed the draft study in November 2009, additional meetings were held with City Staff from the Waterfront, Redevelopment, Planning, and Parks and Recreation Departments. In addition, three key stakeholder groups continued an active dialogue with the consultants including representatives of the Santa Barbara Outrigger Canoe Club (SBOCC), local Chumash representatives, and the Santa Barbara Seashell Association (SBSSA)². The purpose of these meetings was to reflect on the comments received and revise the alternatives accordingly, as well as to explore the pros and cons of each prior to inclusion in the *Final West Beach Study*.

After meeting with City Staff and these stakeholders, it is recommended that a Phased Implementation Plan be considered as shown in Figure 2. Phase I includes relocation and upgrading of existing uses and facilities. Phase II includes one or two new open-sided structures for primary use by local non-profit organizations who already have a presence at the beach. Note that this study is not recommending one phase over the other but is intended to address public and City Commission comments on two phased options that could be pursued in the future.

Phase I Proposal

This phase would keep the dredge yard in the location where it was previously located (near the Rock Groin and Boat Launch Ramp) and where it is expected to be positioned when the new dredge contract is approved and implemented this fall. The small boat storage condos may stay in their current location or they could be reconfigured around the dredge yard to help shield it. Regardless, masted boats would be stored on the north and east side of the yard to shield the dredge yard from Cabrillo Boulevard and Stearns Wharf. This proposal is very similar to Alternative A discussed in the previous section.

If the condos could not easily be moved, the dredge yard could be moved into the space behind the condos (where the masted boats are stored at present). The fencing would need to be shortened from 100 foot in length to about 90 feet to fit behind the current condo configuration. The intent is to provide access to the dredge yard gate while concealing the other three sides of the yard from public view as much as possible.

The outrigger storage area would be upgraded with a standardized rack and storage box design, regrading the sand to fix the drop off to the "ideal beach configuration" per existing permits, landscaping and additional seating along Rock Groin and, if possible, installing water and/or electrical lines (including lines for the outrigger area closer to Stearns Wharf).

Educational elements would be added to the West Beach area. These elements would describe things such as: the City's maritime history, the importance of commercial fishing to the Harbor, the history of outrigger canoeing, the 60-year history of the Seashells, the maritime culture of the Chumash, the safety of the water quality for swimming at West Beach, and the natural resources of the area, especially the habitat of the Western snowy plover.

Implementation of Phase I Proposal:

The Phase I proposal is shown in Figure 2 and described below.

² During winter/spring 2010, Seashell Association volunteers have made improvements to the appearance of the Seashell condos. They have been repaired with new doors and painted a consistent shade of green (see Photo 5 in Section III). The area has been weeded and storage racks built for some of the masted boats stored behind the condos.

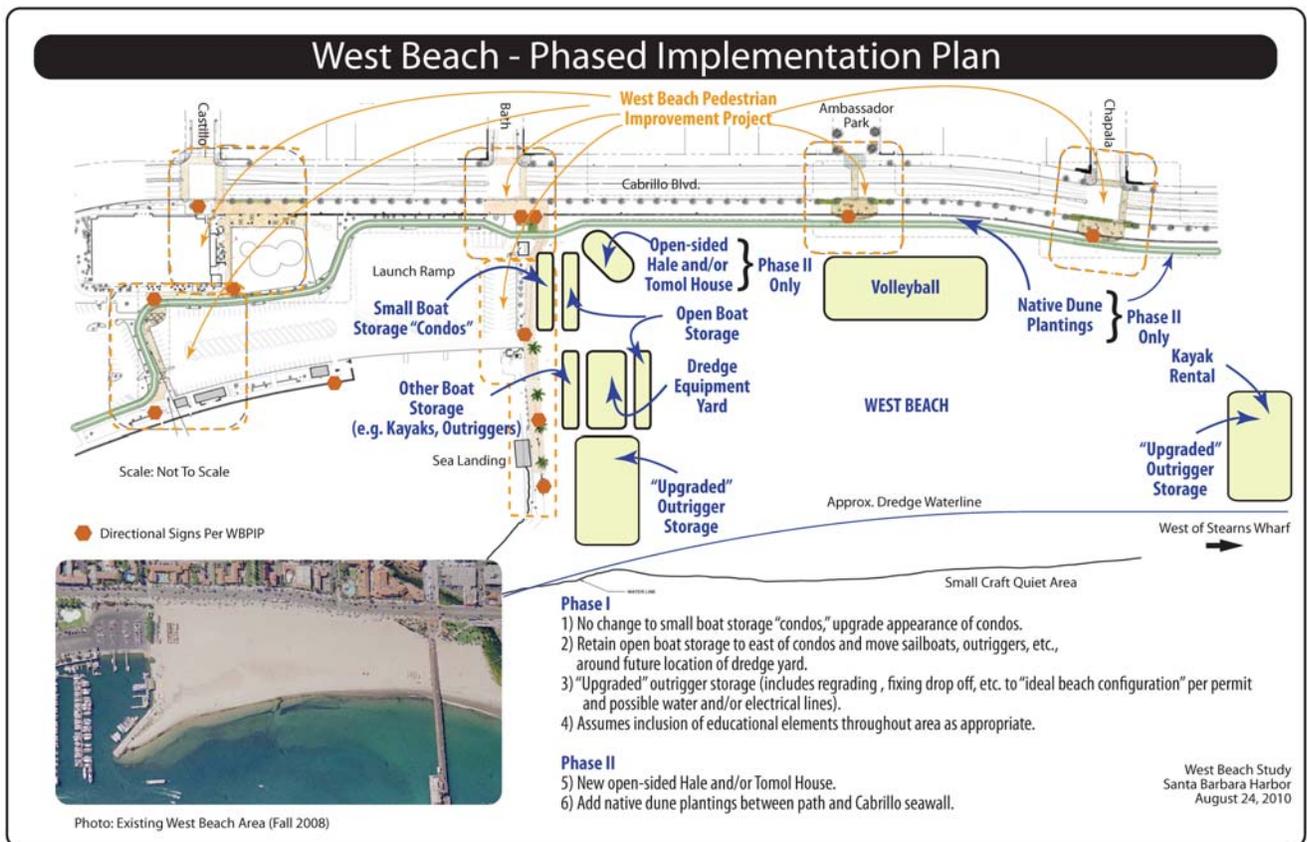


Figure 2 - Phased Implementation Plan

1. **Outrigger storage area** - Improvements to the outrigger storage area including standardized rack design with Waterfront control over the location of racks and the number of canoes per rack, standardized storage box design, improved sand grade next to the sidewalk leading out to the Rock Groin and a metered water line with a fee system.
2. **Rock Groin** - Landscaping and seating improvements in this area.
3. **Improved security** - Installation of motion sensor lighting in the dredge storage yard/Seashell condo area to discourage vandalism and transient use
4. **Increased coordination** - Consideration of a cross-marketing Arts and Crafts Show effort between the Hotel and Restaurant Association and the Arts and Crafts Show Board
5. **Establishment of an Ad Hoc West Beach Advisory Committee** – Interested stakeholders (e.g., SBOCC, Chumash, SBSSA, etc.) could work together on West Beach issues and report to the Harbor and Parks and Recreation Commissions who would each have a liaison on the committee. Depending on the issue under discussion and budgetary constraints, City staff from the Waterfront, Parks and Recreation or other departments may be participants.
6. **Seasonal rentals** - Seasonal rental contract for beach amenities, e.g., chairs, boogie boards, kayaks, refreshments, etc. that comes and goes on a trailer.
7. **Dredge storage area** - Consider a nicer dredge storage yard fence, similar to the wood on the Seashell condos. Shift some small boat storage to the area adjacent to the dredge yard fence to further conceal the yard from view from Stearns Wharf, Cabrillo Boulevard and West Beach.

Pros

- Consistent with Coastal Act, LCP and HMP policies
- Low budget
- Relatively easy to implement from a process standpoint

Cons

- New landscaping along the Rock Groin could be periodically wiped out by powerful southeastern storms
- Motion sensors for beach lighting to discourage vandalism and transient use could cause bird habitat to be compromised
- While the appearance of the area would be improved, these changes are probably not significant enough to meet initial goals of this study which is to improve the appearance of West Beach and entice more people into the area.

Phase II Proposal

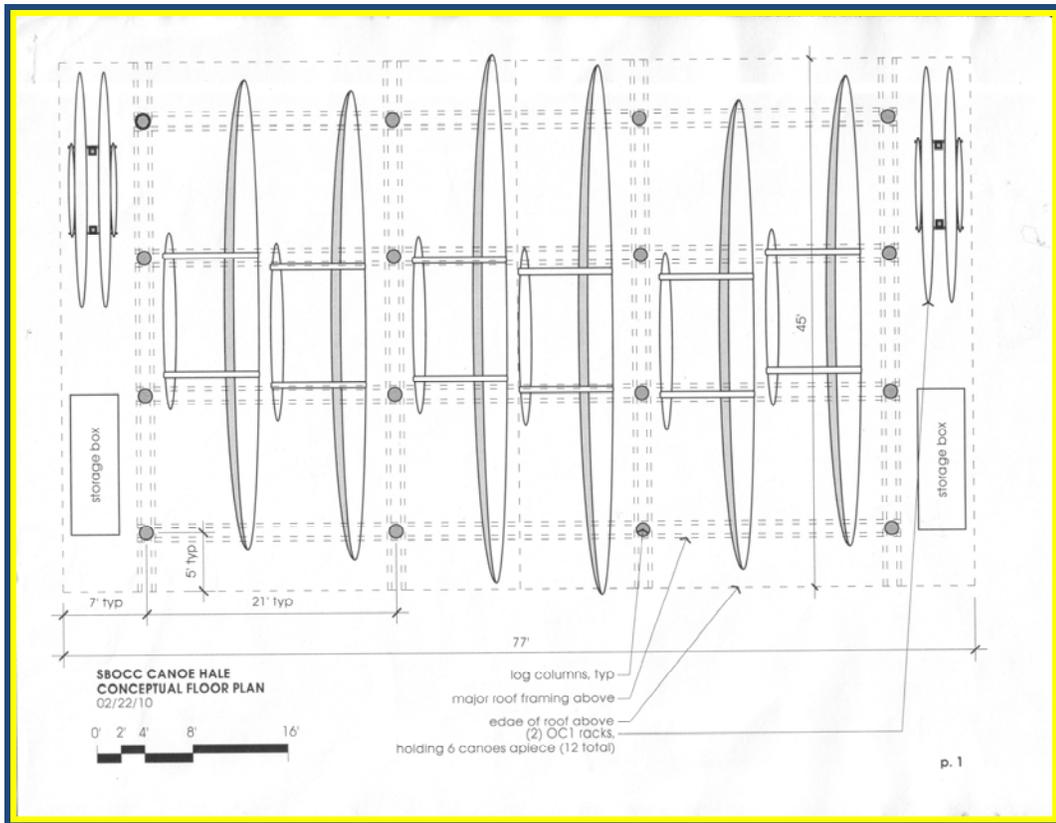
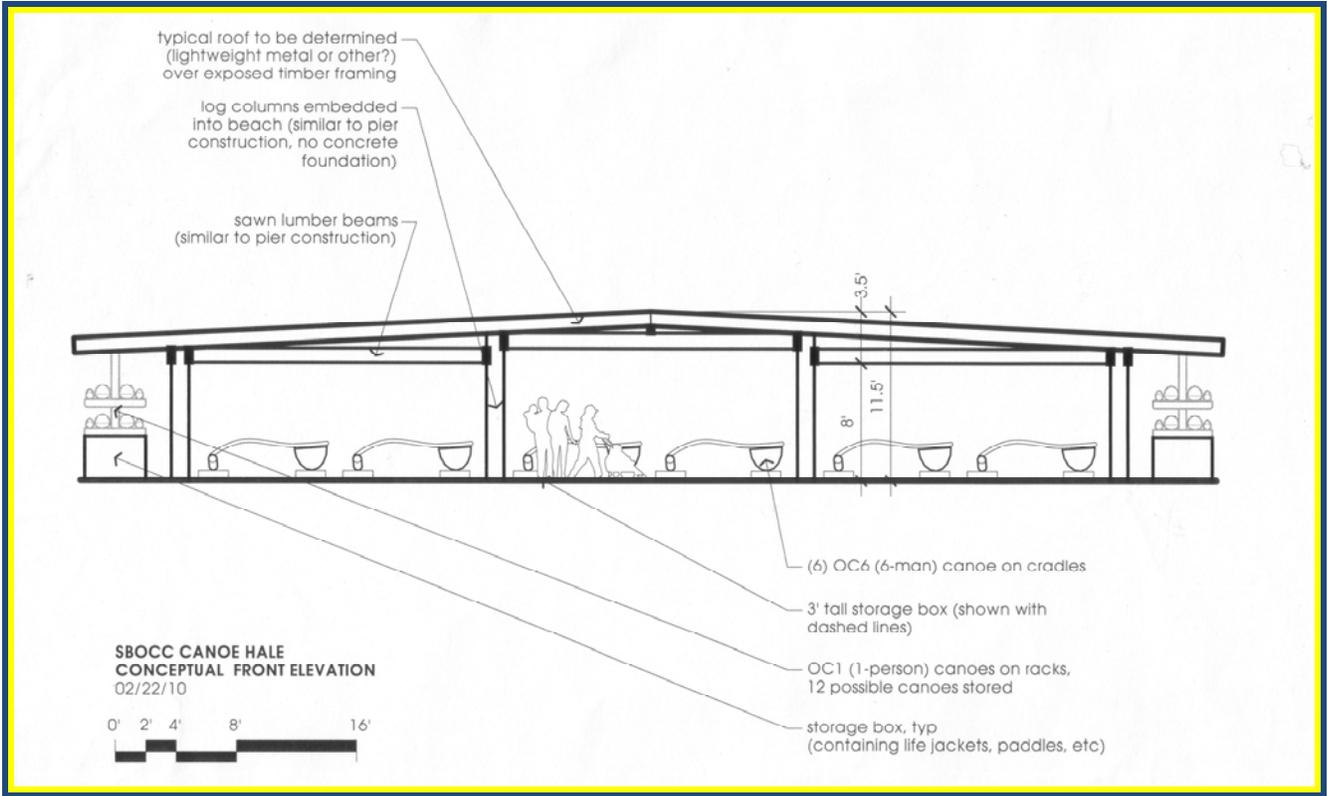
Phase II builds on Phase I and includes one or two new open-sided structures as described below. The proposal is very similar to Alternative B described in the previous section:

- **Outrigger storage or Hale** – There is a definite interest in improving outrigger storage including providing covered storage and some shade for meetings and gatherings. A “Hale”, as shown in Photo 13 and Figures 3 and 4 below, is often used by outrigger clubs to provide shade and store outriggers as well as for meeting space. These structures have a roof and support columns but no walls or floor. A Hale would be open beam construction approximately 75’ x 50’ and would house six outrigger canoes. There could be a small solar panel option to provide low light security at night. This idea would essentially be a one for one trade of some of the Santa Barbara Outrigger Canoe Club canoes located on the sand further down the beach. The Hale would also have two paddle storage boxes. The Hale structure would protect their equipment from the elements and would enable them to offer a year-round program rather than needing to trailer their canoes to a storage facility from November to February. Photo 13 and Figures 4 and 5 illustrate a typical outrigger hale configuration and appearance.

