

CITY OF SANTA BARBARA

LOCAL COASTAL PROGRAM

IMPLEMENTATION

Certified As Legally Adequate

By The California Coastal Commission

On 11/12/86

## LCP PHASE III - IMPLEMENTATION

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I. ESTABLISHMENT OF NEW ZONES AND REZONING OF PROPERTY

LOCAL COASTAL PROGRAM - PHASE III  
IMPLEMENTATION PROGRAM  
COASTAL OVERLAY ZONE

PROPOSED CHANGE: Addition of S-D-3, Coastal Overlay Zone to all properties in the Coastal Zone.

I. Background:

In order to set up the required processing of proposed developments in the Coastal Zone, it is necessary to establish an implementing ordinance. Staff believes that the best way to separate the Coastal Zone from the remainder of the City for this purpose is to establish a Special District under Chapter 28.45 of the Zoning Ordinance. The Coastal Zone requirements are more restrictive than those for the remainder of the City; therefore, the S-D overlay is appropriate (two other S-D zones are already established).

The major portions of this ordinance are mandated by State law which allows only limited flexibility to conform to local conditions. A brief description of each of the major divisions follows.

A. Location:

This section establishes the general location of the Coastal Zone.

B. Legislative Intent:

This section defines the purpose of this ordinance.

C. Definitions:

This section has been included because many of the definitions apply only to this ordinance. In some cases, they are not consistent with existing definitions that will continue to apply elsewhere in the City.

D. Applicability and Exclusions:

This section states that anybody is subject to these regulations who wishes to undertake any development in the Coastal Zone. In addition, there are a series of categorical exclusions from permit requirements. These are primarily maintenance, repair and small additions to existing structures, those with coastal permits previously approved by the Coastal Commission and other similar items not in conflict with our LCP or the Coastal Act.

Presently, a large area of the Mesa and Campanil Hills is categorically excluded by the Coastal Commission from permit requirements for construction of new single family homes on vacant lots. In order for the City to continue use of this exclusion under its regulations, the City

must make a request to the Coastal Commission. In addition to the exclusion for new construction, Staff recommends that the City request an exclusion for additions to existing single family residences in the same area.

E. General Requirements:

This section states that in any case where there is a conflict between the S-D-3 zone and other ordinances and regulations of the City the more restrictive requirements will prevail.

F. Permit Procedures:

This section establishes permit, notice and appeal procedures for coastal permit issuance by the City. This section has been written in strict compliance with the State requirements. The City may be more restrictive than the State, but not less. The Planning Commission is required to review a substantially greater number of permits than it does presently. All coastal development permits will be subject to approval by the Planning Commission, although many of them will be placed on a consent calendar. These items will include items reviewed by ABR and Landmarks Committee as well as many items presently requiring only a building permit. However, minor items will be categorically excluded from permit requirements and will not be reviewed by the Planning Commission.

All Planning Commission approvals will be appealable to the City Council. Certain projects are also appealable to the State Coastal Commission and procedures have been included to indicate the steps necessary to do so.

All applications for coastal permits require noticing. At a minimum, notices will need to be sent to all the property owners and residents within 100 feet of the project. In cases where a full public hearing is necessary, property owners within 450 feet are notified. This is consistent with normal City noticing procedures for Planning Commission Public Hearings.

G. Amendments to a Certified Local Coastal Program:

This section establishes procedures for the amendment of any portion of the LCP including Phase III. Processing of proposed amendments will be in accordance with normal City procedures for zone changes, ordinance amendments and general plan amendments, except that noticing requirements are similar to coastal permit requirements and such changes will not go into effect unless they are certified by the Coastal Commission.

II. Study Area:

The entire Coastal Zone of the City is included in the S-D-3 zone.

III. Recommendation:

The proposed establishment of the S-D-3 zone and the addition of that zone to the properties in the Coastal Zone is necessary in order for the City to take over



processing of coastal permits. The Staff recommends that the Planning Commission recommend that City Council establish the new zone and rezone the Coastal Zone. In addition, Staff recommends that the Planning Commission recommend to the City Council that the City request that the Categorical Exclusion for single family development remain in effect and that the exclusion of additions to existing single family dwellings in those areas be added.

#### Attachments

JMH/gw

ORDINANCE NO. 4430

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE MUNICIPAL CODE BY ADDING SECTION 28.45.009 PERTAINING TO THE ESTABLISHMENT OF THE S-D-3, COASTAL OVERLAY ZONE AND REPEALING ORDINANCE NO. 4173.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 28.45 of Title 28 of the Santa Barbara Municipal Code is amended by adding Section 28.45.009 which reads as follows:

28.45.009 S-D-3 Zone Designation-Coastal Overlay Zone.

1. LOCATION. The S-D-3 Zone is applied to the "Coastal Zone" which is defined as generally all of the land 1,000 yards from the mean high tide line as established by the Coastal Act of 1976 and as it may subsequently be amended, which lies within the City of Santa Barbara, and shown on Map A, which is appended hereto.

2. LEGISLATIVE INTENT. The Coastal Overlay Zone is established for the purpose of implementing the Coastal Act of 1976 (Division 20 of the California Public Resources Code) and to insure that all public and private development in the Coastal Zone of the City of Santa Barbara is consistent with the City's Certified Local Coastal Program and the Coastal Act.

3. DEFINITIONS.

For the purpose of Section 28.45.009 of this Code, certain words and phrases shall be construed as set forth in this Section unless it is apparent from the content that a different meaning is intended:

a. ACCESS.

(1) Lateral. An area of land providing public access along the water's edge.

(2) Vertical. An area of land providing a connection between the first public road or use area nearest the sea and the publicly owned tidelands or established lateral accessway.

b. AGGRIEVED PERSON. Any person who, in person or through a representative, appeared at a public hearing of the City in connection with the decision or action appealed, or who, by other appropriate means prior to the hearing, informed the City of the nature of his concerns or who for good cause was unable to do either.



c. APPEALABLE DEVELOPMENT.

(1) Developments approved by the City between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, as indicated on Map A, which is appended hereto and marked Map A.

(2) Developments approved by the City not included within Section 28.45.009.3.c(1) located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff, as indicated on the official City appeals map or as determined by the State Lands Commission.

(3) Any development which constitutes a major public works project or a major energy facility.

d. APPLICANT. The person, partnership, corporation or state or local government agency applying for a coastal development permit.

e. BULK. Total interior cubic volume as measured from the exterior surface of the structure.

f. COASTAL COMMISSION. California Coastal Commission.

g. COASTAL DEVELOPMENT PERMIT. A permit, letter or certificate issued by the City in accordance with the provisions of this Section, after the applicant has submitted all necessary supplementary documentation required to satisfy the conditions precedent in the notice to issue a coastal development permit.

h. COASTAL ZONE. That land and water area of the City of Santa Barbara extending seaward to the State's outer limit of jurisdiction and extending inland to the boundary shown on the official Zoning Maps for the S-D-3 Coastal Overlay Zone, as amended from time to time and certified by the Coastal Commission.

i. DEVELOPMENT. On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any

private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

j. ENERGY FACILITY.. Any public or private processing, producing, generating, storing, transmitting or recovering facility for electricity, natural gas, petroleum, coal or other source of energy.

k. ENVIRONMENTALLY SENSITIVE AREA. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

l. FEASIBLE. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

m. FILL. Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

n. LAND USE PLAN. Maps and a text which indicate the kinds, location and intensity of land uses allowed in the Coastal Zone and includes resources protection and development policies related to those uses.

o. LOCAL COASTAL PROGRAM. The City's land use plan, zoning ordinances, zoning maps and other implementing actions certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.

p. MAJOR PUBLIC WORKS PROJECT OR MAJOR ENERGY FACILITY. Any public works project or energy facility which exceeds \$50,000 in estimated cost of construction.

q. NATURAL DISASTER. Any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of the owner.

r. OCEAN-DEPENDENT DEVELOPMENT OR USE. Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

s. OCEAN-RELATED DEVELOPMENT OR USE. Any development or use which is dependent on an ocean-dependent development or use.

t. OTHER PERMITS AND APPROVALS. Permits and approvals, other than a coastal development permit, required to be issued by the approving authority before a development may proceed.

u. PERSON. Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government or special district or an agency thereof.

v. PUBLIC WORKS PROJECT.

(1) All production, storage, transmission and recovery facilities for water, sewage, telephone and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

(2) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.

(3) All publicly financed recreational facilities, all projects of the State Coastal Conservancy and any development by a special district.

(4) All community college facilities.

w. SEA. The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs and other areas subject to tidal action through any connection with the Pacific Ocean, excluding nonestuarine rivers, streams, tributaries, creeks and flood control and drainage channels.

x. STRUCTURE. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

y. VISITOR-SERVING DEVELOPMENT OR USE..

Stores, shops, businesses, temporary lodging and recreational facilities (both public and private) which provide accommodations, food and services for the traveling public; including, but not limited to, hotels, motels, campgrounds, parks, nature preserves, restaurants, specialty shops, art galleries and commercial recreational development such as shopping, eating and amusement areas.

z. WETLAND. Lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens.

aa. WORKING DAY. Any day on which all City offices are open for business.

4. APPLICABILITY AND EXCLUSIONS. Any person (including the City, any utility, any federal, state or local government, or special district or any agency thereof) wishing to perform or undertake any development within the Coastal Overlay Zone of the City of Santa Barbara shall comply with the provisions of this Section. In addition to any other permits or approvals required by the City, a coastal development permit shall be required prior to commencement of any development in the coastal zone of the City, except for the following exclusions:

a. TIME-SHARE CONVERSIONS. Any activity anywhere in the coastal zone that involves the conversion of any existing multiple-unit residential structure to a time-share project, estate, or use, as defined in Section 11003.5 of the Business and Professions Code. If any improvement to an existing structure is otherwise exempt from the permit requirements of this division, no coastal development permit shall be required for that improvement on the basis that it is to be made in connection with any conversion exempt pursuant to this subdivision. The division of a multiple-unit residential structure into condominiums, as defined in Section 783 of the Civil Code, shall not be considered a time-share project, estate, or use for purposes of this subdivision.

b. VESTED RIGHTS. Any development which, on the effective date of this subsection, has a valid approval from the Coastal Commission shall be considered to have a vested right until such time as said approval expires or lapses; provided, however, that no substantial change may be made in any such development without prior Coastal Commission and City approval having been obtained by the developer.

c. SINGLE FAMILY..

(1) Construction of one (1) single family residence on an existing vacant parcel in the areas shown on Map A, appended hereto. If demolition or relocation of any existing structure is necessary in order to accommodate such construction, or if such demolition or relocation has occurred in the year prior to the request for construction, the lot is not vacant.

(2) Additions to existing single family residences in the areas shown on Map A, except when such additions require other City approvals other than building permits.

(3) Improvements to existing single-family residences in areas other than those areas shown on Map A; provided, however, that those improvements which involve a risk of adverse environmental effect or adversely affect public access or result in a change of the intensity of use shall require a coastal development permit, as provided in California Administrative Code Section 13250, as amended from time to time.

d. OTHER CONSTRUCTION. Improvements to any structure other than a single-family residence or a public works facility; provided, however, that those improvements which involve a risk of adverse environmental effect; or adversely affect public access; or result in a change in use; shall require a coastal development permit, as provided in California Administrative Code Section 13253, as amended from time to time.

e. MAINTENANCE OF NAVIGATION CHANNELS. Maintenance dredging of existing navigation channels or moving dredged material from such channels to a disposal area outside the Coastal Zone, pursuant to a permit from the United States Army Corps of Engineers.



f. REPAIR OR MAINTENANCE. Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of the object of such repair or maintenance activity; provided, however, that extraordinary methods of repair and maintenance that involve a risk of substantial adverse environmental impact, shall require a coastal development permit, as provided in California Administrative Code Section 13252, as amended from time to time.

g. UTILITY CONNECTIONS. The installation, testing and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to the California Coastal Act of 1976 or the Coastal Overlay Zone requirements; provided that the City may, where necessary, require reasonable conditions to mitigate any adverse impacts on coastal resources, including scenic resources.

h. REPLACEMENT OF EXISTING STRUCTURE. The replacement of any structure, other than a public works facility, destroyed by a natural disaster, subject to Section 28.87.038 of this Code.

#### 5. GENERAL REQUIREMENTS.

a. CONFLICTING PERMITS AND LICENSES TO BE VOIDED. All departments, officials, and public employees of the City vested with the duty and authority to issue permits or licenses shall conform with the provisions of this zone and shall issue no permits or licenses for uses, buildings, or any purpose in conflict with the provisions of this Section. Any such permit or license issued in conflict with this Section shall be null and void.

b. CONFLICT WITH OTHER REGULATIONS. Where conflicts occur between the regulations contained in this Section and the building code, other sections of Title 28, or other regulations effective within the City, the more restrictive of such laws, codes or regulations shall apply.

It is not intended that this Section shall interfere with, abrogate or annul any easement, covenant, or other agreement now in effect; provided, however, that where this Section imposes a greater restriction upon the use of buildings or land or upon new construction than are imposed or required by other ordinances, rules, or regulations or by easements, covenants, or agreements, the provisions of this Section shall apply.

Nothing contained in this Section shall be deemed to repeal or amend any regulation of the City requiring a permit, license, and/or approval, for any business, trade, or occupation, nor shall anything in this Section be deemed to repeal or amend the building code. If provisions of this Section overlap or conflict, the most protective provision relating to coastal resources shall apply.

6. PERMIT PROCEDURES. In addition to any other permits or approvals required by the City, a coastal development permit shall be required prior to commencement of any development in the coastal zone of the City except those excluded under Section 28.45.009.4 of this Code.

a. APPLICATION. A coastal development permit shall be applied for prior to or concurrent with other necessary City permits or approvals. Such application shall be submitted to the Community Development Department and shall be accompanied by such filing fee as established by the City Council. The Community Development Department shall provide for a completed coastal development application. The Community Development Department shall take the following actions.

(1) Determine if the proposed project is subject to the requirement of a coastal development permit and if so, determine the category of permit for the project in accordance this Section.

(2) File the application and provide notice of action on the application per this Section.

(3) For those projects requiring a public hearing, transmit an application summary and recommendation thereon to the Planning Commission.

b. NOTICE OF CATEGORICALLY EXCLUDED DEVELOPMENTS. A determination issued by the City for a development which is categorically excluded from permit requirements pursuant to Section 28.45.009.4 of this Code, if an appealable development or otherwise, shall be exempt from the notice and hearing requirements of Section 28.45.009. The Community Development Department shall maintain a record for all determinations made which shall be made available to the Coastal Commission or any interested person upon request. This record must include the applicant's name, the location of the project, a brief description of the project, the site plan, the date upon which the determination was made, and all terms and conditions imposed by the City in granting its approval. Notice of each development permit issued for any approved exclusion shall be made to the Coastal Commission within five (5) working days.

c. APPEALABLE DEVELOPMENTS. At least one (1) public hearing shall be held on each application for an appealable development. At least ten (10) calendar days prior to the first public hearing on a coastal development permit within the appealable area and which is not categorically excluded, the Community Development Department shall provide notice by first class mail of pending application for appealable development. This notice shall be provided to each applicant, to all persons who have requested to be on the mailing list for that development or for coastal decisions within the City, to all

property owners and to occupants of residences, including apartments, on or within 100 feet of the affected parcel on which the development is proposed and to the Coastal Commission. The notice shall contain the following information:

- (1) a statement that the development is within the coastal zone;
- (2) the date of filing of the application and the name of the applicant;
- (3) the street address of the proposed development;
- (4) a description of the development;
- (5) the date, time and place at which the application will be heard by the Planning Commission;
- (6) a brief description of the general procedure of the Planning Commission concerning the conduct of hearings and local action; and
- (7) the system for City and Coastal Commission appeals, including any fees required.

d. NON-APPEALABLE DEVELOPMENTS REQUIRING A PUBLIC HEARING.

(1) When a proposed development in a non-appealable area is not categorically excluded and requires a public hearing by the Planning Commission under any other provision of this Code, a hearing on the coastal development permit shall be held concurrently with other applications. If a development would normally be heard only by the modification hearing officer, it shall be sent instead to the Planning Commission to be heard concurrently with the application for coastal development permit. Notice of public hearing on such developments shall be given at least ten (10) calendar days in advance of the public hearing in the following manner:

- (a) shall be published in a newspaper of general circulation in the City;
- (b) shall be sent by first class mail to any person who has filed a written request therefore;
- (c) shall be sent by first class mail to property owners within 300 feet of the proposed project;
- (d) shall be sent by first class mail to occupants of residences, including apartments, on or within 100 feet of the affected parcel;
- (e) shall be sent by first class mail to the Coastal Commission; and
- (f) shall contain the information stated in Subsection 28.45.009.6.c.



(2) When a proposed development in a non-appealable area is not categorically excluded, does not normally require a public hearing by the Planning Commission or modification hearing officer, but requires discretionary approval by any approving body of the City, a public hearing shall be held by the Planning Commission in accordance with the requirements of Subsection 28.45.009.6d(1) above. New permit applications which, in the opinion of the Community Development Director, are de minimis with respect to the purposes and objectives of the Coastal Act and the City's Coastal Plan may be scheduled on the Consent Calendar and noticed in accordance with the provisions of Subsection 28.45.009.6.e.

e. NON-APPEALABLE DEVELOPMENTS NOT REQUIRING A PUBLIC HEARING. When a proposed development is in a non-appealable area, is not categorically excluded and would not normally require a public hearing, it shall be placed on a consent calendar to be approved by the Planning Commission. At least ten (10) calendar days prior to consent calendar approval by the Planning Commission, public notice shall be given by first class mail. Notice shall be provided to all persons who have requested to be on the mailing list for that development, to all property owners and occupants of residences including apartments, on or within 100 feet of the affected parcel on which the development is proposed, and to the Coastal Commission. The notice shall contain the following information:

- (1) a statement that the development is within the coastal zone;
- (2) the date of filing of the application and the name of the applicant;
- (3) the street address of the proposed development;
- (4) a description of the proposed development;
- (5) the date the application will be acted upon by the Planning Commission;
- (6) the general procedure of the Community Development Department concerning the submission of public comments either in writing or orally prior to the Planning Commission decision; and
- (7) a statement that a public comment period of sufficient time to allow for the submission of comments by mail will be held prior to the Planning Commission decision.

If significant testimony is received against the proposed development, it shall be removed from the consent calendar and placed on the regular agenda for public hearing by the Planning Commission.

f. DETERMINATION OF APPLICABLE NOTICE AND HEARING PROCEDURES. The determination of whether a development is categorically excluded, non-appealable or appealable for purposes of notice, hearing and appeals procedures shall be made by the Community Development Department at the time the application for development within the coastal zone is submitted. This determination shall be made with reference to the certified Local Coastal Program, including any maps, categorical exclusions, land use designations and zoning laws which are adopted as part of the Local Coastal Program. Where an applicant, interested person, or a Community Development Department has a question as to the appropriate designation for the development, the following procedures shall establish whether a development is categorically excluded, non-appealable or appealable:

(1) The Community Development Department shall make its determination as to what type of development is being proposed (i.e. categorically excluded, appealable, non-appealable) and shall inform the applicant of the notice and hearing requirements for that particular development.

(2) If the determination of the Community Development Department is challenged by the applicant or an interested person, or if the City wishes to have a Commission determination as to the appropriate designation, the City shall notify the Coastal Commission by telephone of the dispute/question and shall request an opinion from the Executive Director of the Coastal Commission.

(3) The Executive Director shall, within two (2) working days of the City's request, (or upon completion of a site inspection where such inspection is warranted), transmit the determination as to whether the development is categorically excluded, non-appealable or appealable.

(4) Where, after the Executive Director's investigation, the Executive Director's determination is not in accordance with the City determination, the Coastal Commission shall hold a hearing for purposes of determining the appropriate designation for the area. The Coastal Commission shall schedule the hearing on the determination for the next meeting (in the appropriate geographic region of the state) following the City's request.

g. NOTICE OF PLANNING COMMISSION ACTION WHEN HEARING IS CONTINUED. If a decision on a development permit is continued by the Planning Commission to a date which is neither (1) previously stated in the notice provided pursuant to Subsection 28.45.009.6b, c, d or e above, nor (2) announced at the hearing as being continued to a time certain, the Community Development Department shall provide notice of the further hearings in the same manner, and within the same time limits as established in Subsection 28.45.009.6b, c, d or e above.

h. FINDINGS. In order to approve a Coastal Development Permit, all of the following findings shall be made:

(1) The project is consistent with the policies of the California Coastal Act.

(2) The project is consistent with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.

i. FINALITY OF CITY ACTION. A local decision on an application for development shall be deemed final when:

(1) the local decision on the application has been made and all required findings have been adopted, including specific factual findings supporting the legal conclusions that the proposed development is or is not in conformity with the certified local coastal program and, where applicable, with the public access and recreation policies of Chapter 3 of the California Coastal Act, Public Resources Code and

(2) when all local rights of appeal have been exhausted as defined in Subsection 28.45.009.6.j. below.

j. APPEALS TO THE CITY COUNCIL. The decisions of the Planning Commission may be appealed to the City Council by the applicant, an aggrieved person or any two (2) members of the Coastal Commission. The appeal must be filed with the City Clerk within ten (10) calendar days of the date of the Planning Commission's decision unless a longer appeal period is allowed by other applications involved in the decision, in which case the longer appeal period shall prevail. The appellant shall state specifically in the appeal wherein the decision of the Planning Commission is not in accord with the provisions of this Section or wherein it is claimed that there was an error or an abuse of discretion by the Planning Commission. Prior to the hearing on said appeal, the City Clerk shall inform the Community Development Department that an appeal has been filed whereon said Department shall prepare a report to the City Council with Staff recommendations, including all maps and data and a statement of findings setting forth the reasons for the Planning Commission's decision. The City Council shall affirm, reverse, or modify the decision of the Planning Commission at a regular public hearing. Notice of the time and place of the public hearing shall be given in accordance with the notice required at the Planning Commission; however, notice shall also be mailed to the appellant.

k. EFFECTIVE DATE OF CITY FINAL ACTION ON APPEALABLE ITEMS. A final decision of the City on an application for an appealable development shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired unless any of the following occur:

(1) An appeal is filed in accordance with Subsection 28.45.009.6m below.

(2) The notice of final coastal project permit does not meet the requirements of Subsection 28.45.009.6.1 below.

(3) The notice of final action is not received in the Coastal Commission office and/or distributed to interested parties in time to permit the filing of an appeal to the Coastal Commission within the ten (10) working day appeal period.

Where any of the above circumstances in Subsection 28.45.009.6k(1), (2) or (3) occur, the Coastal Commission shall, within five (5) working days of receiving notice of that circumstance, notify the City and the applicant that the effective date of the City action has been suspended.