Appendix E-1 includes a more detailed description of the Santa Barbara Outrigger Canoe Club’s proposal described in this study.



Photo 13 - Outrigger Canoe Hale – Maui, Hawaii



Figures 3 and 4 - SBOCC Canoe Hale Section and Conceptual Floor Plan

- Tomol House or Ap** - A tomol (canoe) house at West Beach, near the Cabrillo seawall and sidewalk leading to the Rock Groin, would provide an authentic maritime structure for viewing at all times and would allow for community interaction when the Chumash were there. The design of the structure would be similar to an upside down tomol. Its size is estimated to be 30 feet x 79 feet and would house up to three tomols. The tomol house would have redwood or Red cedar sides and translucent panels in the ceiling to allow light to penetrate into the open-sided structure. The intent is that the structure would provide opportunities for many cultures to visit Santa Barbara and would tie into the 20' diameter story circle tile mosaic on the new sidewalk as part of the WBPIP (see Photo 3). The Chumash would hold educational programs year-round, offer a "living museum" for Tomol construction, harbor of tomols and channel crossings.



Photo 14 – Tomol at Nicholas Canyon in Malibu

Photo Courtesy of Bryan Thomson

In this proposal, the Tomol House (Ap) is open sided as requested by the City. However, the intent of this design is to create a distinct "inside" environment in accord with the cultural function of the structure. Built like a boat, the Ap is self supporting and moveable, with any installation qualifying as temporary. The outermost skin would be redwood plank finished clear or induced to a weathered "silver".

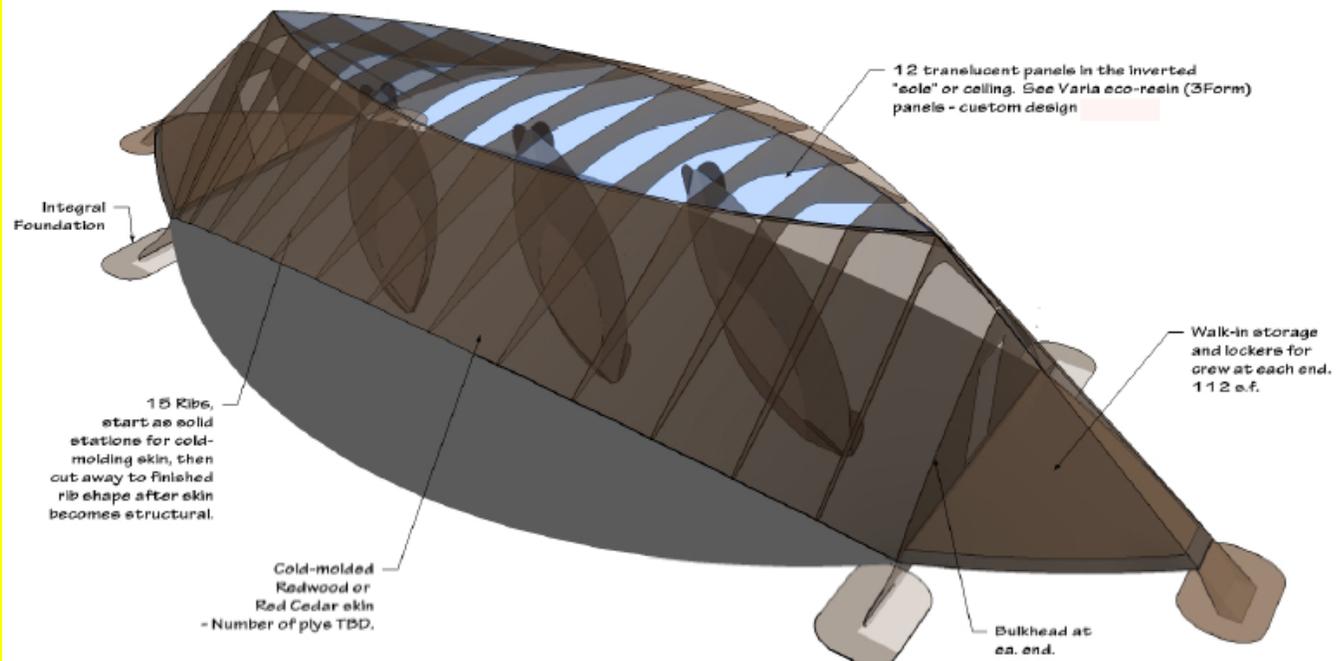


Figure 5 - Descriptive View of Tomol House Concept

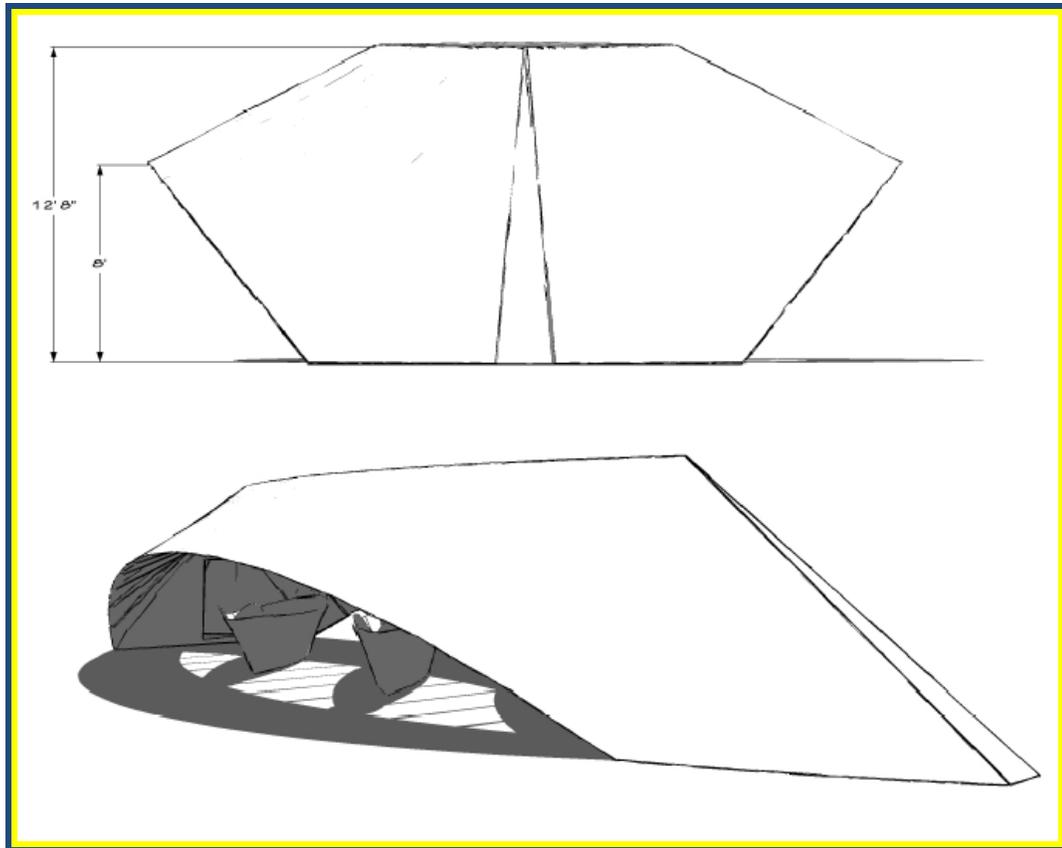


Figure 6 – End View of Ap or Tomol House

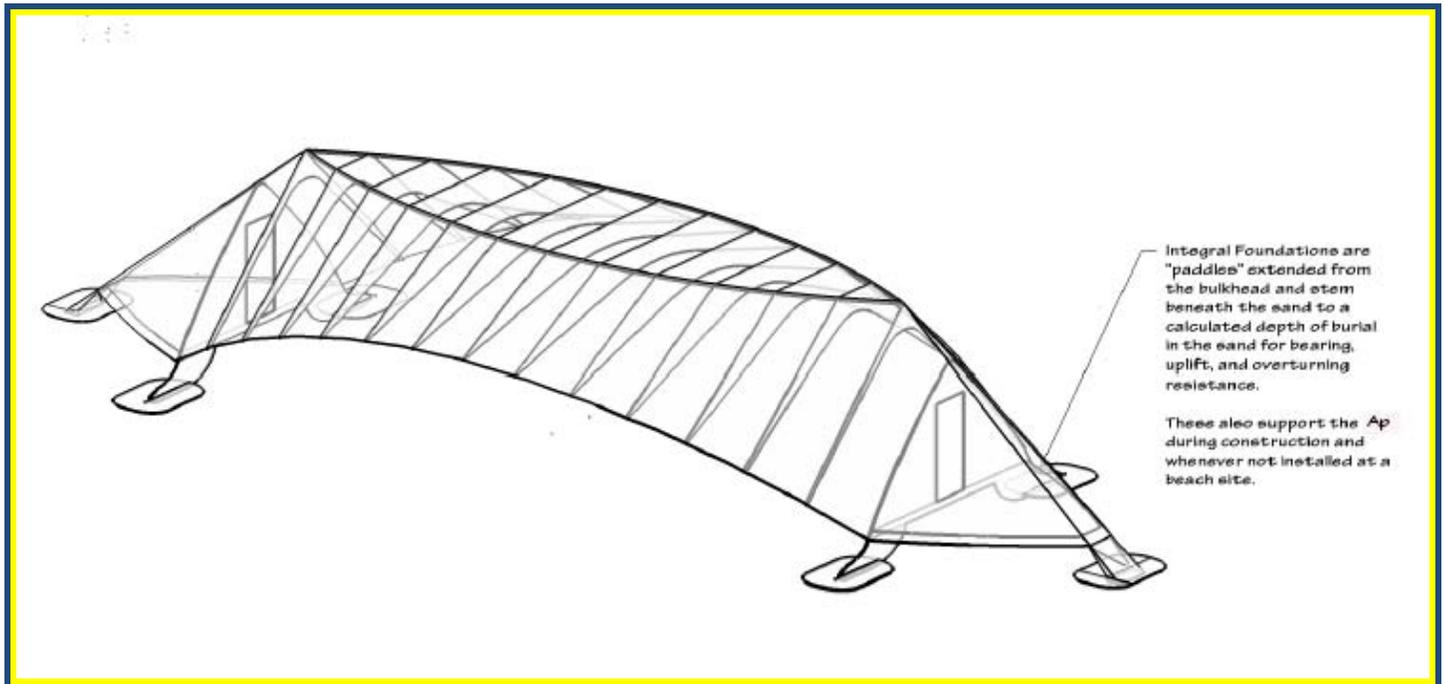


Figure 7 – Foundation Proposal for Temporary Structure

Phase II would also include planting of native types of coastal grasses between the multi-modal path and the Cabrillo seawall. Once established, this vegetation would help to keep sand off of the multi-modal path and reduce maintenance for the Parks and Recreation Department. This was a popular idea among the stakeholders and a suggestion from the Coastal Commission Staff, but is potentially problematic for Parks and Recreation staff due to budgeting issues.

The **Phase II Implementation Plan** would include:

- **Phase I improvements** - All the elements described in Phase I
- **New open-sided structures between Seashell Condos and Cabrillo Boulevard** – Approval and construction of an outrigger Hale and/or a Tomol House for use by those groups as well as the public. The new structures would include educational interpretive elements
- **Seashell condos** – Upgrade and/or rebuilding of the Seashell condos to improve their appearance
- **Native dune grasses and plants** - Native dune grasses or other plants in sandy area between the multi-modal path and the seawall along Cabrillo Boulevard

Pros

New Hale structure:

- Hale structure poles would be similar to installing fence posts without a concrete pad. “Floor” of structures would be sand
- SBOCC would be responsible for construction and maintenance with a long-term City lease and/or Memorandum of Understanding (MOU) ³
- A differential permit fee system could be developed for canoes stored in the Hale versus those stored on the beach to help defray costs
- Hale could be rented for other types of events through a SBOCC (or other participating non-profit group) administered reservation system (limited to a City approved number of days and events per year; e.g., July 4, weddings, regattas, etc.) which could result in revenue for the City
- SBOCC proposes to have at-risk youth help with construction of the Hale (Labor Code with regard to volunteer labor would need to be researched by City Attorney)
- Minimal fencing could be installed around the Hale and be painted a sand color
- Educational signage describing the history and culture of outrigger canoes could be designed into the Hale
- Moving the existing outriggers stored on the beach would allow for more boat storage near the Rock Groin (Note – some also see this as a negative)

New Tomol House structure:

- Tomol House could demonstrate paddle making, tomol construction with traditional tools (no power tools), etc.
- Chumash could take people out in the tomols and sponsor a summer camp(s)

³ Examples include the SB Chamber of Commerce Visitor Center which is leased from the Waterfront Department for a nominal percentage rent. The Chamber is responsible for all maintenance. The adjacent public restrooms were a gift from the Parks and Recreation Department to the Waterfront Department in 2009 and are now the Waterfront’s responsibility to maintain. Other examples of City leases in the Waterfront area include: Ty Warner Sea Center, SB Yacht Club, SB Youth Foundation docks, CUDA docks, etc.

New native landscaping and improvements to Seashell condos:

- New landscaping along multi-modal path and upgrades to the Seashell condos would improve the aesthetics of West Beach.

Cons

New Hale and/or Tomol House structure(s):

- If SBOCC canoes were moved into a Hale, other canoes may want to take the space they occupy now, resulting in a net increase of canoes and activity in the area (Note – some see this as a positive attribute)
- Other City leased facilities have not always worked out as planned with non-profit groups, i.e., while the intent has been to have the non-profit shoulder all the responsibility, maintenance, construction costs, administration, etc., that has not always been the case and the City, with very limited resources, has had to take over these responsibilities
- Concerns about conflict with Coastal Act and LCP policies relative to private versus public use of a public beach
- Given the Coastal Commission's concern about loss of the sandy beach, the approval process for one or two new structures would be difficult
- In addition to requiring Coastal Commission approval of new structures, there are City ordinances that would likely need to be amended to allow new structures (see below)
- The current location of the 4th of July fireworks show requires a 300' clear zone and that may conflict with the possible location of the structure(s).

New native landscaping and improvements to Seashell condos:

- New landscaping along multi-modal path would create maintenance/budgetary issues for Parks and Recreation Department. If this landscaping were approved and installed, long-term funding would also need to be provided to cover maintenance costs.