1. NOTICE OF FINAL ACTION BY THE CITY. Within seven (7) calendar days of a final City decision on an application for a coastal development permit, the Community Development Department shall provide notice of the action by first class mail to the Coastal Commission and to any persons who specifically requested such notice and provided a self-addressed, stamped envelope. Such notice shall include conditions of approval, written findings and the procedures for appeal of the City decision to the Coastal Commission.

m. APPEALS TO THE COASTAL COMMISSION. For those coastal development permits which are approved for developments defined as "appealable" under California Public Resources Code, Section 30603(a) and under Subsection 28.45.009.3.c., an appeal may be filed with the Coastal Commission by (1) an aggrieved party, (2) the applicant, or (3) two members of the Coastal Commission. Such appeals must be filed in the office of the Coastal Commission not later than 5:00 p.m. of the tenth working day following receipt of sufficient notice of the final local governmental action. In the case of an appeal by an applicant or aggrieved party, the appellant must have first pursued appeal to the City Council, as established in this Section of this code, to be considered an aggrieved party.

n. FAILURE TO ACT -NOTICE.

(1) NOTIFICATION BY APPLICANT: If the City has failed to act on an application within the time limits set forth in Article 5, ("Approval of Development Permits") of Title 7, Division I, Chapter 4.5 of the Government Code, commencing with 65950, thereby approving the development by operation of law, the person claiming a right to proceed pursuant to Government Code Section 65950 et seq. shall notify, in writing, the City and the Coastal Commission of the claim that the development has been approved by operation of law. Such notice shall specify the application which is claimed to be approved.

(2) NOTIFICATION BY CITY. Upon determination that the time limits established pursuant to Government Code Section 65950 et seq. have expired, the Community Development Department shall, within five (5) working days of such determination, notify those persons entitled to receive notice pursuant to Section 28.45.009.8 that it has taken final action by operation of law pursuant to Government Code Section 65956. The appeal period for projects approved by operation of law shall begin only upon receipt of the City's notice in the office of the Coastal Commission.



o. AMENDMENTS TO COASTAL DEVELOPMENT PERMITS. A coastal development permit may be amended by the Planning Commission in the same manner specified for initial approval. Amendment requests shall be subject to the appeal provisions established in this Section as applicable.

p. DEVELOPMENTS REQUIRING A COASTAL DEVELOPMENT PERMIT FROM THE COASTAL COMMISSION. Notwithstanding other permit and appeal provisions of this Section of this Code, development proposals which are located on lands identified as tidelands, submerged lands or public trust lands as identified on permit/appeals jurisdiction maps certified by the Coastal Commission, shall, pursuant to the requirements of California Public Resources Code Section 30519(b), require a coastal permit from the Coastal Commission. Upon submittal to the City of an application for a coastal development permit, the Community Development Department shall determine if the development may be located on land identified as tidelands, submerged lands and/or public trust lands. Such determination shall be based upon maps and other descriptive information identifying such lands which the Coastal Commission and/or State Lands Commission may supply. Upon a determination that the proposed coastal development involves such lands, the Community Development Department shall notify the applicant and the Coastal Commission of the determination that a State coastal permit is required for the development. In conjunction with the City's review and decision on the development per the requirements of the S-D-3 zoning district and other City codes, the City shall also include a recommendation on the developments conformance with the certified local coastal program including this Section. The City's determination of development conformance with the objectives and requirements of the local coastal program shall be advisory only and not a final action under this Section. Following City approval of the development, the application, supporting file documents and the City recommendation shall be forwarded to the Coastal Commission for its action on the development permit request. Development shall not proceed until the Coastal Commission grants a coastal permit for such a development.

q. EXPIRATION DATE AND EXTENSIONS. A coastal development permit shall expire two (2) years from date of issuance unless otherwise explicitly modified by conditions of approval of the development permit, or unless construction or use on the development has commenced. A coastal development permit may be extended upon request for an extension of time filed with the City prior to its expiration for up to one (1) year from its original date of expiration.

Coastal Development Permit extensions may be granted upon findings that the development continues to be in conformance with the requirements and objectives of the certified local coastal program.

7. AMENDMENTS TO A CERTIFIED LOCAL COASTAL PROGRAM. The purpose of this Subsection is to provide for changes in the land use and/or zoning designation on properties where such change is warranted by consideration of location, surrounding development and timing of development; to provide

for text amendments to this Section and/or the City's Coastal Plan as the City may deem necessary or desirable; and to provide for amendments to any ordinances or implementation measures carrying out the provisions of the City's Coastal Plan. The intent of this Subsection is to provide the mechanism, consistent with the Coastal Act, for amending the City's certified Coastal Program which consists of a Land Use Plan, Zoning and other ordinances, Land Use and Zoning Maps and special programs.

a. INITIATION. An amendment to the certified Local Coastal Program may be initiated by any member of the public, the Planning Commission or the City Council. All amendments proposed to the Commission for final certification must be initiated by resolution of the City Council.

b. CITY REVIEW AND PROCESSING. Processing of amendments to the certified Local Coastal Program shall proceed in the same manner as that required for an amendment to the:

(1) General Plan, if that amendment is intended to amend the text or map of the City's Coastal Plan.

(2) Municipal Code or Zoning Map, if that amendment is intended to amend the Municipal Code or Zoning Map.

c. NOTICING. Notice of the hearing shall be given at least ten (10) calendar days before the hearing.

(1) For any amendment, notice shall be:

(a) Published in a newspaper of general circulation in the City.

(b) Mailed to any person who has filed a written request therefore and has supplied the City with self-addressed, stamped envelopes.

(c) Mailed to the Coastal Commission.

(2) In addition, for a proposed rezoning or change of land use designation, notices shall be mailed:

(a) To the owners of the affected property and also the owners of all property within 450 feet of the exterior boundaries of the affected property, using for this purpose, the name and address of such owners shown on the tax rolls of Santa Barbara County.

(b) To occupants of residences, including apartments on or within 100 feet of the affected property.

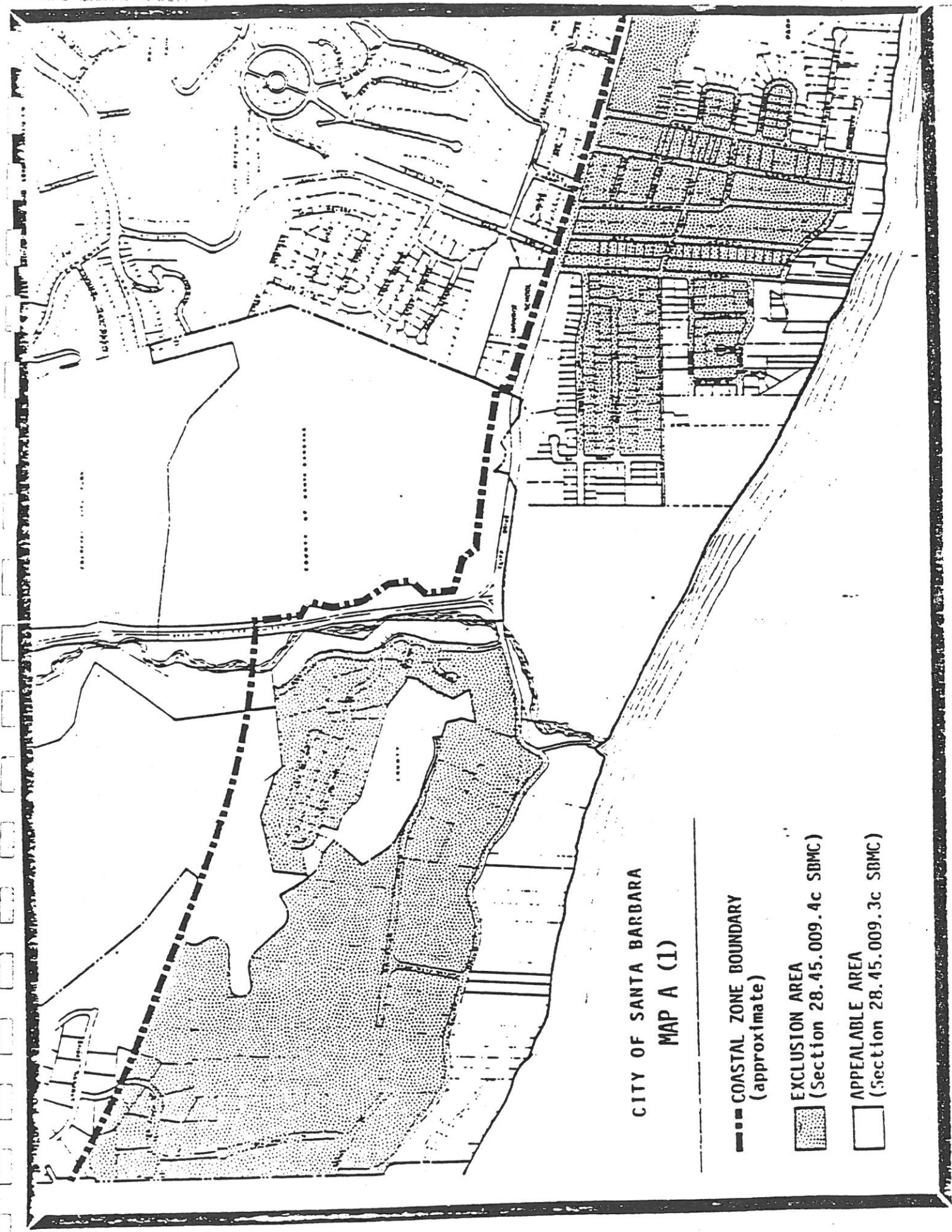
(c) In the event that the rezoning or change of land use designation affects a portion of the City which has an area equivalent to more than four (4) square City blocks, the City may, instead, provide notice by placing a display advertisement in a newspaper of general circulation, published and circulated in the City.

c. COASTAL COMMISSION CERTIFICATION. Any proposed amendment to the Local Coastal Program shall not take effect until it has been certified by the Coastal Commission. Therefore, any approval by the City of such a proposed amendment to the Local Coastal Program shall be submitted to the Coastal Commission within fourteen (14) days of the final approval by the City Council in accordance with Sections 30512 and 30513 of the Coastal Act. (Ord. 4430, 1986; Ord. 4173, 1982.)

SECTION 2. Ordinance No. 4173 is repealed.

SECTION 3. Section 1 of this Ordinance shall not be effective until thirty (30) days after it had been certified by the California Coastal Commission. The boundaries on the Map shall be those boundaries which are certified by the Coastal Commission unless, the City Council takes action to reject these boundaries within sixty (60) days after said certification.





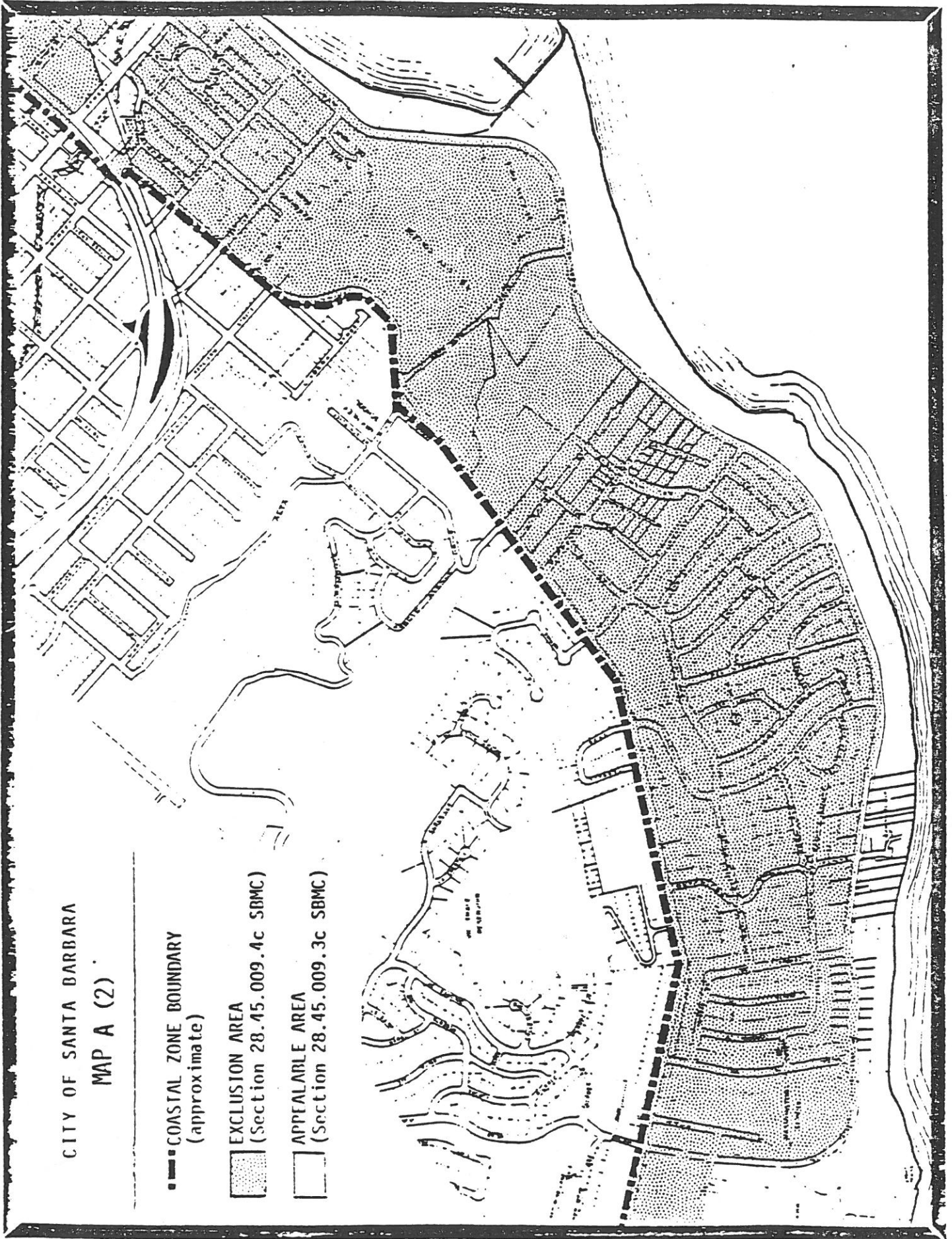
CITY OF SANTA BARBARA  
MAP A (1)

- COASTAL ZONE BOUNDARY  
(approximate)
- EXCLUSION AREA  
(Section 28.45.009.4c SBMC)
- APPEALABLE AREA  
(Section 28.45.009.3c SBMC)

CITY OF SANTA BARBARA

MAP A (2)

- COASTAL ZONE BOUNDARY  
(approximate)
- EXCLUSION AREA  
(Section 28.45.009.4c SBMC)
- APPEALABLE AREA  
(Section 28.45.009.3c SBMC)



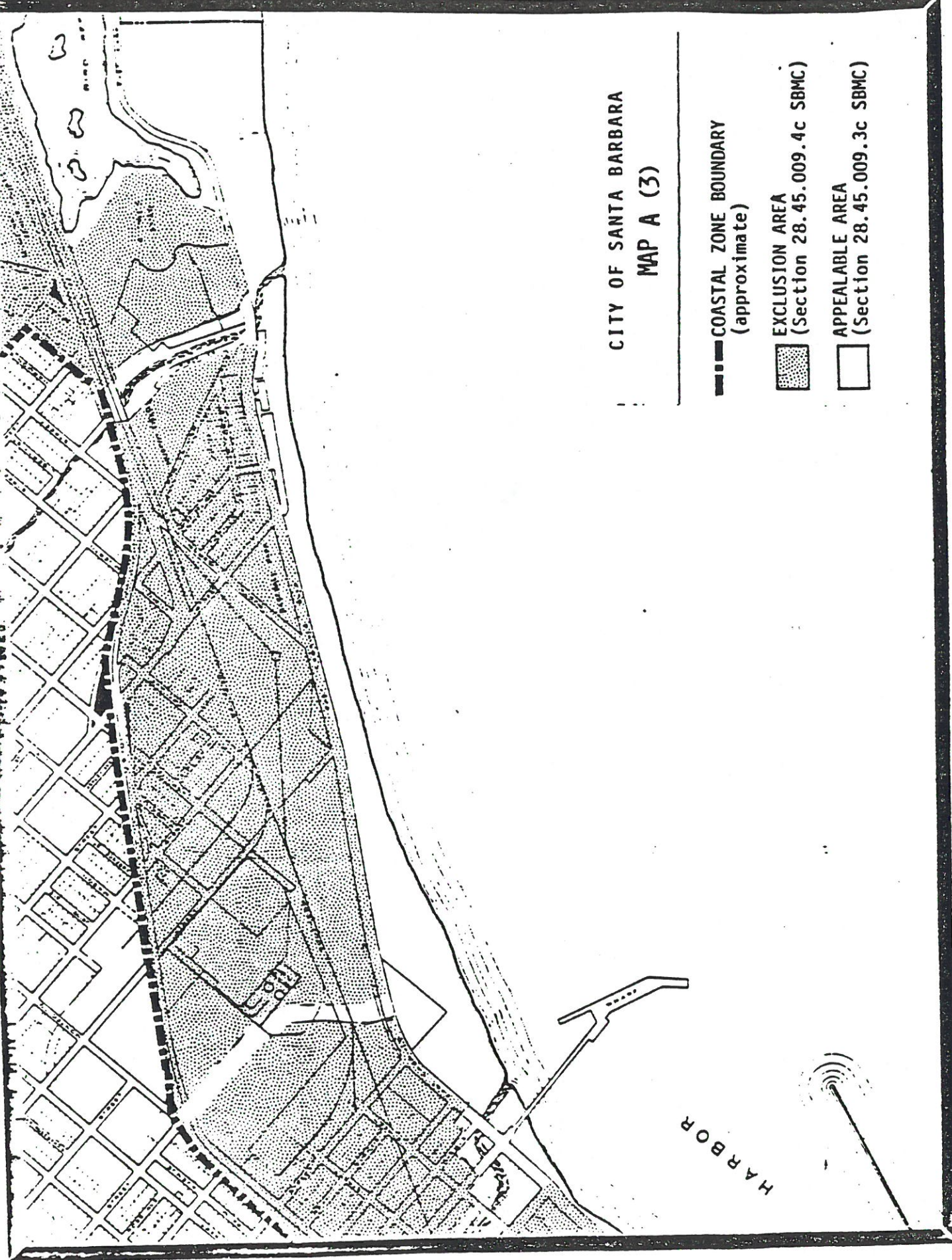


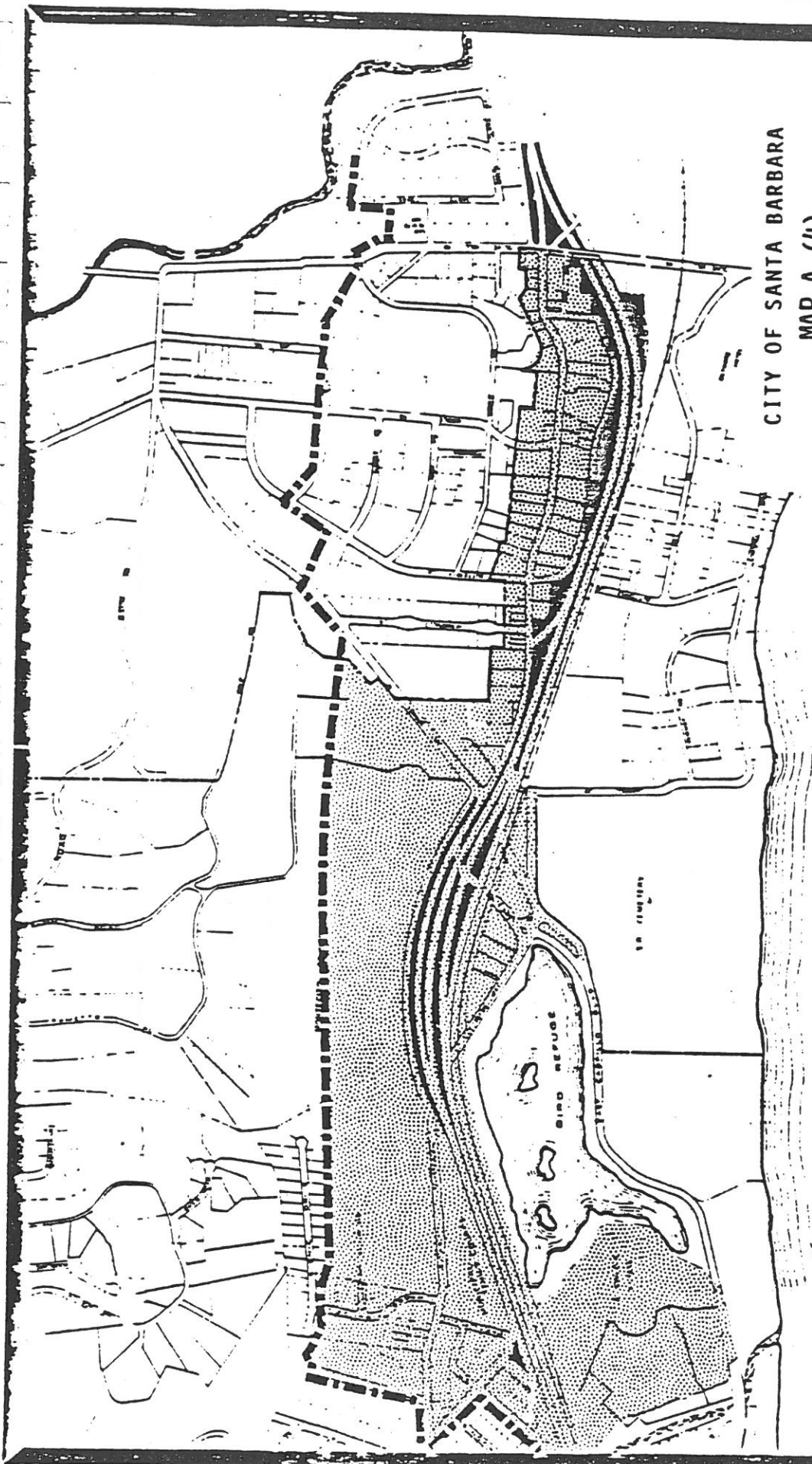
CITY OF SANTA BARBARA  
MAP A (3)

--- COASTAL ZONE BOUNDARY  
(approximate)

EXCLUSION AREA  
(Section 28.45.009.4c SBMC)

APPEALABLE AREA  
(Section 28.45.009.3c SBMC)







ORDINANCE NO. 4193

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 (ZONE MAP) OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF ALL PROPERTY IN THE COASTAL ZONE TO INCLUDE THE S-D-3, COASTAL OVERLAY ZONE AS REQUIRED UNDER PHASE III OF THE LOCAL COASTAL PROGRAM.