Required planning process to approve new structures on the beach (Phase II only):

Current City ordinances and policies restrict the types of structures that can be located on the sandy beach. Several of these would require amendments to accommodate the outrigger Hale and Tomol House included in Phase II. In addition to requiring approval of ordinance and policy amendments by a supermajority of City Council members (5 of 7 members), the California Coastal Commission would need to approve most of these amendments. The Coastal Commission would also need to approve the Coastal Development Permit as they retain permanent jurisdiction over the sandy beach in Santa Barbara. The quasi-public nature of the two structures may be an issue in the approval process. The amendments and approval would likely include the following:

1. **Parks and Recreation ordinance amendments** – There is at least one section of the Parks and Recreation ordinance (described in Section II) that may need to be amended if new structures are proposed on the beach. Section 15.16.110 prohibits structures except restrooms and lifeguard towers on the beach. The PR Zone defines "Beach" as areas that provide access to the ocean and sand for passive and active recreation. A determination may need to be made whether new outrigger hale and/or tomol structures would meet that definition or whether an amendment might be necessary.
2. **Coastal Development Permits** – CDPs would likely be required for any new structures (e.g., new outrigger Hale and/or Tomol House), for the relocation of the storage yard and Seashell condos, if proposed, as well as to upgrade the outrigger storage areas. The use of story

poles to delineate the size and location of any proposed structures has been suggested as part of the approval process. The Coastal Commission may retain original permit jurisdiction over some of this geographic area (e.g., the outrigger storage area) and may have to approve the proposals.

3. **Possible Harbor Master Plan and Local Coastal Plan amendments** – Depending on the scope and specifics of the proposal(s), the placement of one or two new structures could require amendments to both the HMP and LCP. The educational and ocean-dependent recreational aspects of these structures would need to be weighed against policies relating to visual and natural resources, recreation, access to the shoreline, exposure to risk from wave run up, etc.
4. **Historic Landmarks Commission** – HLC approval would likely be required for most of these improvements.
5. **Signage** - The educational and interpretive signage program would require approval by the Sign Committee.

Depending on the scope of the proposal(s), review of proposed policy and ordinance amendments and Coastal Development Permits may also be required by the following boards, commissions and committees:

- Architectural Board of Review
- California Coastal Commission
- City Council
- Harbor Commission
- Historic Landmarks Commission
- Parks and Recreation Commission
- Planning Commission
- Staff Policy Review Committee

Environmental review would also be required and would be expected to include review of technical studies as required.

Additional Implementation Recommendations (programmatic types of changes where more study is needed)

In the many stakeholder meetings held to discuss West Beach, additional ideas were presented that are presented here for future consideration:

- **Public restrooms** - Expand restroom options in the West Beach vicinity
- **Beach-related rentals** - Create a limited commercial area in the vicinity of Sea Landing with vendor(s) who rents beach chairs, umbrellas, boogie boards, paddle boards, kayaks, etc. and sells limited food and beverages for beach goers.
- **Boat launch ramp** - Improve the safety of the boat launch area for pedestrians.

Outside of immediate West Beach area:

- **Provide additional public programs to draw people to area**
 - Develop a “First Something” Program (similar to the First Thursdays Program in the City’s Downtown) for the West Beach and Harbor area in conjunction with the Harbor Merchants

-
- Association and the West Beach Hotel and Restaurant Owners Association.
 - Coordinate new public programs with a farmer's market and fresh fish market concept
 - Extend or expand the arts and crafts show to include West Beach on a more regular basis
 - **Plaza del Mar** - Regenerate interest in the City's Plaza del Mar Park at Cabrillo and Castillo Streets – consider summer concerts, dancing in the park, local restaurant booths to attract locals and visitors
 - **Improved signage** - Consider expanding the signage program to include linkages between West Beach, Rock Groin, Plaza Del Mar Park, Pershing Park and the Carriage Museum
 - **Wading pool area** - Study the wading pool area to better serve residents and visitors as it is open only a few weeks a year; consider the idea of a "splash park" concept which Parks and Recreation supports as it would likely allow the facility to be used year-round for drop-in, non-supervised use.

Conclusion

Over the years many people have expressed interest, support and concern about the future of West Beach. Comments made during the development of the Local Coastal Plan in the early 1980s, the Harbor Master Plan in the 1990s and during the West Beach Pedestrian Improvement Project process in 2005 and 2006 are consistent with the comments made during this planning study process about West Beach. The Phased Implementation Plan, along with the additional recommendations mentioned above, appear to be generally consistent with coastal plans and policies, although the process to garner approval of any new structures on the sandy beach is a daunting one.

City staff and public members are interested in hearing City Council feedback on the two phases discussed in this study. If Council is interested in pursuing one or both phases, additional studies and coordination would be required.

One suggestion was that the City Council could approve the Phase I Implementation Plan in concept for the purposes of preparing an application package for local and Coastal Commission review. As noted in this study, these improvements are inexpensive and would be fairly easy to achieve.

After the Phase I improvements have been implemented, possibly in conjunction with programmatic changes that would increase use of the West Beach area, then consideration could be given to studying the Phase II improvements. The process to implement Phase II is expected to be somewhat lengthy and more costly than the implementation of Phase I. Careful consideration of new quasi-public structure(s) on the beach would need to be done including the technical studies and agreements relating to construction, administration and maintenance of the structures for the benefit of the public.

Ultimately, implementation of some or all of these improvements is expected to invigorate West Beach and increase public use of the area as originally intended when this study began. The Phase I improvements would be fairly easy to achieve but would not be expected to increase use of the area to a significant degree. The Phase II improvements would definitely increase use and interest in the area, but would also be more difficult and expensive to achieve.

VI. Appendices

Appendix A: Applicable Policies

Appendix B: Community Input

B-1 Community Meeting #1: Meeting Summary, April 15, 2009

B-2 Community Meeting #1: Meeting Notes, April 15, 2009

B-3 Stakeholder Interviewee List

B-4 Stakeholder Interview Summaries:

PADDLERS, May 2, 2009

Parks and Recreation Staff, May 26, 2009

Hotel and Restaurant Owners, May 27, 2009

Outrigger Canoers, June 1, 2009

Hotel and Restaurant Owners, June 2, 2009

Harbor Merchants, June 3, 2009

City Council Representatives, June 8, 2009

Sailing Groups, June 12, 2009

Chumash Representatives, June 26, 2009

Sailing Groups, July 3, 2009

Audubon Society, July 7, 2009

Sea Landing, July 7, 2009

Tall Ships, August 14, 2009

B-5 Community Meeting #2: August 19, 2009

Attendees

West Beach Options 1, 2, and 3

B-6 Community Meeting #2 Summary August 19, 2009

Appendix C: Santa Barbara Arts and Crafts Show Information

Appendix D: Commission Review

D-1 West Beach Planning Study Draft Alternatives A and B (Nov 2009)

D-2 Applicable Portions of Meeting Minutes (November 12, 2009) Joint Session – Planning Commission and Parks and Recreation Commission

D-3 Applicable Portions of Meeting Minutes (November 19, 2009) Harbor Commission

Appendix E: Phased Implementation Plan Supporting Information

E-1 SBOCC Draft proposal for construction and maintenance of Canoe Hale

E-2 Chumash Draft proposal for construction of Tomol House or Ap

Appendix A

Applicable Polices for West Beach

Coastal Act Policies

30235 – Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

30240 and 44 – Protect environmentally sensitive habitat areas; Archaeological or paleontological resources

30251 – The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas...

30253 – New development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard

30255 – Coastal-dependent development shall have priority over other developments on or near the shoreline. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

30210 – 13 – Public access to and along the coast; Lower cost visitor and recreational facilities encouraged

30221 – Protect coast for recreational uses and development

Local Coastal Plan (LCP)

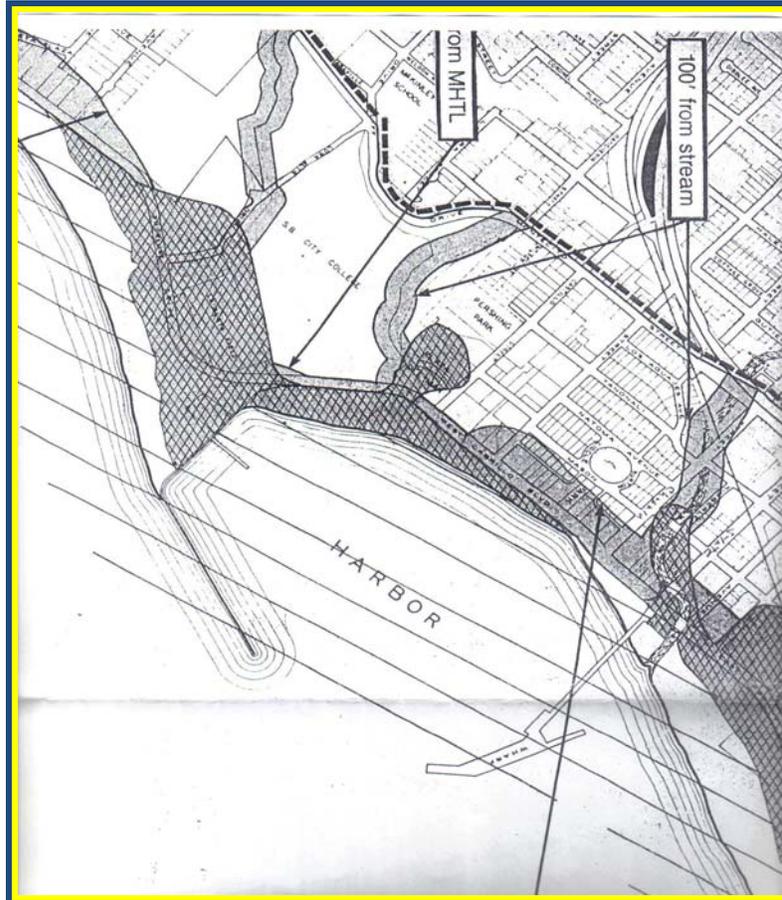
Policy 4.3 Public amenities which provide unique lower cost visitor-serving experiences, such as the Arts and Crafts Show, channel and boat viewing at the harbor, and any other special uses shall be protected and encouraged

Policy 6.1– Protect sensitive habit

Policy 6.7 –To avoid the need for future protective devices that could impact sand movement and supply, no permanent above-ground structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety, such as lifeguard towers and restrooms

Policy 9.1 – The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced

Santa Barbara Harbor LCP Map



Post LCP Certification Permit and Appeal Jurisdiction

City of Santa Barbara



Permit Jurisdiction

This area includes only lands below the mean high tide line and lands where the public trust may exist.



Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.



Appeal Jurisdiction (P.R.C. § 30613)

This area includes lands where the Commission has delegated original permit jurisdiction to the local government for areas potentially subject to the public use committed to urban uses.

NOTE

In addition to these geographic areas the following types of development are out the coastal zone pursuant to PRC and (a)(5):

1. Any development approved by designated as a principal permitted use provided pursuant to the applicable Loc
2. Any development that constitutes a works project or a major energy facility

In areas where a parcel is bisected by a jurisdiction boundary, only that portion of the area defined as appealable is subject to appeal jurisdiction.

I hereby certify that this map portrays the boundaries of the PRC LCP Certification Commission jurisdiction for the City of Santa Barbara (excluding the Newport Area of deferred certification) adopted by the California Coastal Commission Nov 12, 1986

This map has been prepared by the Coastal Commission pursuant to PRC and appeal jurisdiction pursuant to PRC § 30603(a)(1) and (a)(2). In a also be appealable pursuant to PRC and (a)(5). If questions arise concerning the boundary of an area, the matter should be referred to the Coastal Commission.

Harbor Master Plan

HARBOR MASTER PLAN GOAL

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. The Harbor-Stearns Wharf area shall be developed and maintained as a resource for residents of the community and visitors pursuant to these goals while recognizing the need for economic self-sufficiency of the area.

FISCAL CONSIDERATIONS

Policy FIS-2 Provide an opportunity for nonprofit marine oriented individuals, groups and associations to benefit from the physical plant at the Harbor, as long as they contribute to the cash cost of their operation.

OCEAN DEPENDENT ACTIVITIES

Policy DEP-1 Protect oceanfront areas suited for ocean and water oriented recreation. Increased recreational boating use of coastal waters shall be encouraged.

Action DEP-1.1 Provide a Small Boat Quiet Area/sand trap west of Stearns Wharf by dredging the beach back to approximately the top of the boat launch ramp and maintaining that water area for recreational boating and other recreational use. Add minor facilities for non-motorized water and recreational boating.

Policy DEP-3 New leases, renewed leases or projects that require a Coastal Development Permit shall be found to be consistent with the following Harbor Area Policies:

- c. The third priority is to provide passive recreational opportunities and an aesthetic waterfront for the enjoyment of the general public;
- d. The fourth priority is to provide an opportunity for non-profit marine oriented individuals, groups and associations to benefit from the physical plant of the Harbor as long as they pay the incremental cash cost of their operation, or the same rental as would be gained if the facilities devoted to their operation were leased to a higher priority goal function

RECREATION

Policy REC-1 Provide passive and active recreation areas throughout the Wharf and Harbor areas, particularly lower cost recreational activities.

Action REC-1.1 Encourage recreational volleyball courts on West Beach.

Action REC-1.2 Consider adding native dune landscaping and incidental improvements such as picnic tables, benches, or boardwalks for passive recreation use on West Beach adjacent to the seawall along Cabrillo Boulevard.

Action REC-1.4 Consider adding an observation area on the rock groin for passive recreation use.

Action REC-1.6 Continue to encourage public activities and events appropriate to the area.

SHORELINE ACCESS

Policy ACC-1 The location, amount and timing of new development shall maintain and, where practical, enhance public access to the coast.

Policy ACC-2 Public access from the nearest public roadway to the shoreline and along the coast shall be provided.

Action ACC-2.2 The existing public sidewalk along Cabrillo Boulevard between the Wharf and the boat launch ramp shall be improved to encourage more pedestrian use.

Action ACC-2.3 Landscaping or other improvements shall be added along Cabrillo Boulevard between the Wharf and the boat launch ramp with consideration of view corridors from West Cabrillo Boulevard.

Action ACC-2.4 Consider relocation of the Beachway near the boat launch ramp so that it does not bisect the parking lot and consider overall improvements to pedestrian access in that area.

VISITOR SERVING USES

Policy VISIT-1 Visitor serving uses shall be subordinate to ocean dependent uses but shall be provided in adequate amounts to serve visitors to the area.

Action VISIT-1.1 Modest expansion of visitor serving uses shall be provided, with priority given to lower cost visitor serving uses, including, but not limited to:

- c. Addition of a small deli and public restrooms on the rock groin

VISUAL RESOURCES

Policy VIS-1 Protect, preserve and enhance coastal and scenic visual qualities.