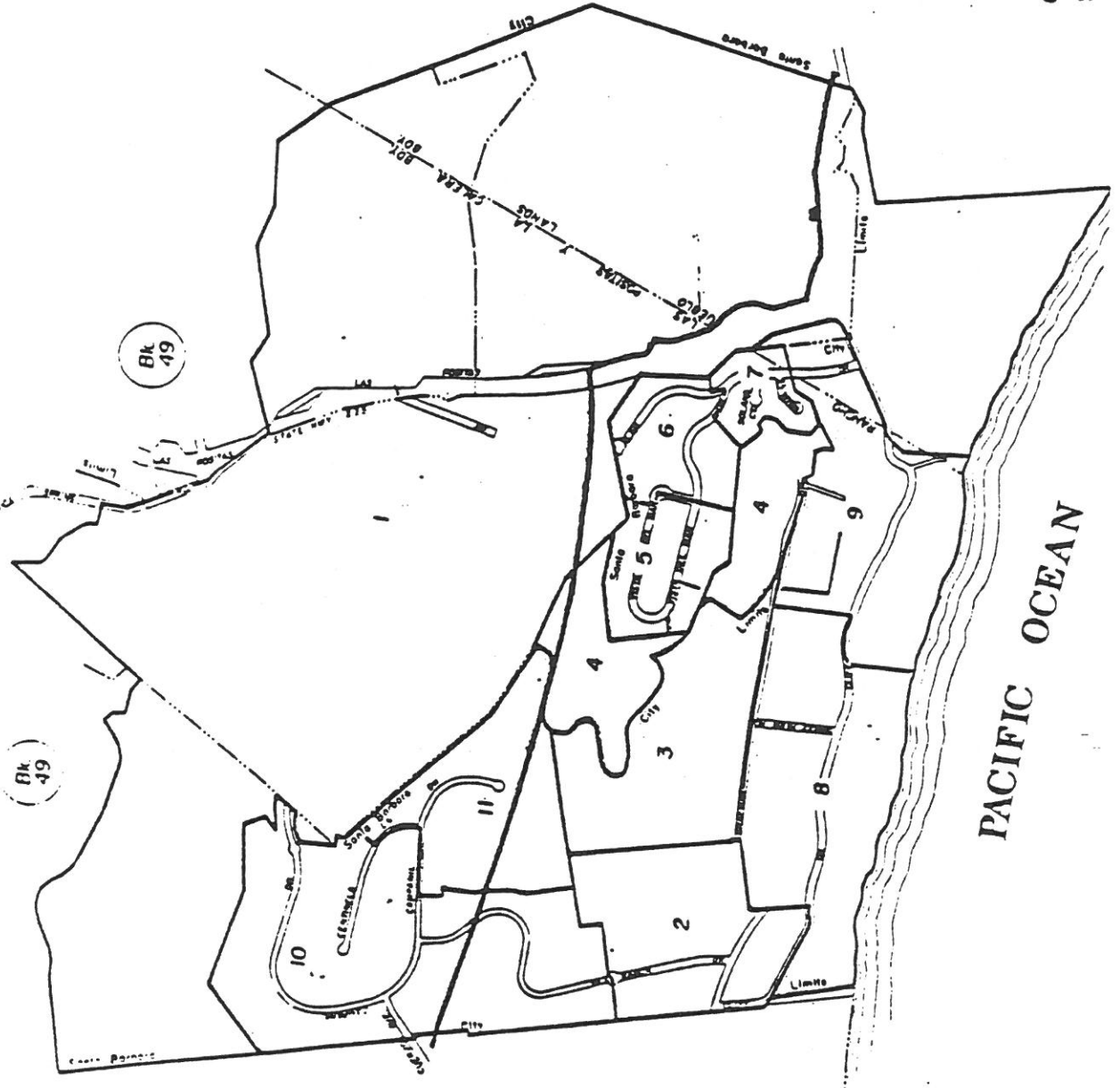
THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Maps 3, 5, 8, 11, 13, 15, and Addition to 13, of Chapter 28.12 of the Santa Barbara Municipal Code are hereby amended by adding the S-D-3, Coastal Overlay Zone to all land and water area located seaward of the Coastal Zone Boundaries shown on maps which are drawn to scale, attached hereto, and marked as Exhibits 1 through 16. If there is a conflict between boundaries shown on the maps as either a detailed location or an approximate location, the boundaries shown as the detailed location shall prevail.

Bill No. 4170  
Ordinance No. 4193  
Adopted January 25, 1983

# EXHIBIT 1

RANCHO LAS POSTAS & PUEBLO LANDS



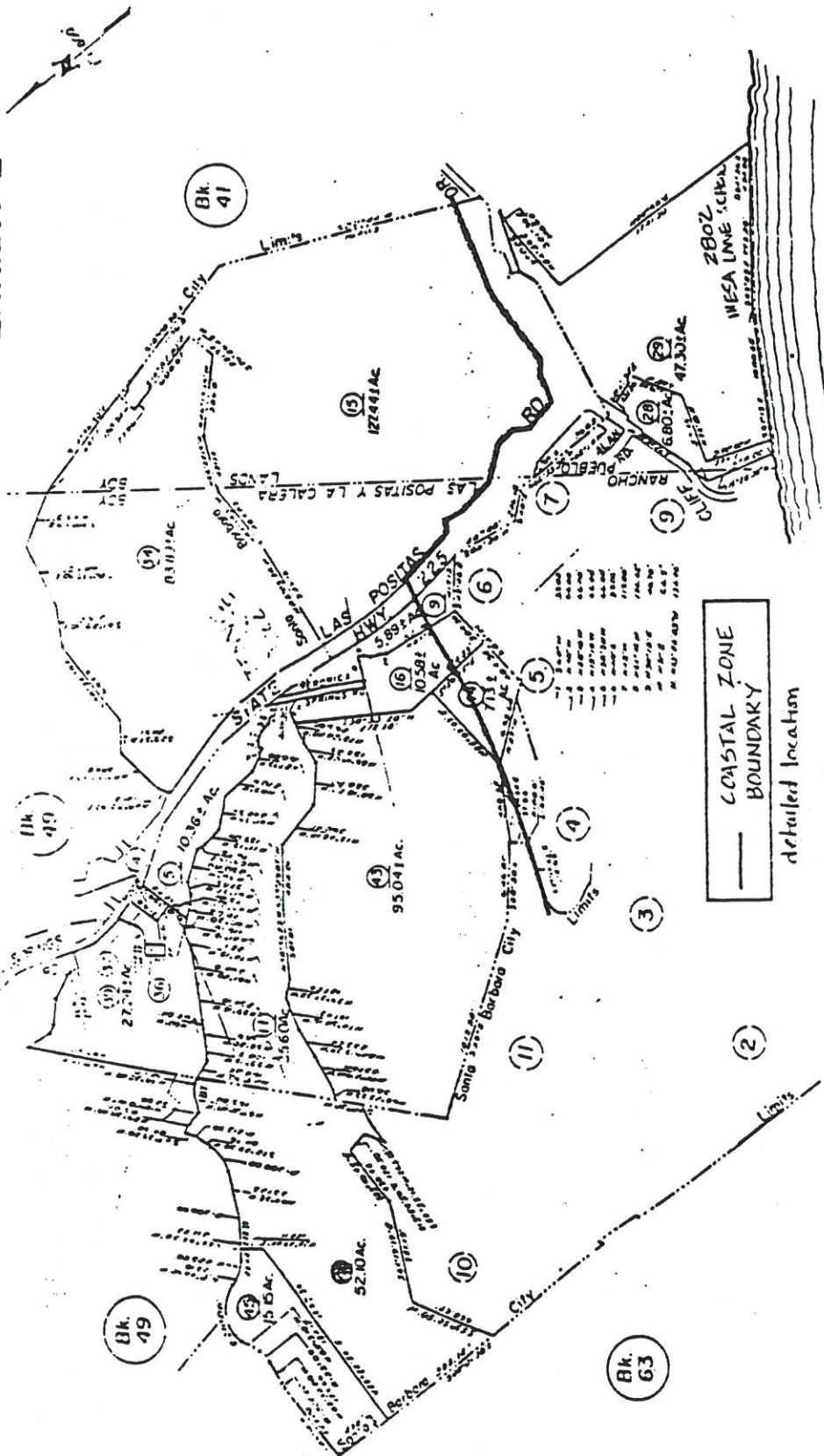
INDEX  
BOOK 47  
Assessor's Maps  
County of Santa Barbara, Calif.

1/4

Assessor's Maps  
County of Santa Barbara, Calif.

PUERTO LANDS & RANCHO LAS POSITAS Y LA CALERA

EXHIBIT 2



PACIFIC OCEAN

NOTE: RECORD TITLE ALONG SHORE OF  
PACIFIC OCEAN IS 10 FEET  
10 FEET MEAN HIGH WATER

Breamer Tract

Assessor's Map Bk. 47 - Pg. 01

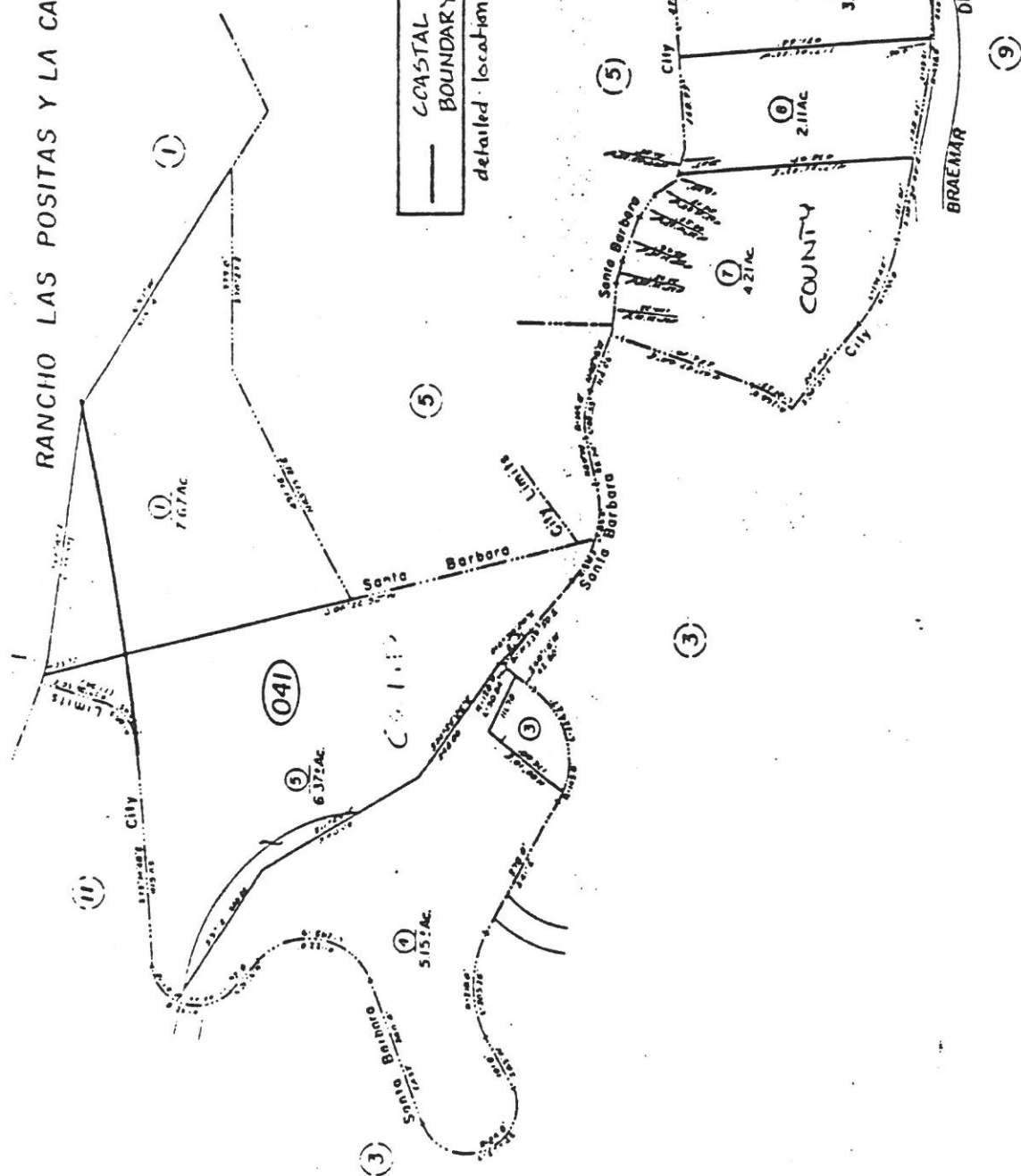
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses



**EXHIBIT 3**

RANCHO LAS POSITAS Y LA CALERA

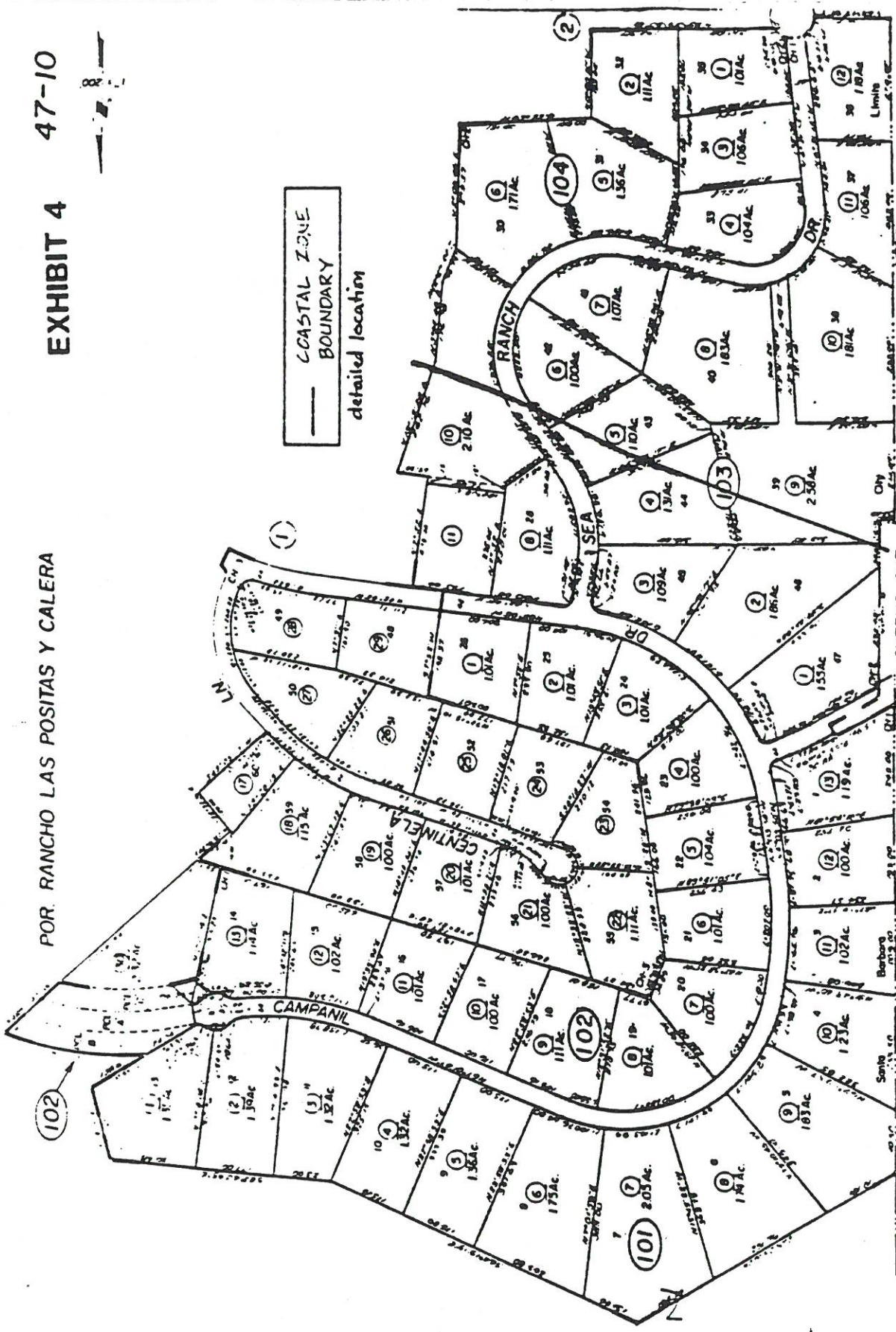


Assessor's Map Bk. 47 - Pg. 04  
County of Santa Barbara, Calif.

NOTE - Assessment Block Numbers Shown in EIL-0909.

POR RANCHO LAS POSITAS Y CALERA

EXHIBIT 4 47-10



Assessor's Map Bk. 47 - Pg. 10  
 County of Santa Barbara, Calif.

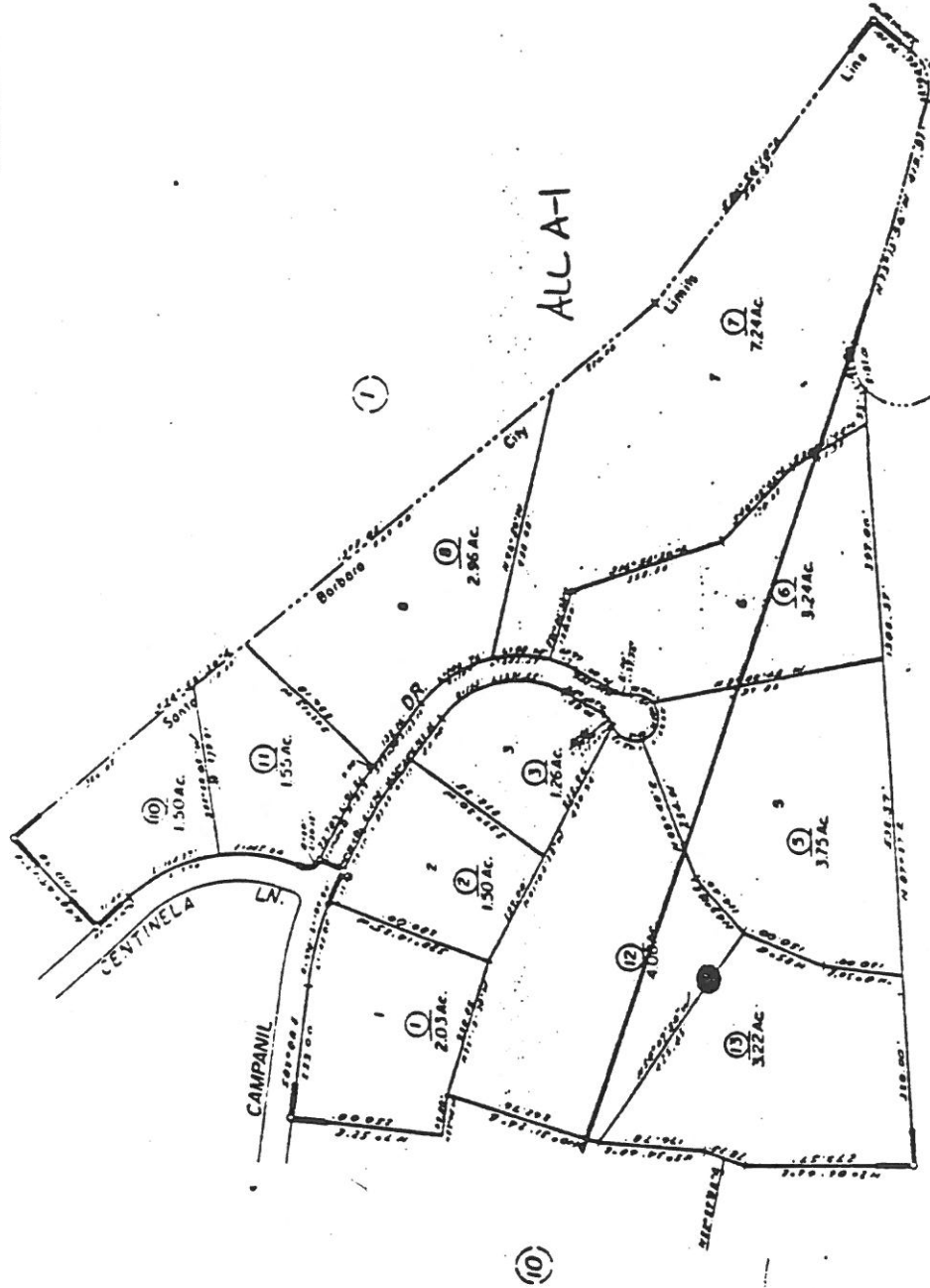
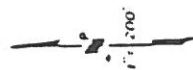
Bk. 63

11/9/64 R. M. Bk. 73, Pg. 46, 47 - Campanil Hills Unit 1  
 8/30/65 R. M. Bk. 74, Pg. 19 - Campanil Hills Unit 2

67-11

# EXHIBIT 5

PUEBLO LANDS & POR. RANCHO LAS POSITAS Y LA CALERA



COASTAL ZONE  
BOUNDARY

detailed location

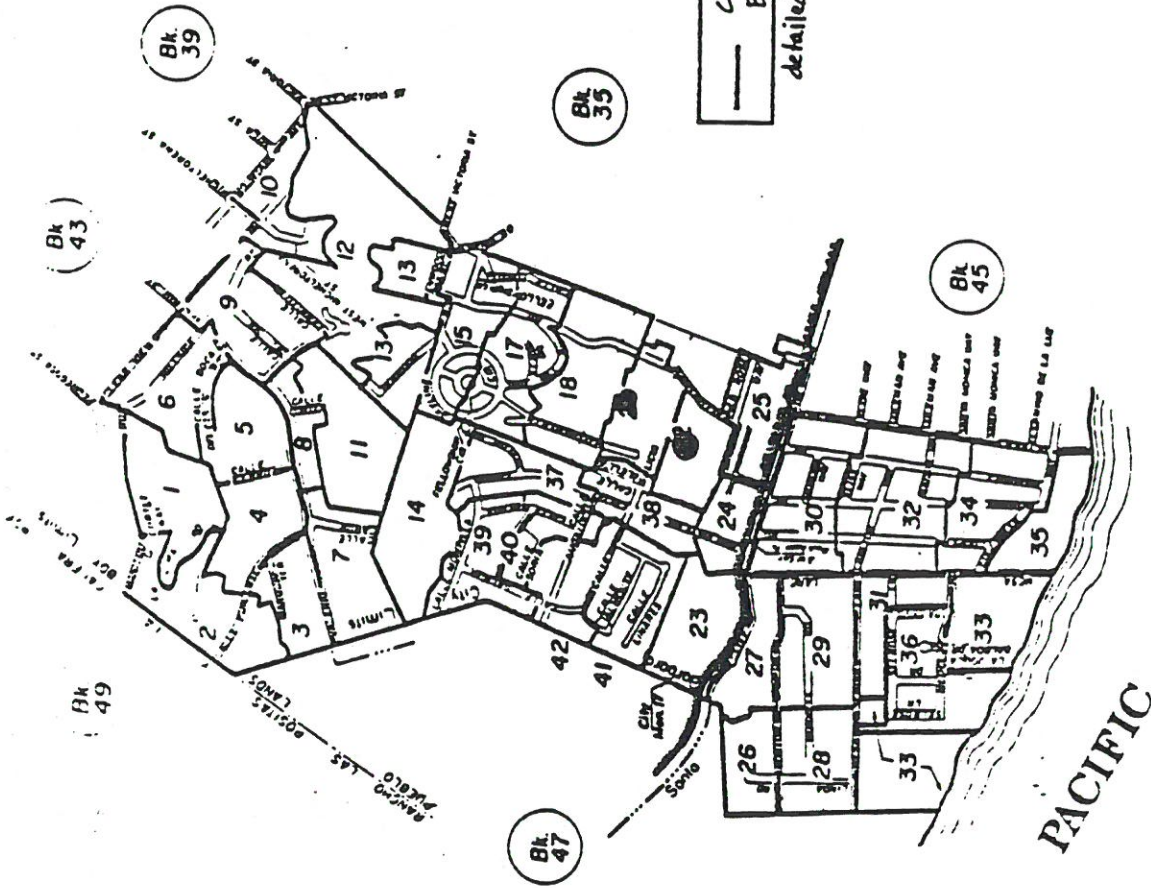
Assessor's Map Bk. 47 - Pg. 11  
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles.