- c. A sign program for businesses as well as directional signs for pedestrians and vehicles shall be developed. The signs should also be visually coordinated and should utilize visual techniques to encourage people to walk throughout the area. The signs should maximize the use of international symbols to be understandable to as many people as possible.

WATER AND MARINE ENVIRONMENTS

Policy MAR-1 Marine resources shall be maintained, enhanced, and, where feasible, restored.

Action MAR-1.7 Within one year of the approval of the Harbor Master Plan, an interpretive sign program shall be developed to protect and interpret natural and historical features in the Harbor, breakwater and sandspit areas.

Policy MAR-2 Alternatives to construction of breakwaters and other shoreline protective structures and dredging shall be considered and implemented, if feasible and done in an environmentally sensitive manner, to reduce sand deposition in the Harbor. Dredging shall be permitted to maintain existing or restore previously dredged areas and dredging and spoils disposal shall be planned and carried out in accordance with governing agencies' requirements. Dredge spoils suitable for beach replenishment shall be used for such purposes whenever possible.

Action MAR-2.1 Continue to dredge the Harbor entrance channel and other areas as necessary to provide for high priority uses such as boating and fishing and to provide sand replenishment for downcoast beaches. The scheduling and design of dredging projects shall minimize impacts to sensitive species, such as snowy plover and grunion, and other potential environmental impacts. Future dredging projects shall also minimize adverse effects on water quality and maximize downcoast movement of sand.

Action MAR-2.2 Continue to pursue the purchase of a dredge by the City and adequate funding to ensure that dredging can continue to occur as necessary to maintain the navigation channel, allow for the continued dredging of areas that have previously been dredged and replenish downcoast beaches.

Action MAR-2.3 Continue the bypassing of dredged sand to replenish downcoast beaches.

Policy MAR-4 The habitats of the Western snowy plover and other sensitive plant and animal species shall be protected and, to the extent feasible, enhanced.

Action MAR-4-2 The scheduling and design of dredging or other projects shall minimize impacts to sensitive species such as the snowy plover and grunion.

Action MAR-4.3 Consider and, to the extent feasible, provide enhancement of snowy plover habitat on the sandspit or elsewhere when proposing dredging or other projects near locations where plovers are known to forage or nest.

Appendix B

Community Input Summaries

Appendix B-1

What is the Future of West Beach? Community Meeting #1: April 15, 2009 Meeting Summary

Types of amenities the participants were asking about:

1. Can there be picnic tables, benches, bbq pits, viewing areas near the sand or on grassy areas?
2. Can the SB Seashell Condos be fixed up?
3. Can WB be dredged to accommodate to 2 Tall Ships?
4. Can the Small Boat Quiet Water Area be dredged further?
5. Can the multi-modal path be changed - similar to Santa Monica approach?
6. Can a Living Museum be created to commemorate the Chumash culture with a Tomol House?
7. Can the kiddie pool area be considered for future uses?
8. Can there be more festivals and sporting events at WB?
9. Can there be native landscaping?
10. Can the configuration of the parking lot be studied if other uses were to be proposed there?
11. Can there be some less expensive food options near WB?
12. Can the rock groin be studied for possible future uses?

Appendix B-2

What is the Future of West Beach? Community Meeting April 15, 2009 Meeting Notes

Introduction and Background from John Bridley (JB) Waterfront Director re West Beach Improvement Project (WBIP), slated to begin construction June 2009. He introduced Jeanette Candau, Redevelopment Agency (RDA) staff who is the Project Manager for the WBIP.

Several local groups have made requests for possible structures on or near West Beach (WB): Santa Barbara Seashells (SBSS) (replace/refurbish Seashell Condos), Chumash Council (Tomol House), and SB Outriggers (palapa structure). We will seek out more info on all of these and other proposals.

Power Point Presentation by Pat Saley (PS), Consultant to the City for the proposed WB "mini" Master Plan (MP)

Meeting opened for questions and comments:

Audience (A): Would the Coastal Commission (CC) support the idea of picnic tables, benches, or bbq pits on or near the sand? Are benches and bbq pits on the sandy beach subject to the same scrutiny?

RDA: CC requires permits and approvals for trash cans, so the same would apply for these amenities.

A: Are wave runup studies really an issue for WB?

JB: The studies were done for other projects in the harbor and these may apply. Waves do bounce towards Marina 1. We can see about updating these.

PS: Moffet Nichols were the engineers who have done these types of studies and there could probably be an addendum for anything proposed as part of this MP

JB: There is not much "surf," but with a southwest swell waves can break at WB

A: The current SBSS condos may not be able to be rebuilt, but can they be made to look better? They look terrible now.

JB: The condos are permitted and leased by the City now, but the questions raised are what this MP may look at. Can they be changed? Rebuilt? How permanent are they? Are foundations needed? This would all require major CC review.

A: Would it be possible to dredge out an area in WB parallel to Cabrillo and the channel starting at the boat launch to create a tourist attraction /educational facility to house 2 Tall Ships?

JB: The problem with dredging this area is that the Waterfront Dept. encountered large pieces of river cobble in previous dredging efforts. The dredge is designed to deal with sand and not large cobbles.

A: It seems like once its dredged then there wouldn't be a problem.

JB: Sand would always find a way back in and would be a constant maintenance issue, even if a "moat" were created.

PC: How much dredging has occurred in the past to create the Small Boat Quiet Water Area?

JB: From the 2008 aerial map, a half-moon crescent shape has been dredged from approximately the end of the rock groin over to Mission Creek. There used to be a straight line of sand, now it is a crescent shape. \$700,000 was spent with the initial project. The Dept envisioned doing more, but this is what they got and are trying to maintain. Sand was pushed out to the dredge and then the dredge took it out and sent it downstream. They plan to dredge again in 2 years to try to maintain the current shape. The depth appears to be adequate and the young sailors are away from the main channel. In the process the Mission Creek beach area has gotten smaller. The point was made that WB needs to stay big for Parks and Rec (P/R) uses too.

A: With regard to the creation of picnic areas: does the Coastal Act go past the sand? Could "bubbles" of hardscape be extended onto the sand?

JB: The ocean side of the bike path is in the appeals jurisdiction of the CC.

PS: Structures that lock are different from the CC standpoint than structures that are open. The picnic areas at Leadbetter Beach were rebuilt after bad storms and they made it through the CC process. Goleta Beach has extensive grassy areas and the CC recognizes these areas in the context of the overall beach experience there. They might be sympathetic at WB, especially in light of their support of public access and if there was an educational component.

PC: WB is essentially an artificially created sandy beach, so would the CC be more open to discuss possible projects?

PS: Sand is sand to them, especially in an urban setting.

PC: Wasn't the concept of a grassy area already introduced to the CC?

PS: Yes, but that was about 16 years ago.

JB: The idea of grass surfaced again as part of the WBIP, but it would have required a Coastal Development Permit (CDP), so Waterfront and RDA did not pursue this.

A: Was the wave study a worst-case scenario?

JB: Every 10 years or so.

A: Are you aware that Chumash tomols are launched from WB? Is this Phase III?

PS: Yes, we are aware of the launching activities and the Chumash proposals will be considered as part of the interviews with stakeholders in this MP.

A: Is the children's play area going to remain near the pool?

Planning: Yes, the playground will stay. Are festivals still allowed after Memorial Day and before Labor Day?

P/R: If there are admission charges, they are not allowed.

Planning: Maybe this should be looked into.

A: Some cities provide monetary incentives to draw various types of festivals and sporting events.

Planning: Could there be a separate bike path for pedestrians and surreys and a separate path for serious cyclists?

PS: The HMP initially had the idea of a boardwalk, but the concept was abandoned and they tried harder to get the CCC to approve the concept of a grassy area.

RDA: Could an idea like the new Shoreline Park extension bike path be considered? Right now the thinking is that serious cyclists stay on Cabrillo.

A: There is not a striped bike path on Cabrillo right now, not until further down towards East Beach (EB).

Planning: Could we consider something like the strand in Santa Monica? There they have separate areas for walking and riding.

RDA: WB is considered a "multi-modal" path. How would separate areas be enforced? Most people want to be as close to the ocean as possible. The new WBIP will increase the appeal of the promenade along Cabrillo. Serious cyclists are considered to part of traffic. Maybe the same approach can be used at WB as at EB.

A: When the path was first built a long time ago it was for biking only; now everyone uses it and its not safe.

A: 13 years ago, did the HMP consider native plantings? Can this be looked at now?

PS: It was not considered that native landscaping would be usable for the public, so they tried to find alternatives to sand with the grass concept. It can be looked at again.

A: What is the westerly limit of the study area?

PS: We can probably go 100 yards in each direction. Can the parking lot be retained and still achieve the stakeholders goals?

A: Can the footprint of the SBSS condos be retained elsewhere? If the condos were moved off the sand, could other uses take

their space?

JB: It is not likely that parking could be moved into that area. The Waterfront cannot afford to lose any parking. The trailer spaces are really critical. This harbor is the only launch area in the County. Parking can certainly be studied and possibly reconfigured.

A: As a historical working harbor, could the idea of a Living Maritime Museum that recognized the maritime cultures be considered? This could be educational for tourists. The tomols are launched every other Sunday.

A: Is the kiddie pool a budgetary risk right now? Is this pool underutilized? Could this area be used for another type of project? He noted that the water was recently changed out.

P/R: This pool is slated to remain open because the pool at Oak Park is going to be renovated. The kiddie pool at WB is being considered for multi-program use including lap users and year-round use.

Planning: Can some less expensive food options be considered? Santa Monica has lots of snack options and vendors. Are there kayak rentals?

JB: Paddle Sports has the kayak rental concession 365 days a year. They have a trailer that they use to pull out the kayaks for rent.

A: Is WB considered a swimming beach?

JB: Swimming is allowed within the buoy areas. With the beach near Mission Creek being narrowed, there is more swimming at WB.

A: WB is a good area for toddlers because it is flat and gentle. It makes a good inland waterway for non-motorized boats.

A: What about the water quality?

JB: The quality is just as good as other beaches. There is some petroleum sheen at times due to the number of boats. The bacterial count is no higher. It is better than east of Mission Creek. There have been some issues with bottom sediments having paint residue.

A: Will there be a shower?

RDA: There will be a coldwater shower at Sea Landing going off the Sea Landing sidewalk. No new bathrooms are proposed. There are public restrooms at Sea Landing that are maintained by the Waterfront Dept.

JB: As part of the HMP there had been a deli/deck/restrooms proposed for WB, but this was not well received by the Planning Department.

JB/PS: The rock groin was proposed for a major expansion as part of the HMP, but it was never pursued because of the \$6 million price tag and that was over 10 years ago.

JB: This MP is to figure out what the future of WB might be. This is not the Waterfront Dept's beach, P/R will have lots of ideas.

PC: The idea of a viewing deck/eating area should be explored. There was the beginning of a "blessing" from the CC with the approval of the HMP. It would be good to know what was approved in the HMP by the CC in the past.

JB: A specific location was never agreed upon.

PS: There is a schematic in the HMP that could be re-looked at. The initial idea for the expanded rock groin was to be able to get the safety boats out quicker and free up space at the Navy Pier.

JB: That proposal was not economically feasible, but maybe some of the other rock groin ideas could be looked at.

PS: Everyone interested in being interviewed as a stakeholder should let us know by adding a star next to your name on the sign in sheets. Thank you all for coming.

Appendix B-3

Stakeholder Interviewees

City Councilmembers

Iya Falcone
Grant House

City Parks & Recreation Staff

Susan Bardick
Santos Escobar
Rich Hanna
Nancy Rapp
Jill Zachary

Coastal Commission Staff

Shana Gray
Steve Hudson

Dredge Contractor

Andy Schafer, AIS

Environmental Groups

Jai Ranganathan – Audubon Society

Chumash

Ray Ward
Mati Waiya
Matt Ward
Sue Ward
Gloria Liggett

Harbor Merchants

Skip Abed/Sherry Lutz
Ian FitzGerald
Greg Gorga
Steve Hyslop
James Lambden
Glen Fritzler

Hotel & Restaurant Operators

Paul Bullock
Michael DePaola
John Dixon
Bonnie Donovan
Adrian Gutierrez (Police Dept. representative)
Chris Marquart
Vernon L. McCaslin
Debbie Neer
Jim Neuman
Chad Stevens
Jeanette Webber

Outriggers

John Dutton
Eric Friedman
Dan Janns
Nancy Kaplan
Patrick Marr
Linda Ofner
Rene Saragosa
Holly Sherwin

Sailing Groups

Tim Burgess
Dana Jones
John Long
Kent Pierce
Duncan Shea
Mike Wolfe

Waterfront Staff

John Bridley
Mick Kronman
Scott Reidman
Brian Slagle
Karl Treiberg

West Beach Pedestrian Improvement Project

Steve Yates

Appendix B-4

West Beach Planning Study Stakeholder Interview Summaries

PADDLERS - outrigger canoe group of 6 - at West Beach – May 2, 2009

Attendee: Nancy Kaplan

West Beach Uses:

- Focus is for outreach to disabled community
- They use 4-person outrigger, not specially equipped; they do have persons in wheelchairs at times - access along paved sidewalk next to Sea Landing, then they are carried down to the water.