8/5/76 R. M. Bk. 92, Pgs. 70-71 - Campanil Hills, Unit 4

# EXHIBIT 6

PUERTO LANDS



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BOOK 41

Assessor's Maps

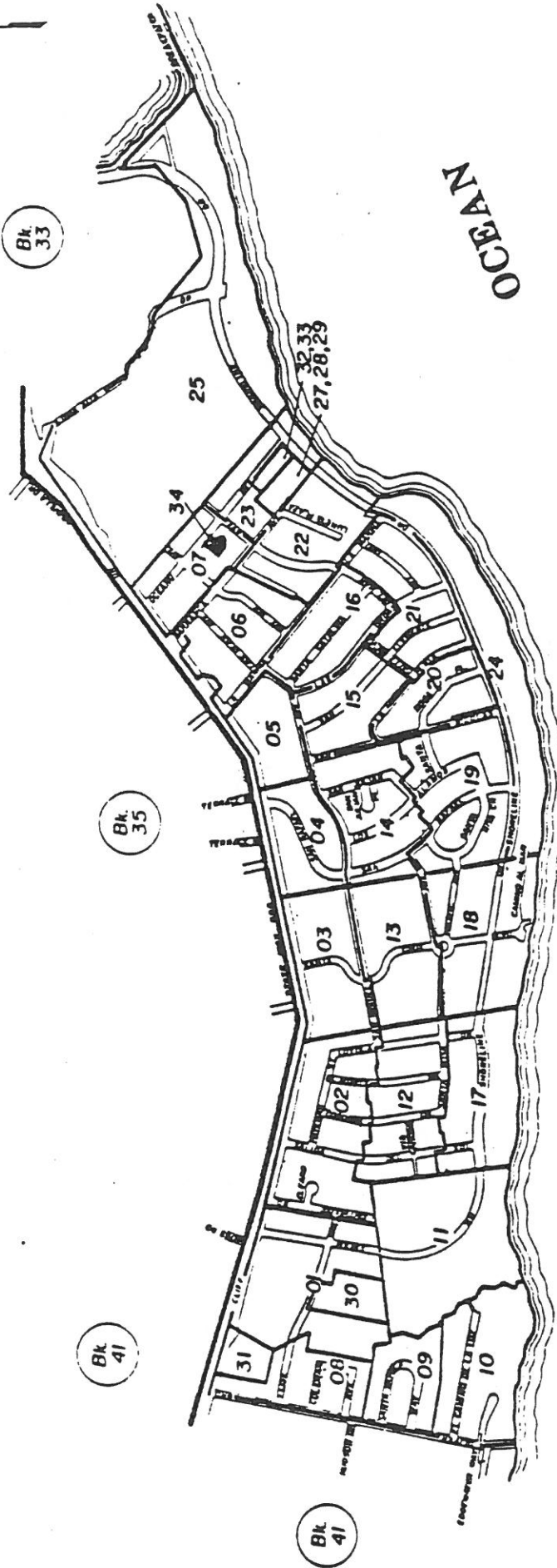
County of Santa Barbara, Calif.

Map No. 1000



# PUERTO LANDS

## EXHIBIT 7



PACIFIC

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BOOK 45

Assessor's Maps

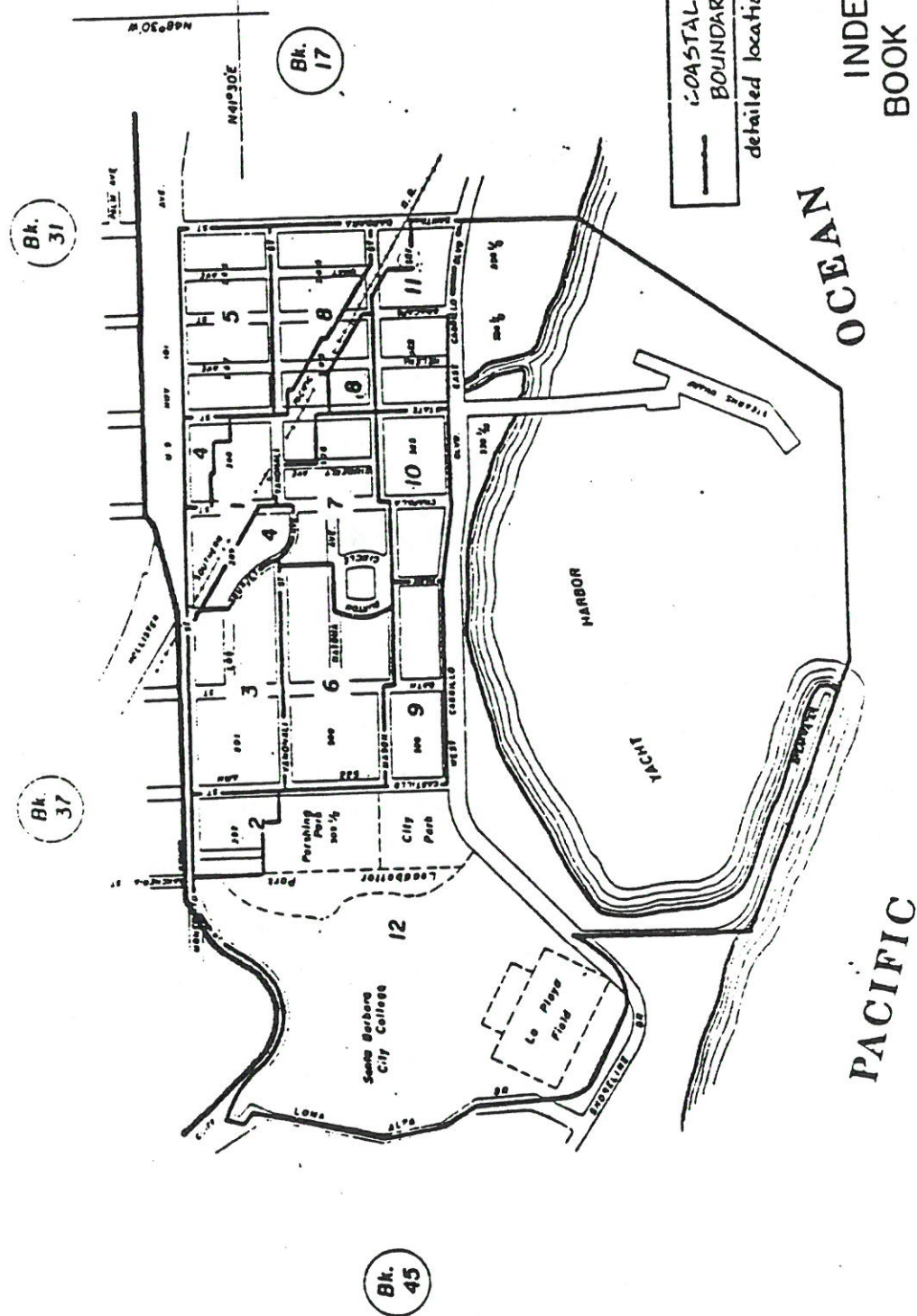
County of Santa Barbara, Calif.

Scale 1/2" = 10'