What works:

- Access to Sea Landing bathrooms and close to the water

How could it be better:

- A facility similar to East Beach Bathhouse - bathrooms, covered storage, but not obstructing views
- Dredge moved elsewhere - out on the sandspit?
- City-built rack system and equipment storage boxes with a nice standardized design
- Weed control and beach cleaning
- Picnic area with shade trellis
- Storage at reasonable cost
- City or private rental operation - similar to Lake Tahoe

Effects of other activities:

- July 4th is problematic

Parks and Recreation Department - at P/R Office – May 26, 2009

Attendees: Nancy Rapp, Rich Hanna, Jill Zachary, Susan Bardick, Santos Escobar

West Beach Uses:

- Kids Summer Camps - numbers look similar this year
- P/R performs Plover studies before grooming
- Ficus trees are a nuisance to people using sidewalks and pool
- Unfunded maintenance issues
- WB not as heavily used in comparison to Leadbetter and EB
- Not many swimmers, some sunbathers - water quality does not appear good to visitors due to oil sheen from boats in channel
- No lifeguard - maybe would have more use if there was a lifeguard
- Many people using volleyball courts - 1st come 1st served unless permitted through P/R; becoming more popular, but sand is not as nice as EB; people are starting to set up their own courts
- Arlington West on Sundays - unofficial use (no permits)
- Large events hosted - Special Event Permit - AVP, July 4th, sand soccer tournaments, WB Music Festival, etc.
- SBCC uses Los Banos as their main pool - public demand surpasses P/R ability to serve
- Wading Pool - one of two left in the City, Oak Park is used more - open 10 to 12 weeks per year, but not considered safe or inviting to locals or tourists due to transients in the area; skateboarders hop the fence and use as a skate park
- Playground area has more consistent year-round use
- Kanaii Outriggers run summer camps through P/R
- Flag Football

Adjacent Uses:

- Pershing Park (begins at ball field):
- Joint Use Agreement w/ SBCC

- SBCC owns a portion
- Old Spanish Days owns the Carriage Museum
- City owns Plaza del Mar portion (Bandshell)
- Tennis Courts and Plaza del Mar - create problems with transients

What works:

- Open expanse of WB - very unique and should be celebrated
- Green space of Pershing Park/Plaza del Mar
- Wading Pool for families with young kids whose older siblings are swimming at Los Banos

How could it be better:

- Needs aesthetics improved
- Some support for expansion/improvement to Sea Landing and Rock Groin - possible restaurant?
- Dredge Yard is always in the way
- Wading Pool could be better, a splash park would be fun for kids
- More shade opportunities between Stearns Wharf and the Harbor

Coordination with other uses:

- P/R supports any use of WB for public recreation

Effects of other activities:

- Ongoing problems with transients in the area

Other Points:

- WB more hotel-oriented compared to EB
- Grassy area between wall and multi-modal path would be dangerous for people sitting on the grass if bicycles or surries crash and difficult to maintain
- Myoporum trees are habitat for Night Herons
- Laguna Channel Pump House from WPA - concern to HLC
- Suggest joint meeting with P/R Commission, Harbor Commission, HLC and ABR with conceptual ideas

West Beach Hotel and Restaurant Owners #1 - at Sambos - May 27, 2009

Attendees: Chad Stevens, Debbie Neer

West Beach Uses:

They regularly direct tourists and visitors to WB

What Works:

- Volleyball courts are used frequently – especially families
- The festivals and events at WB are great for business
- They like it when Art Show is extended along WB
- Regular trimming of Ficus trees

How could it be better:

- Need to improve the attractiveness of the beach for swimmers
- Water lacks tidal flushing, so oil slicks are prevalent
- Extension of Arts and Crafts Show to WB on a regular basis
- Create “First Something” dates similar to Downtown’s First Thursdays
- Better definition of a limited commercial zone along the walkway to Sea Landing – an area where they can clearly send their guests for sailing rentals, kayaks, beach chairs and umbrellas, etc. – consider dividing up the sand into 4 to 5 small leasable spots for vendors or the small corner area near the street
- Consider a safe spot for a fire ring where people could have a bonfire in the evenings and bring the beach alive
- Consider angled parking along Cabrillo with a single lane in each direction and turn lane in the middle
- Support for the concept of a good seafood restaurant in the area of Sea Landing
- Consider having some food and/or rentals vendors along WB
- Bikepath underneath Stearns Wharf would avoid some of the congestion at the Dolphin Fountain

- Need to hide the dredge in some way, clean it up
- Enhance the area with more signage and flags, especially the Castillo/Cabrillo area
- Bring concerts back to Plaza del Mar Park, consider roped off food courts and wine tasting
- Trim trees in Plaza del Mar – too shaded and cold now
- Consider giant fantail palm trees (Indonesian) that could provide shade between Stearns Wharf and the Harbor

Coordination with other uses:

- They encourage all festivals and events at WB

Effects of other activities:

- Picnic tables at wading pool area are not popular because of bird droppings from Ficus trees and presence of transients

Outrigger Canoe Groups #1 - at WB - June 1, 2009

Attendees: Dan Janns, Rene Saragosa, John Dutton, Patrick Marr, Holly Sherwin, Linda Ofner

West Beach Uses:

- Several different clubs and individuals use WB regularly

What works:

- Proximity to water and protection for their canoes, during foul weather they can still practice in the quiet water area; winter southeast storms can come up to their canoes
- They need to be above the high tide line
- Access from parking lot

How could it be better:

- Better coordination on number of racks, size of racks and location of storage boxes
- Larger sailing canoes need to be closest to the water because of their weight
- Need better beach grooming and grading of sand up to the edge of the sidewalk along Sea Landing/Rock Groin
- Weed control and beach cleaning
- Landscaping along Sea Landing
- Include educational information about the history of outrigger canoeing
- Access to fresh water to clean off their canoes
- For Kanai 'a Club both electricity and water needed
- Shade and covered storage

Coordination with other uses:

- Some clubs move their canoes during the off season (Oct – Feb)
- Most clubs move their canoes during 4th of July
- Sometimes remove canoes during dredging operations
- Chain link fence for cruise ship passenger arrivals is a problem – they cannot access their canoes or storage boxes very well

Effects of other activities:

- July 4th is problematic

Other Points:

- This study should look at the Newport Aquatics Center as an example of a great outrigger set up

West Beach Hotel and Restaurant Owners #2 - June 2, 2009

Attendees: Paul Bullock, John Dixon, Jim Neuman, Bonnie Donovan, Chris Marquert, Jeanette Webber, Vernon McCaslin, Adrian Gutierrez, Michael DePaola

West Beach Uses:

- They all like to send their clients to WB

What Works:

- WB gets lots of use
- Some hotels provide bikes for their guests
- Attraction for SB is its quality

How could it be better:

- City should try to resolve conflicts on the multi-modal path – not designed for use by 4-wheeled surreys
- Path could be widened towards the wall; fix cracks in the path to improve safety, regular sweeping off sand
- Signage needed for on-street bikepath between Shoreline and EB
- Extend Arts and Crafts Show along WB
- City needs to regulate the feeding of the homeless at Plaza del Mar on Sundays and Thursday nights and improve lighting at Plaza del Mar
- Signage for all tourist destinations needs to be better
- City needs to help beautify the walk from the Amtrak station to the beach and make it safer for visitors
- Boat launch parking too confusing – City should open the driveway by the Sea Landing sidewalk
- Signage about the safety of swimming at WB is needed to encourage tourists that the water quality is good
- City should have leases for vendors to rent boogie boards, beach chairs, umbrellas, etc. and sell water bottles, limited food service – should offer to existing businesses in the Harbor first
- Install cameras to discourage graffiti and motion sensor lighting to discourage vandalism and use by transients
- Paint dredge fencing artistically to discourage tagging – use anti-graffiti paint
- Put up landscaping around dredge
- Support educational component of Chumash Tomol at WB
- Drinking fountains along WB sidewalk
- Benches with arms
- Encourage use of recycling receptacles
- All types of water activities should be promoted

Coordination with other uses:

- Old Spanish Days Carriage Museum needs better signage so visitors know how to get there

Effects of other activities:

- Many issues with transients in the area
- They would like to see Amgen bicycle tour come back and more off-season festivals and events (Nov – June)

Other points:

- City trucks should not be allowed on the sidewalks – City should invest in golf carts for their Maintenance crews
- Yacht Club parking should be opened up for other users when Club is not active
- Some attendees do not like the surrey rentals as they contribute to a carnival-like atmosphere and are dangerous on the multi-modal path; other attendees like them for the tourists
- Las Entradas project is resurfacing – all efforts in the beach front should remain of high quality and avoid any carnival-like attractions
- Concerns raised about inconsistent parking limitations over entire beach area – City should not allow overnight parking of campers

Harbor Merchants - at Maritime Museum - June 3, 2009

Attendees: Ian FitzGerald, Steve Hyslop, Greg Gorda

How could it be better:

- Better use of Plaza del Mar and Carriage Museum
- Place dredge yard east of Stearns Wharf
- If not moved, screen it with a beach theme – thatch hut
- Consider native dune grasses between wall and multi-modal path to soften the landscape
- Consider widening the bath – San Diego did this
- Boat launch area is a problem for tourists – needs to be safer and be improved
- Better clean out stations in the Harbor would help avoid the oil sheen that contributes to people not wanting to swim at WB
- Better signage to direct tourists to the Harbor
- Encourage more beach related tournaments and activities – beach tennis, over the line softball, sand soccer
- Consider a pavilion at WB to host regular concerts
- Improve pedestrian access between Harbor Way and Navy Pier – better signage and landscaping
- Consider “First Something” concept to draw people to WB and Harbor – tie into Farmers Market on Saturdays, encourage locals to buy fresh fish
- Study parking – time limits are confusing and inconsistent
- Consider having concerts at Plaza del Mar band shell
- Improve lighting at Plaza del Mar and around wading pool

Coordination with other uses:

Effects of other activities:

- Harbor Merchants feel tourists are mostly at Stearns Wharf and as they look across the sand they see the Seashell condos and dredge yard and think it’s an industrial area
- Arts and Crafts Show does not help the Harbor merchants
- Harbor Festival is great for business
- Volleyball tournaments and music festivals are good for their business

City Council Members - at City Hall - June 8, 2009

Attendees: Iya Falcone, Grant House

How could it be better:

- Could additional flow be established to reach the goal of a cleaner Harbor
- Publicize that people bathe and sail in the Harbor and there should be an incentive to not dump wastes
- Celebrate historic and pre-historic maritime history
- Plant native grasses to help hold back the sand
- Celebrate the Harbor as the birth-place of Santa Barbara
- Design the Rock Groin to be a gateway to Santa Barbara
- Study the safety of the boat launch area
- Study the effectiveness of beach grooming from an ecological perspective
- Study the ecology of the Mission Creek estuary

Sailing Groups #1 – at SB Yacht Club - June 12, 2009

Attendees: Tim Burgess, Dana Jones, Kent Pierce, Duncan Shea

West Beach Uses:

- SB Seashell youth sailing
- SB Youth Foundation sailing
- UCSB collegiate sailing
- Individual owners of sailboats stored behind Seashell condos

What Works:

- Ability to launch boats

- Quiet water area for youth learning to sail
- Synergies between outrigger canoers, kayakers, sailors, dredge - all ocean dependent

How could it be better:

- Use the aesthetics of the outrigger canoes and sailboats as a screen for the dredge yard
- Creative design could help decrease the desire for homeless to sleep in or around the boats
- Provide water to hose off boats and equipment
- Create storage area reasonably close to the water for up to 14 boats
- Consider lowering fees for non-profit groups such as UCSB's sailing team - costs have recently jumped
- Streamline permitting procedures for UCSB hosted regattas and lower fee for boats, hand dollies, and trailers kept overnight on the sand (tents, overnight security require extra fees)
- Create a shared facility for sailing event management
- Design a covered BBQ area similar to the area at Goleta Beach
- Study the parking flow at the Harbor/Boat Launch lot; consider reassigning trailer spaces (UCSB hosted regattas have 50 trailers or more)
- Install additional restrooms - Sea Landing restrooms are not adequate
- Create better signage on all walkways and directions to boat launch

Coordination with other uses:

- All the sailing groups work together
- SB Seashells operate every Sunday March to October (no sailing in August)
- Semana Nautica coordinated with Yacht Club
- UCSB hosts beach-launched regattas in spring and summer
- Sailing groups have dialogue with outrigger groups, but do not really overlap

Effects of other activities:

- Events at WB pose temporary parking problems

Chumash – at West Beach - June 26, 2009

Attendees: Ray Ward, Grant House

West Beach Uses:

- Chumash are actively involved in the WBIP and specifically the extension of Ambassador Park with public art component on beach side
- Chumash launch their tomols off WB on various Sundays throughout the year (they store tomols at Arroyo Burro Beach Park)
- Tomols are 4-man and 24' long; they are currently building a 5-man and they actively train for Channel crossings

How could it be better:

- Construction of an opp made out of willow (Nicholas Canyon County Park in Malibu has recreated an entire village with opps, tomol houses or Aps and ceremonial dance circles in a secured/fenced setting)
- Construction of a tomol house to store their tomols – looks similar in shape to a tomol
- They would like to build a tomol at WB so people can watch the construction and learn more about their culture

Coordination with other uses:

- Compatible with other outrigger activities at WB
- Chumash Maritime Association

Sailing Groups #2 – at West Beach - July 3, 2009

Attendees: Mike Wolfe, John Long, Sherry Lutz

West Beach Uses:

- SB Seashell youth sailing

- SB Youth Foundation sailing
- UCSB collegiate sailing
- SB Sailing Club
- SB Sailing Center

What Works:

- Ability to launch boats
- Quiet water area for youth learning to sail - tourists and locals enjoy the colorful sails of the seashell boats
- Appreciation for the uniqueness of the SB commercial fishing Harbor - true working harbor
- Sailing is a very attractive sport to watch and it draws many people to the area

How could it be better:

- City should “market” the look and feel of sailing , e.g., “Santa Barbara the City of Sails”
- Continue to dredge - safer for small boats
- Use the aesthetics of the outrigger canoes and sailboats as a screen for the dredge yard
- Creative design could help decrease the desire for homeless to sleep in or around the boats
- Provide water to hose off boats and equipment
- Create a shared facility for sailing event management - Coast Guard Auxilliary had a quanset hut that burned down, so all the groups scramble to find meeting space now; could be Cape Cod style similar to the SB Sailing Center; local non-profits could share the space or an open pergola style with beams and boat storage
- Install additional restrooms - one restroom at Sea Landing is not adequate
- Create better signage on all walkways and improve directions to boat launch
- Create signage along the rock groin and other walkways that depicts all of the “stories” of WB and the Harbor - maritime history, wildlife, 60 year history of SB Seashells, historical map of the Harbor, Goleta Slough as “original” harbor, fresh fish market, etc.
- Install an additional dinghy dock parallel to the Sea Landing sidewalk - would need to excavate some of the existing rocks
- Consider an additional floating finger dock for the expanding dinghy fleet

Coordination with other uses:

- All the sailing groups work together
- SB Seashells operate every Sunday March to October (no sailing in August) - 60 year history
- Semana Nautica coordinated with Yacht Club
- UCSB hosts beach-launched regattas in spring and summer
- Sailing groups have dialogue with outrigger groups, but do not really overlap

Effects of other activities:

- Events at WB pose temporary parking problems

Other points:

- One interviewee would like to see the Myoporum trees removed and replaced with trees more consistent with Harbor area

Audubon Society – at West Beach - July 7, 2009

Attendee: Jai Ranganathan

West Beach Uses:

- Snowy Plover habitat on sandspit of major concern

How could it be better:

- In the smaller view, Audubon and other environmental groups would like to minimize the use of hard structures on the sand
- In the larger view, these groups would like to see a comprehensive study done of all of the City’s beaches; with the view towards environmental restoration and draw for the “eco-tourism” market as the beach has a natural beauty and value; this study could involve: replacement of iceplant with native plants, dog control, increased habitat for sea lions, pelicans, snowy plover, etc., fenced off habitat zones, establish habitat in area of outrigger canoes with fencing, increased signage about sensitivity of marine and beach habitats, etc.

Coordination with other uses:

- The local environmental groups are planning to have a vision statement within a few months

Effects of other activities:

- Audubon representative felt the Society would be neutral on the idea of moving the dredge yard and shielding it with the Seashell condos or other boats;
- They would not want to see a net increase in the number of outrigger canoes

Sea Landing - phone interview - July 7, 2009

Interviewee: Glen Fritzier

What Works:

- He likes all events and activities at WB

How could it be better:

- Improve signage - too obscure
- Improve parking with new loading zones- recent re-stripping eliminated some parking, trailer stalls often vacant, boating activities can be labor intensive especially dive boat patrons carrying heavy equipment
- Move Seashell condos onto Sea Landing sidewalk, excavate back towards Myoporum trees
- City should consider burying pipe and therefore eliminate need for dredge storage yard
- Increase City Police and Harbor Patrol presence in the area to address transient issues
- Add picnic tables and landscaping along Rock Groin

Effects of other activities:

- He likes all events but parking is a problem

Other points:

- He would like to do a restaurant someday with outdoor deck and boat storage underneath

Tall Ships - phone interview - August 14, 2009

Interviewee: James Lambden

West Beach Uses:

- Enjoys walking his dog

How could it be better:

- He feels that WB is too large and underutilized - it never draws large numbers of beachgoers like other beaches do
- He feels the area could be better utilized with shops or other development
- His vision is to dredge an area to dock 2 Tall Ships - which are approximately 100 feet long by 30 feet wide
- One ship would be from the 1800's with a "living museum" educational component to teach children about the limitations of the past, build an actual ship on WB with craftsmen wearing period clothing and using only period tools and methods, would take up to 3 years to craft
- The second ship would be from present day and have an educational component to teach children about current and future technologies - seek a donated boat from the America's Cup races and equip with: solar, electric propulsion, basic engineering and mechanical design (with assistance from UCSB and SBCC marine/engineering programs)
- The Tall Ships concept would be a draw for tourism and a benefit to all hotel and restaurant owners; concept is consistent with the 2 Tall Ships that appear on the City's flag and emblem
- He understands that the idea would be expensive, but feels there are many philanthropists in SB that could embrace the program
- His second idea if the Tall Ships program would not work is to embrace a fully renovated beach with natural dune habitat for people to walk through with footpaths and stairs to Stearns Wharf, as well as an expanded bike path

Appendix B-5

West Beach Planning Study Community Meeting #2 August 19, 2009

Attendees:

Mick Kronman
John Bridley
Brian Slagle
Ray Ward
John Long
Scott Reidman
Pat Saley
Janice Thomson
Steve Hyslop

Casmali Lopez
Chimaway Lopez
Marcus Lopez
Renee Saragosa
Susan Bardick
Skip Abed
Eric Friedman
Jai Ranganathan
Craig Wilberg

Sigrid Taye
Frank Hotchkiss
Linda Hofner
Molla Rosenberg
Melissa Hetrick
Dan Jahns
Tim Burgess
Jeanette Candau

Appendix B-5
 West Beach Community Meeting #2
 August 19, 2009

West Beach - Option 1

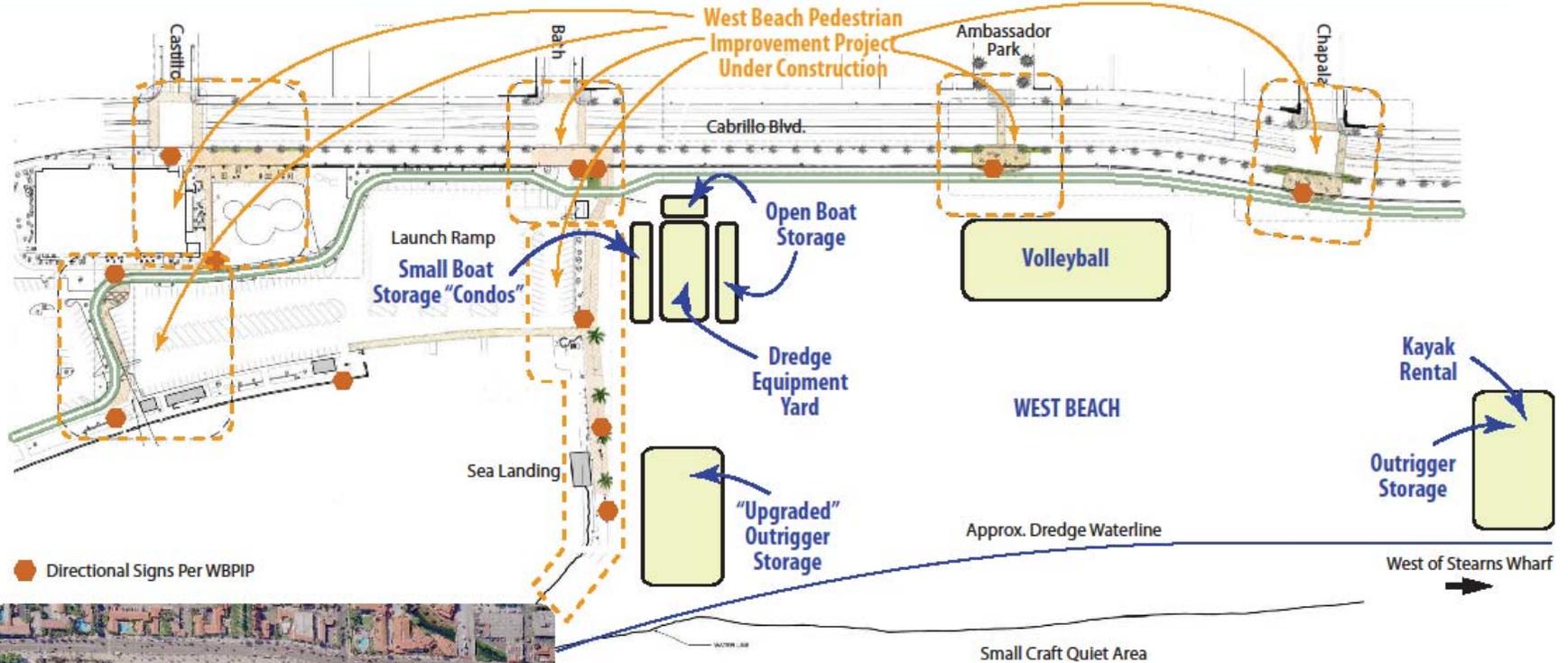


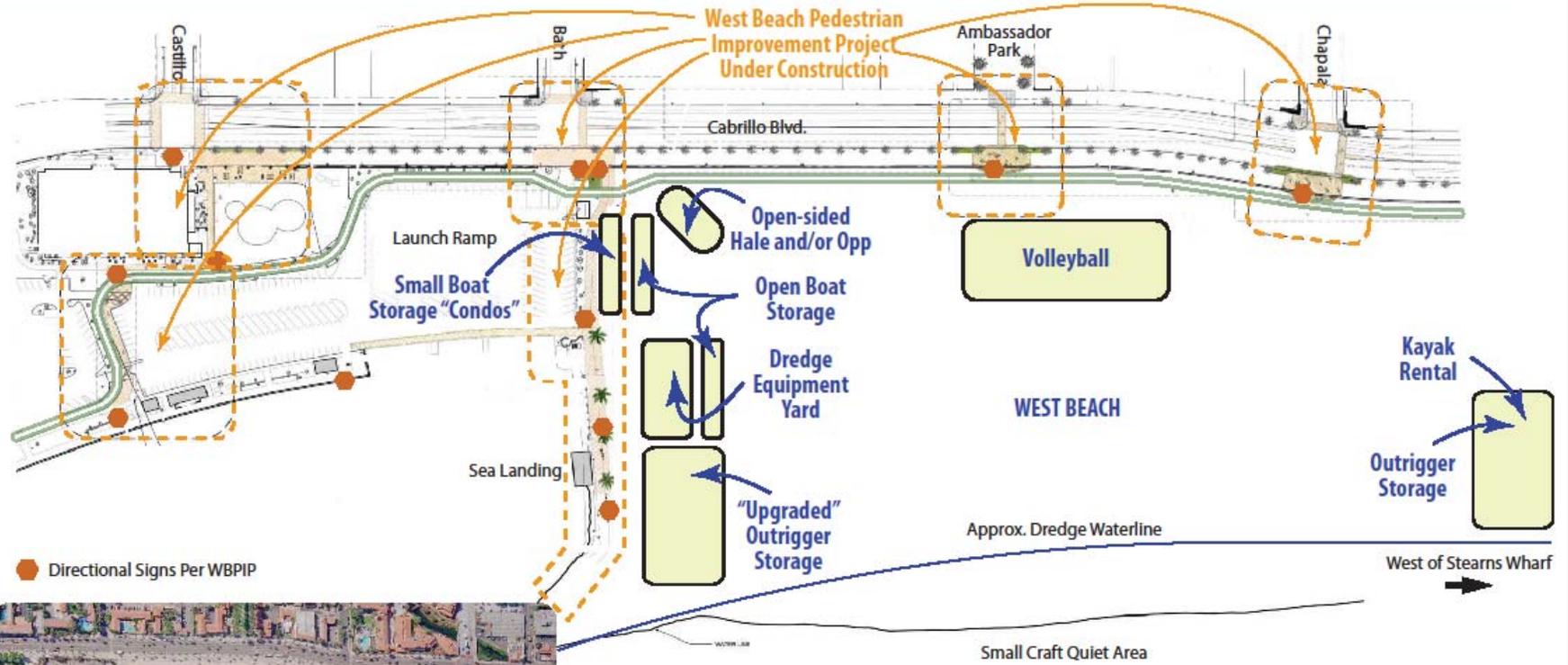
Photo: Existing West Beach Area (Fall 2008)

OPTION 1

- 1) Dredge yard remains in current location.
- 2) Reconfigure small boat storage "condos" and open boat storage around dredge yard.
- 3) "Upgraded" outrigger storage.
- 4) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Workshop
 Marine Center Classroom
 Santa Barbara Harbor
 August 19, 2009

West Beach - Option 2



Directional Signs Per WBPIP



Photo: Existing West Beach Area (Fall 2008)

OPTION 2

- 1) Relocate dredge yard with open boat storage around yard.
- 2) No change to small boat storage "condos" and open boat storage.
- 3) "Upgraded" outrigger storage.
- 4) New open-sided Hale and/or Opp.
- 5) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Workshop
 Marine Center Classroom
 Santa Barbara Harbor
 August 19, 2009

West Beach - Option 3

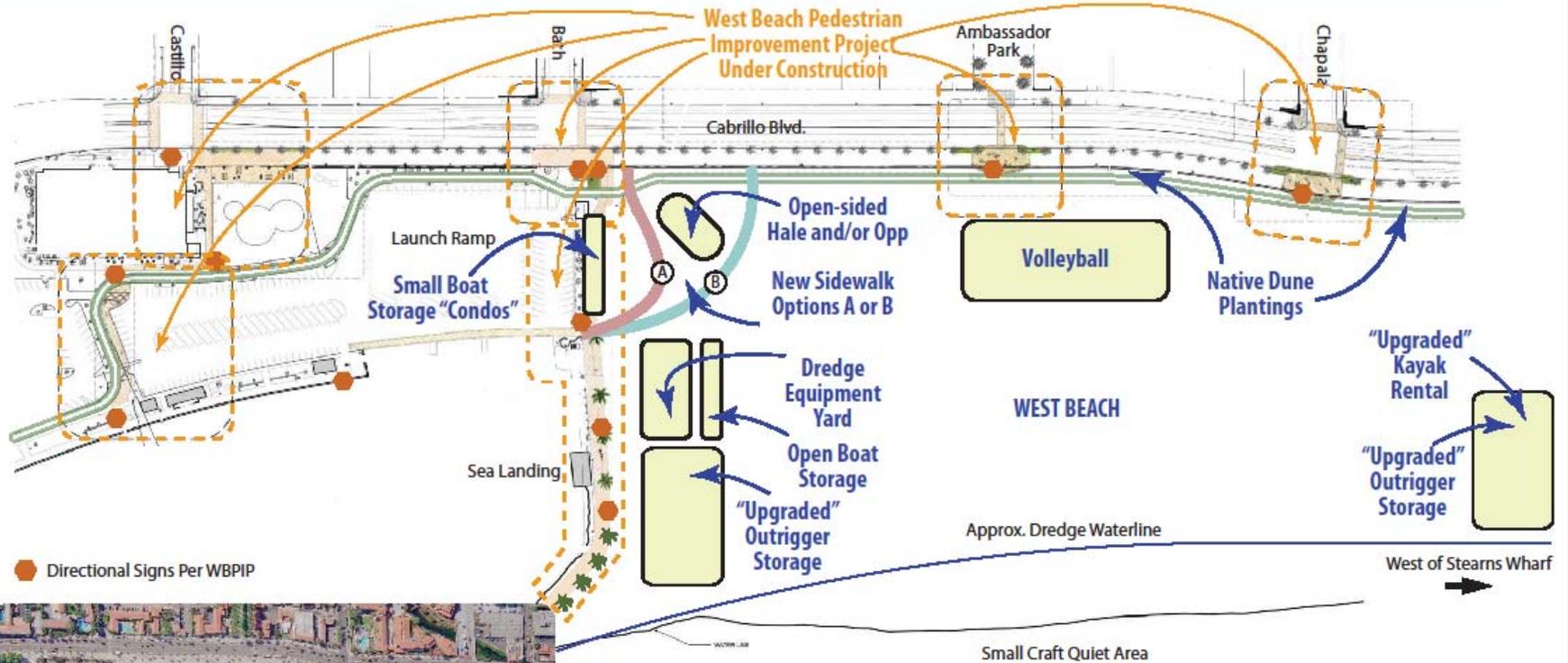


Photo: Existing West Beach Area (Fall 2008)

OPTION 3

- 1) Relocate dredge yard with open boat storage around yard.
- 2) Relocate small boat storage "condos" to sidewalk and upgrade.
- 3) Relocate sidewalk to east at two possible locations A or B. Assumes no new net loss of usable sand area.
- 4) "Upgraded" outrigger storage areas.
- 5) Enhance Rock Groin path.
- 6) Add native dune plantings between path and Cabrillo seawall.
- 7) New open-sided Hale and/or Opp
- 8) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Workshop
 Marine Center Classroom
 Santa Barbara Harbor
 August 19, 2009

Appendix B-6

Community Meeting #2 August 19, 2009 Marine Center Classroom Meeting Summary

Introduction from John Bridley, Waterfront Director
West Beach (WB) is an area for many types of activities; all of which are ocean-related

Pat Saley described existing conditions, incl. importance of the Small Craft Quiet Water Area

Consistent themes came out of the Stakeholder Interview process, especially the need to improve the appearance of the dredge yard.

Coastal Act policies are an important filter for any proposed options

Jeanette Candau, Redevelopment Agency (RDA) staff, responded to a question about the signage program for the WBIP – has not yet been approved by the Sign Committee, esp. not the 4-partition placards

Discussion of Option 1:

Marcos Lopez – SB has a unique cultural environment with its dynamic relationship to the sea; culture focused on fishing, gathering

Ray Ward – outrigger storage area would also be conducive to tomol storage

Outriggers – old platforms/rock area drop off causes problems for canoe storage and winds carve out the area

Mick Kronman, Waterfront staff – periodic re-leveling has occurred

John Bridley – Waterfront has a permit to maintain the “ideal beach configuration” which allows them to grade the beach; this area could be leveled with the next dredge cycle

Ray Ward – answered ques re: size of tomol; they vary in weight; the one they are building now is 500 lbs.; they are more interested in a tomol house than an Opp

Mick Kronman – raised fire concern for placement of an Opp near Cabrillo; would be better to locate near the outriggers

Skip Abed – could canoes and other boats be located on another finger dock with secured gates?

Discussion of Option 2:

Outriggers – canoes take up more space than the schematic indicates; six-man canoes weigh 400 lbs.; smaller ones are on racks

Eric Friedman – six-man canoes would be stored in the hale and therefore take up less room than at present

Skip Abed – w/ a hale near Cabrillo – is this too far to push an outrigger canoe?

Eric Friedman – w/ the right equipment they are easily moved;

10 people with wheels can move them; dredge yard would benefit from boats shielding the west side

Ray Ward – tomol house is different concept than an opp which would be more flammable and prone to vandalism; tomol house would be similar to a hale and would be a good fit; presents opportunity for storytelling

Susan Bardick, P/R staff – concerned about the space allocated between the dredge and seashell condos on the schematic which seems smaller

John Bridley – dredging operations need adequate staging area

Outriggers – clarified size of hale – 75' x 50' and open so people can see through it; slightly larger than the area occupied by the canoes now

Discussion of Option 3:

John Bridley – in WBIP decision was made not to have a bikepath across the launch ramp; Waterfront has concerns with all movement near the launch ramp that directs or encourages people into this area; thus they are concerned w/ the option for sidewalks A & B

Jeanette Candau – could possibly bring people in an “S” shape down towards a termination point at Sea Landing

Steve Hyslop – signage would be critical; likes idea of native dune plantings

Pat Saley – goal is for plantings to have a minimal establishment period and then less maintenance

John Bridley – made note that WBIP would be complete in December 2009 before this planning effort is complete, so signage and circulation will be better understood

Marcos Lopez – the idea of a hale or opp or tomol house would enhance the area; cultural opportunities change the character of an area; create focal point for cultural creativity – use of non-motorized vessels, visual/cultural gate to the entire WB area

Attendee – asked if parking could be added on WB?

Pat Saley – Coastal Commission said no

Attendee – City should create a compromise between the cultural and practical needs at WB – education about the maritime heritage of the City is very important

Pat Saley – goal of WBIP and improvements to WB is to entice people to move between the Harbor and Stearns Wharf

Eric Friedman – commented that Option 2 or 3 w/ tomol house and hale would be good; Option 3 would create a safety issue as boats would have to cross the proposed sidewalks

Appendix C

Santa Barbara Arts and Crafts Show Information:

Permit procedures

Interested Santa Barbara County artists apply through the Cultural Arts Programs Office of the City's Parks and Recreation Department. This office has a screening once a month where artists are invited to bring samples of their art work. An elected committee of show members screens the applicants. If the work meets the rules and regulations, then they are invited to join the show. An annual permit is currently \$494.

Waiting List Issues

There is no waiting list for the show right now. The economy has hit the artists very hard as it has other businesses in the community.

Dates it extends towards West Beach

During certain special events (4th of July and Fiesta) there are additional booths on West Beach sidewalks. These are not the members of the Santa Barbara Arts and Crafts Show. They are vendors recruited by the organizations that put on these special events.

Santa Barbara Arts and Crafts Show on West Beach

There has been no discussion on the Santa Barbara Arts and Crafts Show moving along West Beach after the pedestrian improvement project is completed. The show has been where it is for 44 years. The West Beach side does not provide significant space for set up for the show members and the West Beach sidewalk area is used for special events during the year. This would displace the art show. The show occurs every Sunday of the year and approximately 10 Saturdays. These dates would conflict with the other uses at West Beach.

**Source: Judith C. McCaffrey, Recreation Programs Manager
Cultural Arts Programs
Parks and Recreation Department
June, 2009**

Appendix D: Commission Review

Appendix D-1: West Beach Planning Study Draft Alternatives A and B (Nov 2009)

West Beach - Alternative A

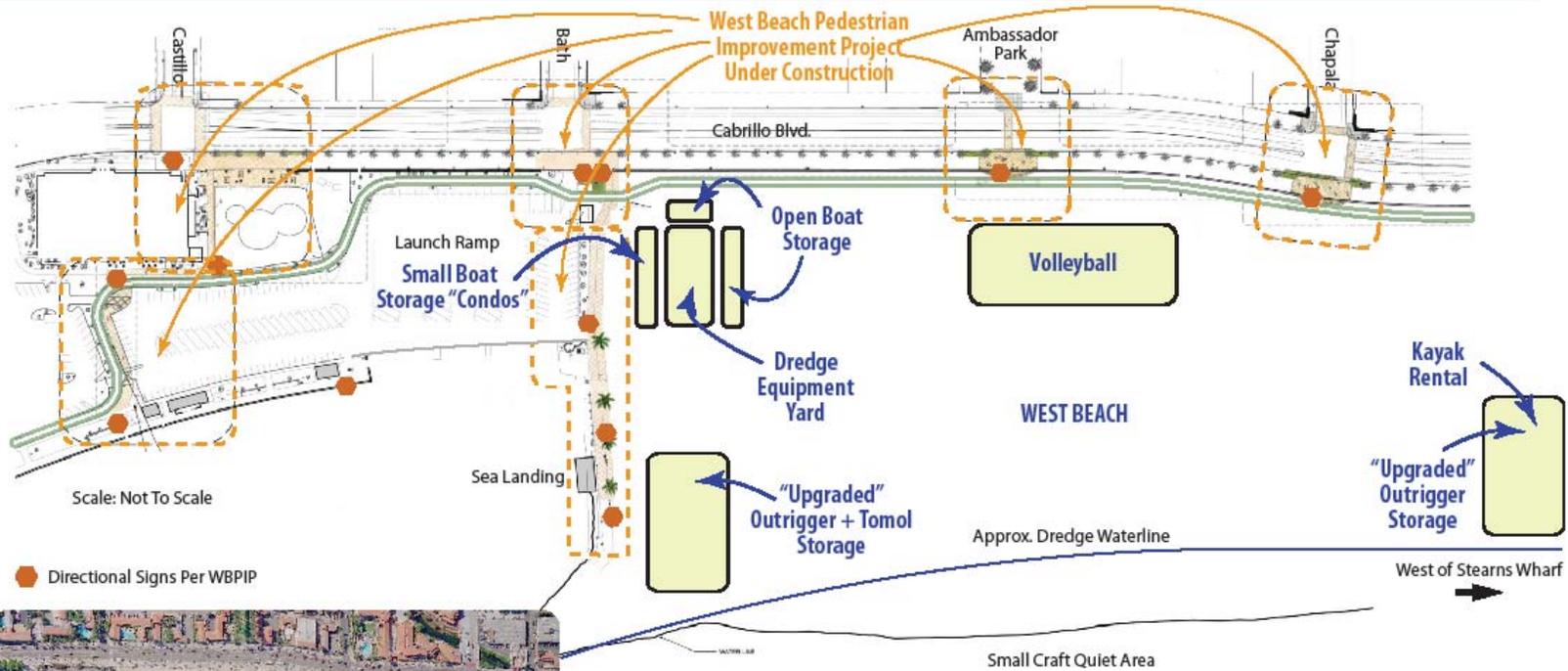


Photo: Existing West Beach Area (Fall 2008)

Alternative A

- 1) Dredge yard remains in current location.
- 2) Reconfigure small boat storage "condos" and open boat storage around dredge yard.
- 3) "Upgraded" outrigger storage (includes regrading, fixing drop off, etc. to "ideal beach configuration" per permit and possible water and/or electrical lines).
- 4) Assumes inclusion of educational elements throughout area as appropriate.

West Beach - Alternative B

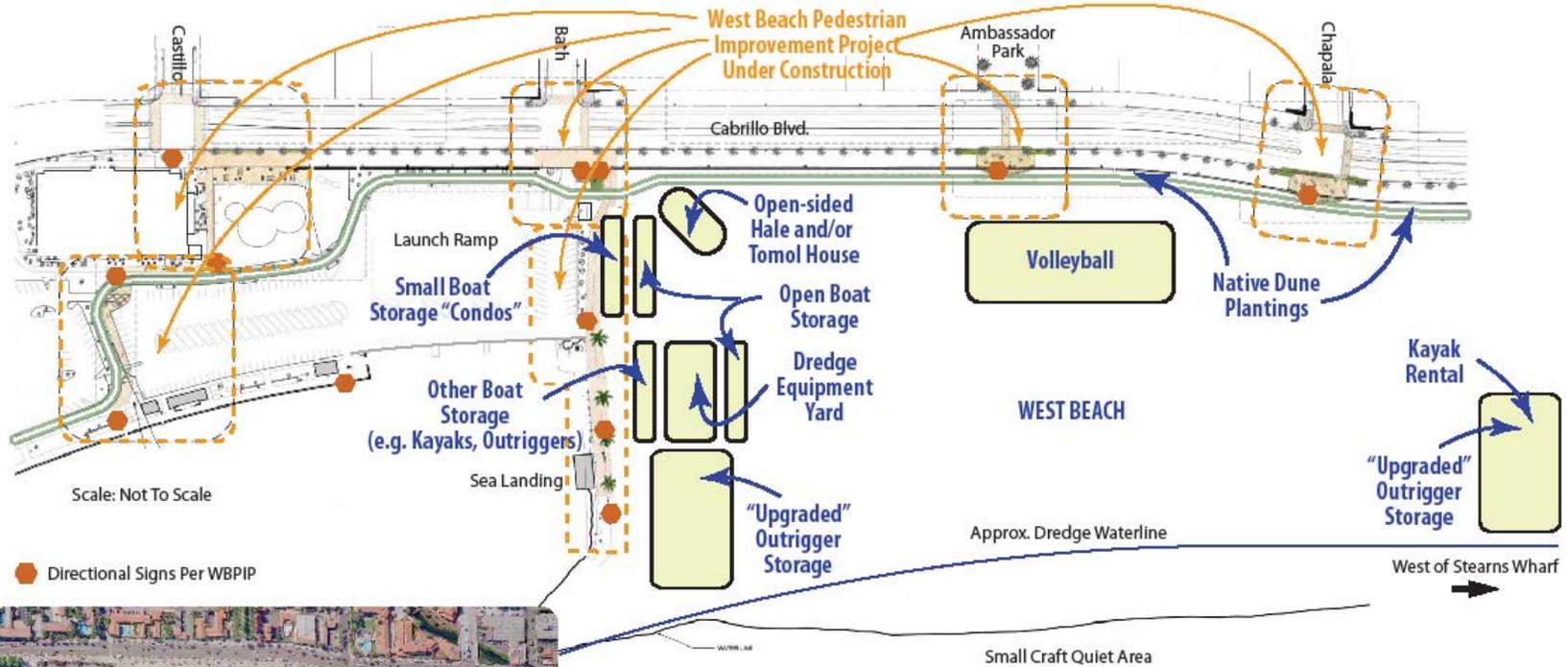


Photo: Existing West Beach Area (Fall 2008)

Alternative B

- 1) Relocate dredge yard with open boat storage around yard to east and west.
- 2) No change to small boat storage "condos," upgrade appearance of condos.
- 3) Retain open boat storage to east of condos.
- 4) "Upgraded" outrigger storage (includes regarding, fixing dropoff, etc. to "ideal beach configuration" per permit and possible water and/or electrical lines).
- 5) New open-sided Hale and/or Tomol House.
- 6) Add native dune plantings between path and Cabrillo seawall.
- 7) Assumes inclusion of educational elements throughout area as appropriate.

West Beach Study
 Santa Barbara Harbor
 August 31, 2009

Appendix D-2:

**Applicable Portions of Meeting Minutes (November 12, 2009)
Joint Session – Planning Commission and Parks and
Recreation Commission**



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

November 12, 2009

CALL TO ORDER:

Chair Larson called the meeting to order at 5:31 P.M.

ROLL CALL:

PLANNING COMMISSION:

Present:

Chair Stella Larson

Vice-Chair Addison S. Thompson

Commissioners Bruce Bartlett, Charmaine Jacobs, John Jostes, Sheila Lodge, and Harwood A. White, Jr.

Commissioner Charmaine Jacobs arrived at 6:00 P.M.

PARK AND RECREATION COMMISSION:

Present:

Chair Beebe Longstreet

Commissioners W. Scott Burns, and Daniel Hochman

Absent:

Commissioners Daraka Larimore Hall, Ada Conner and Diego Torres Santos

STAFF PRESENT:

Bettie Weiss, City Planner

John Bridley, Waterfront Director

N. Scott Vincent, Assistant City Attorney

Rob Dayton, Principal Transportation Planner

Steve Foley, Supervising Transportation Planner

Michael Berman, Project Planner/Environmental Analyst

Allison De Busk, Project Planner

Melissa Hetrick, Project Planner

Julie Rodriguez, Planning Commission Secretary

N. Scott Vincent, Assistant City Attorney arrived at 5:45 P.M.

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I. ROLL CALL

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- B. Announcements and appeals.

Ms. Weiss announced that on November 24, 2009 the new De la Guerra Plaza infrastructure concept plan will be presented to the City Council.

- C. Comments from members of the public pertaining to items not on this agenda.

Chair Larson opened the public hearing at 5:33 P.M.

1. Andrew Bermant asked the Planning Commission to ask City Hall for consideration of Target Corporation's offer to lease City Parcel 22 at 6100 Hollister Avenue and all the impacts and benefits that Target's presence would bring to the community.
2. Mark Whitehurst, Santa Barbara Beautiful, requested that the Planning Commission include in Plan SB an implementation measure for a Public Art Master Plan for Policy EF 18 Arts and Culture.

With no one else wishing to speak, closed the hearing at 5:37 P.M.

III. CONCEPT REVIEW:

ACTUAL TIME: 5:37 P.M.

DRAFT WEST BEACH AREA PLANNING STUDY

The West Beach Planning Study is a follow-up to the West Beach Pedestrian Improvement Project (WBPIP) process that reviews potential improvements to West Beach. The Study included a public participation process with community meetings and stakeholder interviews.

Staff: John Bridley, Waterfront Director
Email: JBridley@SantaBarbaraCA.gov

John Bridley, Waterfront Director, introduced Pat Saley and Janice Thomson, Pat Saley and Associates, who gave the Staff presentation.

Chair Larson opened the public hearing at 5:53 P.M.

The following people spoke in support of the project:

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1. Paul Castleberg, Santa Barbara Sea Shell Association, thanked the Commission and submitted comments.
2. Skip Abed, Santa Barbara Sailing Center, thanked the Commissions for the improvements.
3. Eric Friedman, Santa Barbara Outrigger Canoe Club, supports Option B for the Canoe Hale and the Chumash Tomol House.
4. Andy Roteman, Santa Barbara Seashell Association, supports keeping the sea shell "condos" in their current location.

The following people spoke in opposition to the project or with concerns:

1. Jé Gooley does not feel that the plan for the Chumash Tomol House is representative of the Chumash culture and asked to uncover the springs that are near West Beach where the Chumash used to congregate.

With no one else wishing to speak, the public hearing was closed at 5:59 P.M.

Discussion was held regarding the inability to involve the Ty Warner Sea Center.

The Commissioners made the following comments:

1. Commissioners Jostes and Lodge thanked the consultants and were in support of Alternative A because it has a softer touch and felt that it could be build quicker.
2. Commissioner Thompson preferred Alternative B if cost was not a factor. Supports a phased plan that could be worked into without having to tear down anything. Alternative B also requires a Coastal Development Permit. Does not see RDA funding being attainable due to the area not being blighted.
3. Commissioner Jacobs likes Alternative B, but would like to see a non-profit such as the Ty Warner Sea Center or Maritime Museum become a partner. Suggested events, such as Fiesta event, that could bring more activity to the area. Supports a splash park, as opposed to a wading pool.
4. Commissioners Longstreet and Larson are not in favor of new structures at the beach. Both were concerned with funding for maintenance of any new improvements.
5. Commissioner Bartlett supports a phased implementation of Alternative B if funding were available, otherwise Alternative A could be attained.
6. Commissioner Hochman agrees with Chair Longstreet on the issue of maintenance. Questioned the availability of Chumash Tomol House that could be used for all the community all of the time.
7. Commissioner White supports Alternative A and would like to see story poles of the two structures before going forward with the alternative. Likes the condos around the dredging of the facility.
8. Commissioner Burns stated that the closer to the cement the better for managing the sea shells' boats. Would like to see the condos stay close to the concrete.

Appendix D-3:

Applicable Portions of Meeting Minutes (November 19, 2009) Harbor Commission

**BOARD OF HARBOR COMMISSIONERS
CITY OF SANTA BARBARA
MINUTES**
Regular Monthly Meeting
November 19, 2009
City Council Chambers - City Hall 6:30 p.m.

ROLL CALL 6:30 p.m.
Commissioners Present

Will Anikouchine
Betsy R. Cramer
Frank Kelly
Ken Owen
Bill Spicer

Staff Present

John Bridley, Waterfront Director
Scott Riedman, Business Manager
Karl Treiberg, Facilities Manager
Mick Kronman, Harbor Operations Manager
Mary Adams, Harbor Commission Secretary

Councilmembers Present

None

CHANGES TO THE AGENDA

None

PUBLIC COMMENT

John Panek: Marine Protection Act – Abandoned Vessels

1. Approval of Minutes

Moved to approve the minutes from the September 17, 2009, Harbor Commission meeting. Cramer/Kelly 5-0.

DIRECTOR'S REPORT

2. Department Update

- Council Actions
- Board of Harbor Commissioners – City Charter Amendment
- Tentative Agenda Items for December

3. Facilities Management Report

- Stearns Wharf
 - o Deck Fires – Pictures – reviewed damage
 - o Passenger Loading Ramp
 - Harbor
 - o Marina 1 Replacement Project – Phase I – Landside Improvements Began today – Convene public meetings in January
-

o West Beach Sand Management

4. Harbor Operations Report

- Harbor Festival Recap
- Reverse 911 Test Results
- Abandoned Vessel Bill Signed into Law
- MLPA Update
- Parade of Lights December 13th

NEW BUSINESS

5. Draft West Beach Planning Study

Harbor Commission received a presentation from Pat Saley & Associates outlining elements within the Draft West Beach Planning Study. Commissioners provided input on the recommendations and development alternatives therein.

Note: Copies of the Study are located online at www.santabarbaraca.gov/Government/Departments/Waterfront.

Public Speakers:

Paul Castleberg – Santa Barbara Sea Shells
Jim Muir – Incoming commodore of the Sea Shell Association
Eric Friedman – Representative for SB Outrigger – Nonprofit Organization
Steve Hyslop – Harbor Merchants Association
Cheryl Walker – Sea Bird Concerns
Sally Bromfield – Letter to Commission – read into the record.

Commissioners provided comments on the various elements presented in the draft West Beach Study and with certain caveats selected their preferred alternative.

Commissioner Anikouchine – Alternative B
Commissioner Cramer - Alternative A
Commissioner Kelly – Alternative A
Commissioner Owen – Alternative B
Commissioner Spicer – Alternative B

Appendix E:

Phased Implementation Plan Supporting Information

Appendix E-1:

SB Outriggers Draft proposal for construction and maintenance of Canoe Hale

Note: Chumash representatives will be drafting a proposal for construction and maintenance of a Chumash Tomol Ap. Representatives from SBOCC have worked closely with the Chumash on the proposal to bring both an outrigger canoe hale and Tomol House or Ap to West Beach

Santa Barbara Outrigger Canoe Club (SBOCC) is a nonprofit public benefit corporation dedicated to promoting amateur athletics, specifically the sport of competitive outrigger canoe racing. We are committed to raising awareness of the cultural traditions and significant history associated with outrigger canoes. SBOCC was established in 1982 and has called West Beach home since 1988.

In addition to racing throughout California, SBOCC hosts the annual California State Sprints Championships at Leadbetter Beach and the winter personal water craft race based out of West Beach. A portion of these proceeds go to support Santa Barbara Water Rescue.

We have also developed a summer keiki (youth) program for 12-18 year olds. As part of this program, local youth are taught basic paddling techniques, team work and open water navigation. The program culminates when the youth compete against teams from throughout California at the State Championships at Leadbetter beach.

The proposal to build and maintain a canoe hale is presented as a means to expand upon the mission of SBOCC by providing a location on the beach where the canoes could be used year round. Currently, the canoes are removed during the winter months for maintenance reasons. Assuming that changes in the Local Coastal Plan and other governing ordinances are enacted to allow for the construction of a canoe hale and Chumash Tomol Ap on West Beach, the following is a draft proposal to build and maintain the canoe hale.

Construction: SBOCC has been in informal discussions with a potential donor and a licensed contractor who are interested in providing real world experience for “at-risk youth” in the construction industry. This would include training them to read blue prints for the structure and then participating in its construction. All other costs would be borne by SBOCC.

SBOCC envisions that the City would own the hale structure once built, with a long term lease agreement enacted. The lease would include provisions for construction and would be enacted prior to construction. As part of the lease, SBOCC would also be responsible for the maintenance of the structure and upkeep. (Note: the Harbor Commission entered into an agreement with the SB Chamber of Commerce for the visitors center that could be a model.)

Access for the public. As part of the lease agreement, specific days could be agreed upon to have the hale open for public events. Some possible examples include the 4th of July, coastal clean up day and perhaps the West Beach Music Festival and Pro Volley Ball tour.

The structure would be open to the public, but the canoes would not. In some instances they would need to be moved.

In addition to public access, the hale (and especially the Ap) provide a unique educational experience to connect the public with the history of Santa Barbara maritime culture. Canoes are an integral part of the history of Santa Barbara and the Pacific region. These structures would be part of a living legacy that brings the past to life by making the canoes more accessible to residents on a year round basis. An essential component of the educational experience is interpretive signage detailing the history of the canoes that would also fit in with the maritime museum, which SBOCC has previously had exhibits that included an outrigger canoe that is still in use today.

In closing, SBOCC would like to reiterate that the purpose for the hale is to celebrate and inform the public about local historical maritime culture and offer enhanced access for the outrigger canoes which are ocean dependent water craft.

For more information about SBOCC visit our website at www.sbocc.org

Please contact Eric Friedman at NDeric2000@gmail.com with questions about the canoe hale proposal.

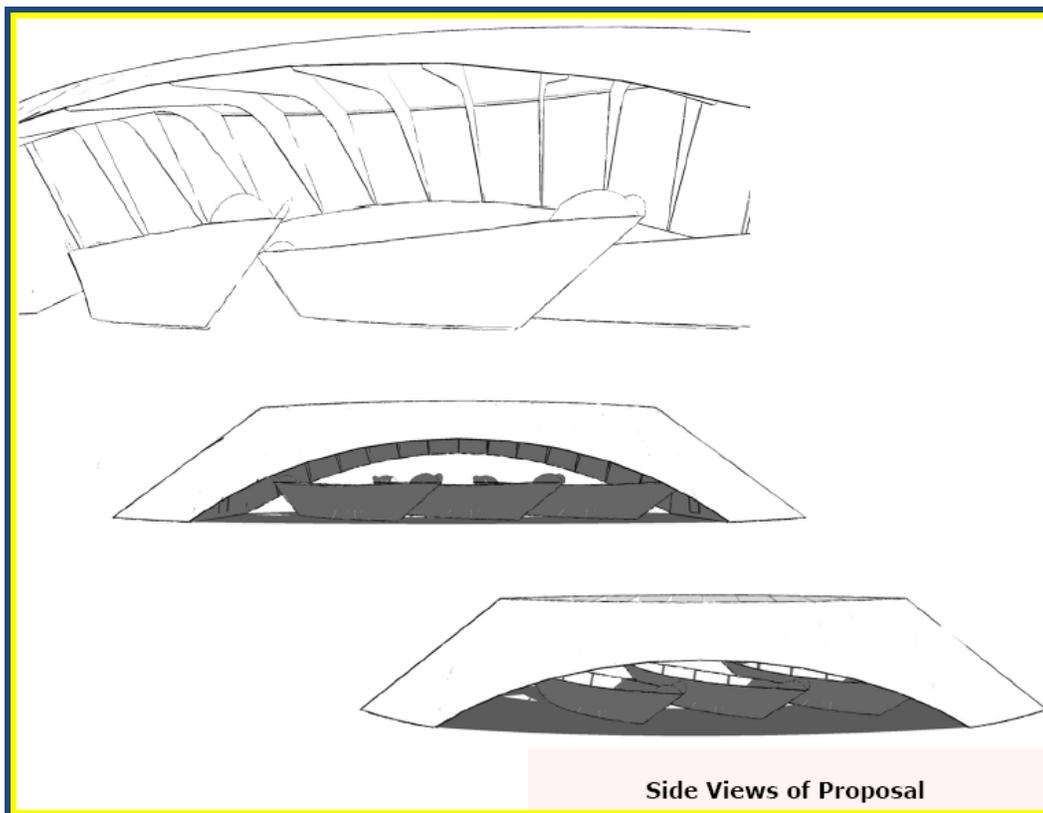
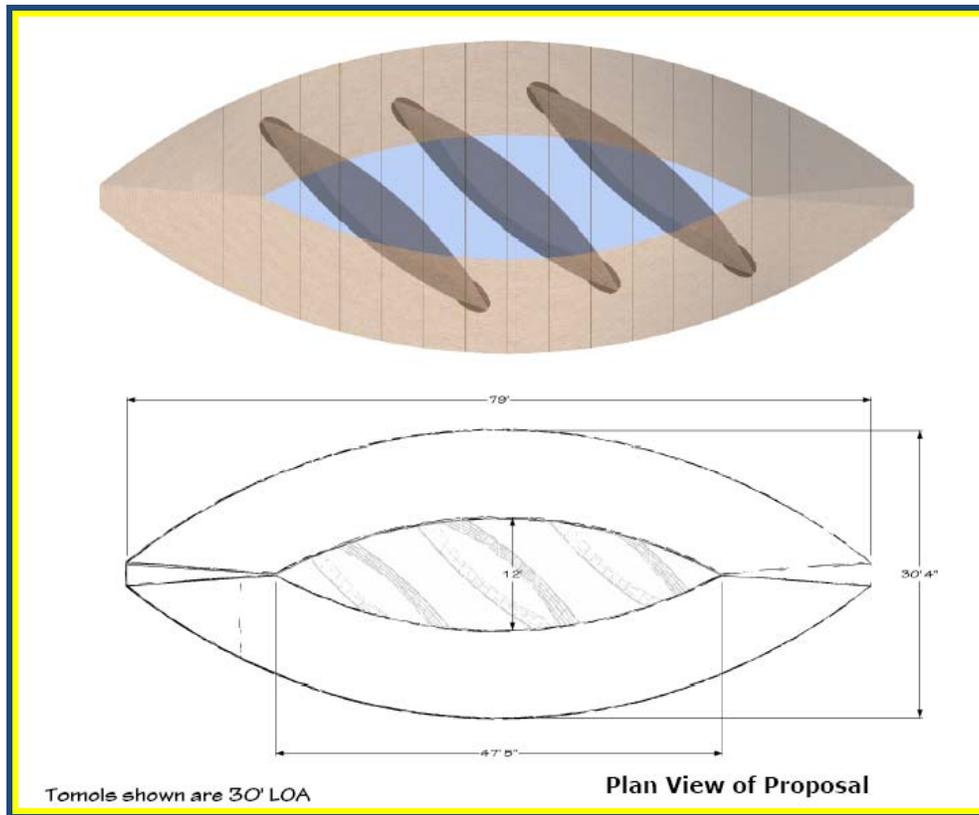
Appendix E-2:

**Chumash Maritime Association's proposal for
construction of a Tomol House or Ap**



**Tomol House (Ap)
for Chumash Maritime Association
Conceptual Design**

Interior View of Proposal



VII. References

California Coastal Commission, Staff Report, City of San Diego, 700 North Jetty Road Mission Beach, Lifeguard Station and Bulkhead Seawall, January 25, 2007

California Coastal Commission, Staff Report: Appeal Substantial Issue, County of Ventura, Silver Strand Beach, Lifeguard Tower and Public Restroom, January 22, 2009

City of Santa Barbara Planning Commission Staff Report, West Cabrillo Boulevard West Beach Pedestrian Improvement Project, May 1, 2008

City of Santa Barbara Redevelopment Agency, Funding Requests Fiscal Year 2008, March 2007

City of Santa Barbara, Zoning Ordinance

Judith C. McCaffrey, Recreation Programs Manager Cultural Arts Program, Permit Procedures for Santa Barbara Arts and Crafts Show, June 8, 2009

Parks and Recreation Department, Beach Maintenance – 6914 Quarterly Report April thru June, July 30, 2009

Pat Saley and Associates, Harbor Master Plan, June, 1996

SAIC, Biological Resources Analysis Santa Barbara Harbor Marine One Replacement Project, June 2007

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Santa Barbara Outrigger Canoe Club, Canoe Hale Proposed Site Plan, August 20, 2007

The Conceptual Motion Company, West Beach Pedestrian Improvement Project, October, 2008

Wishtoyo Foundation, Mission Statement Brochure, 2008