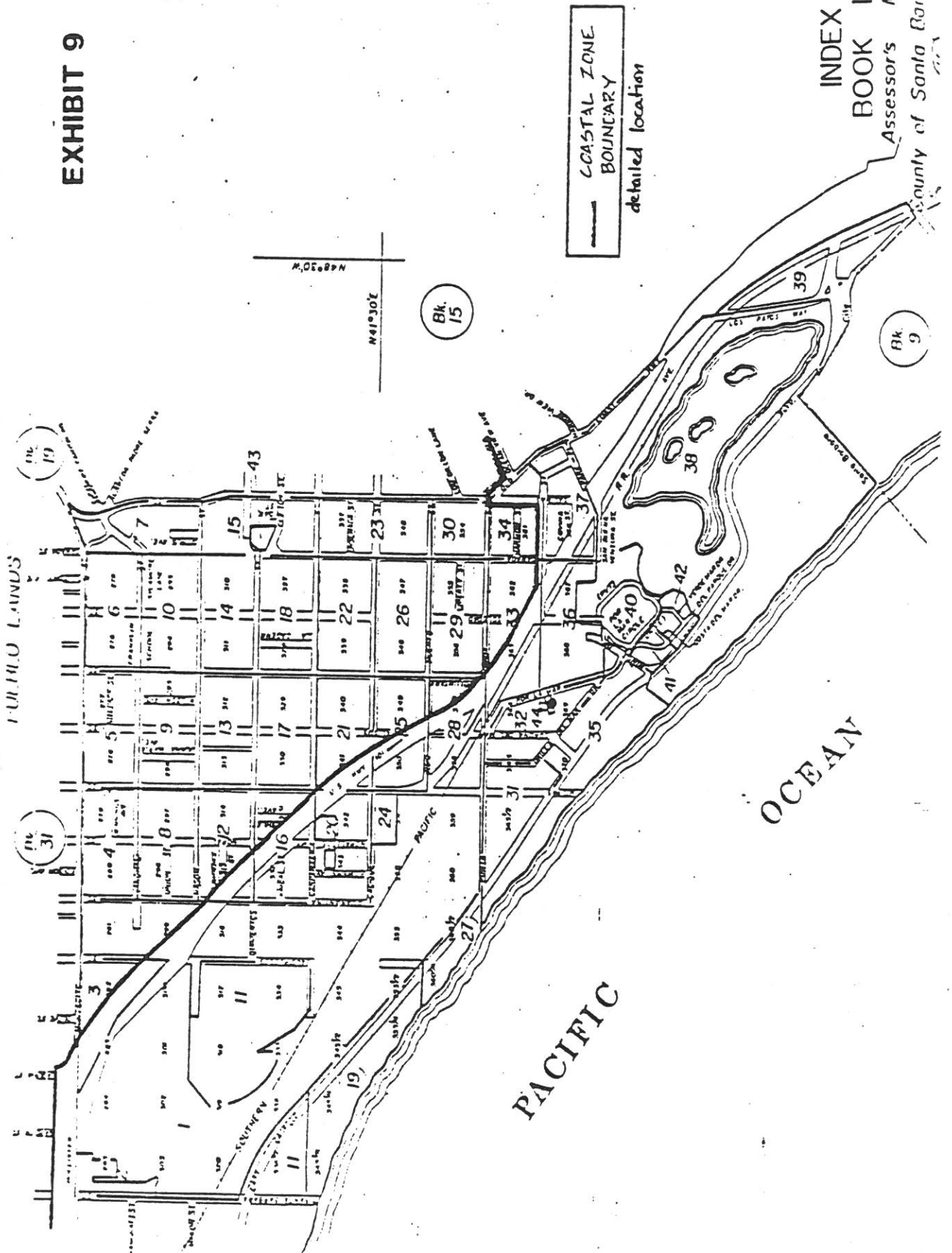
PUEBLO LANDS

EXHIBIT 8



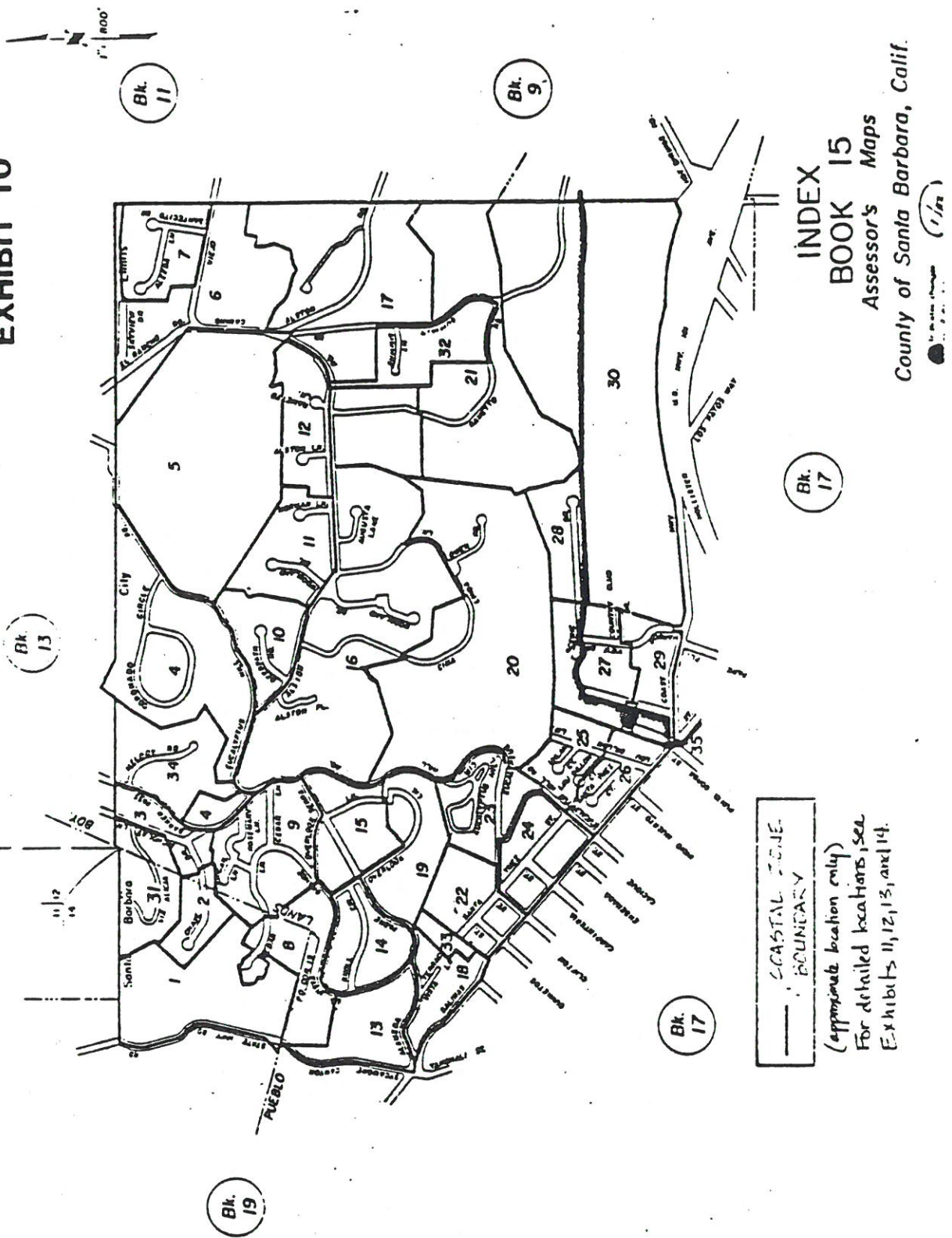
INDEX  
BOOK 33  
Assessor's Maps  
County of Santa Barbara, Calif.  
19/11

# EXHIBIT 9



1.4 N, R. 27 W., S.B.B. & M. & PUERLO LANDS.

EXHIBIT 10

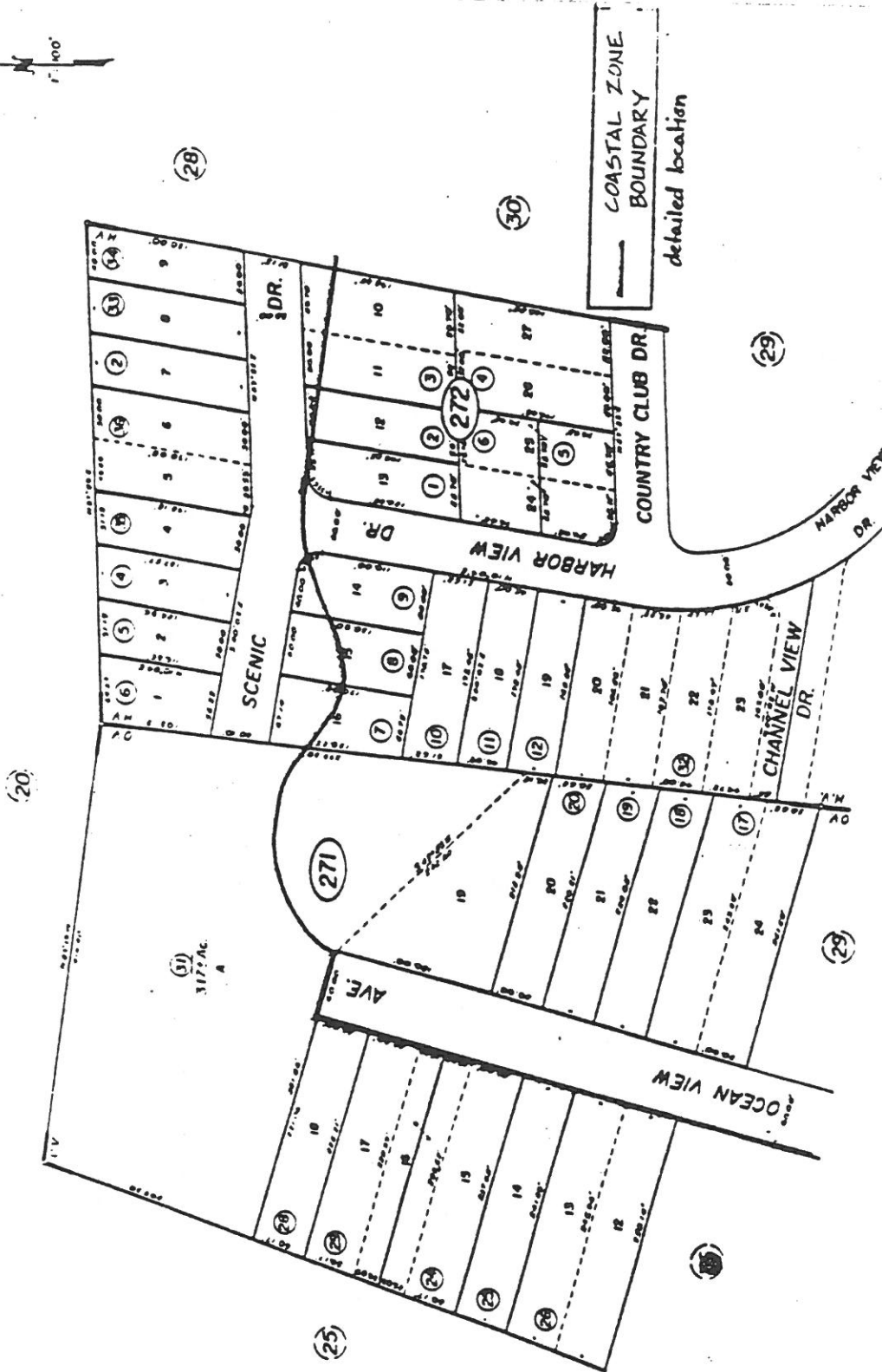


— COASTAL ZONE  
— BOUNDARY  
(approximate location only)  
For detailed locations, see  
Exhibits 11, 12, 13, and 14.

PUEBLO LANDS

15-27

EXHIBIT 11



R. M. Bk. 15, Pg. 25 - Harbor View Heights  
M.S. Bk. 3, Pg. 33 - Ocean View Park Addition  
4/21/80 R. M. Bk. 98, Pg. 11-12 - Tract 20251

Assessor's Map Bk. 15 - Pg. 27  
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles.

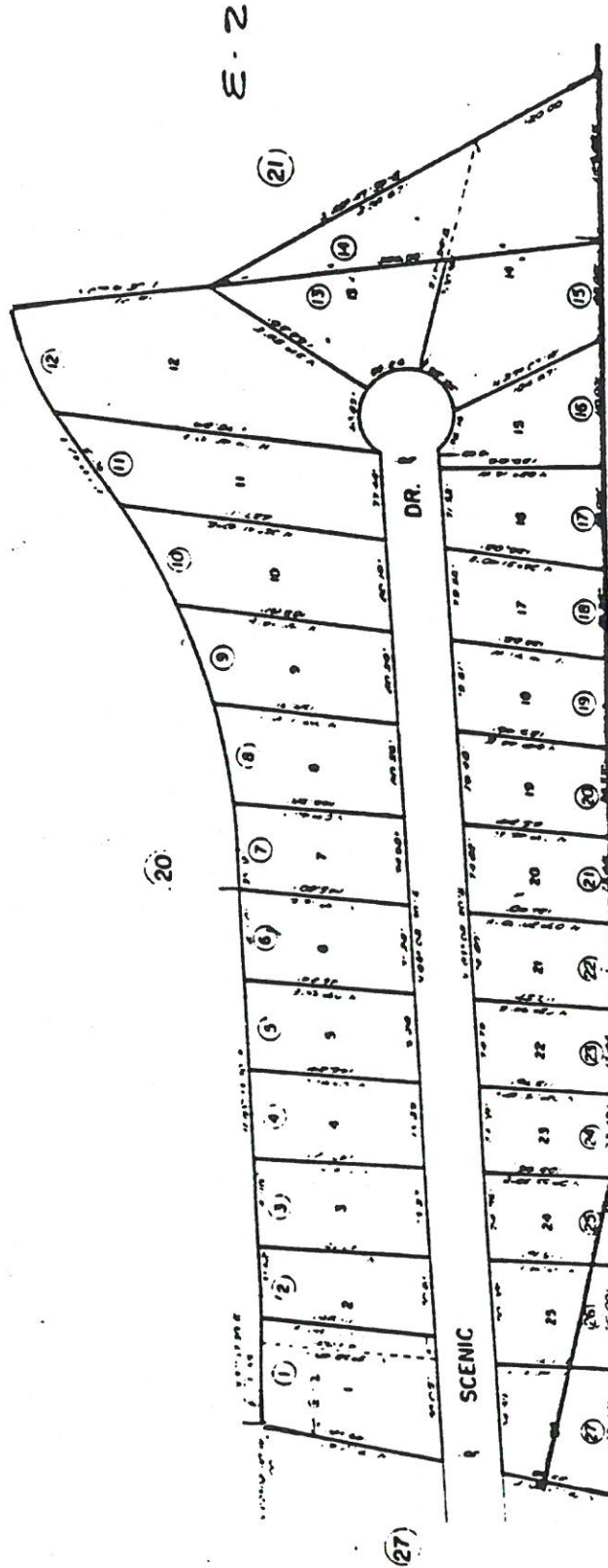
1/82



15-28

For Area Code  
**EXHIBIT 12**

PUEBLO LANDS



E - 2

COASTAL ZONE  
BOUNDARY  
detailed location

Assessor's Map Bk 15 - Pg 28  
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Block at where shown in Plan

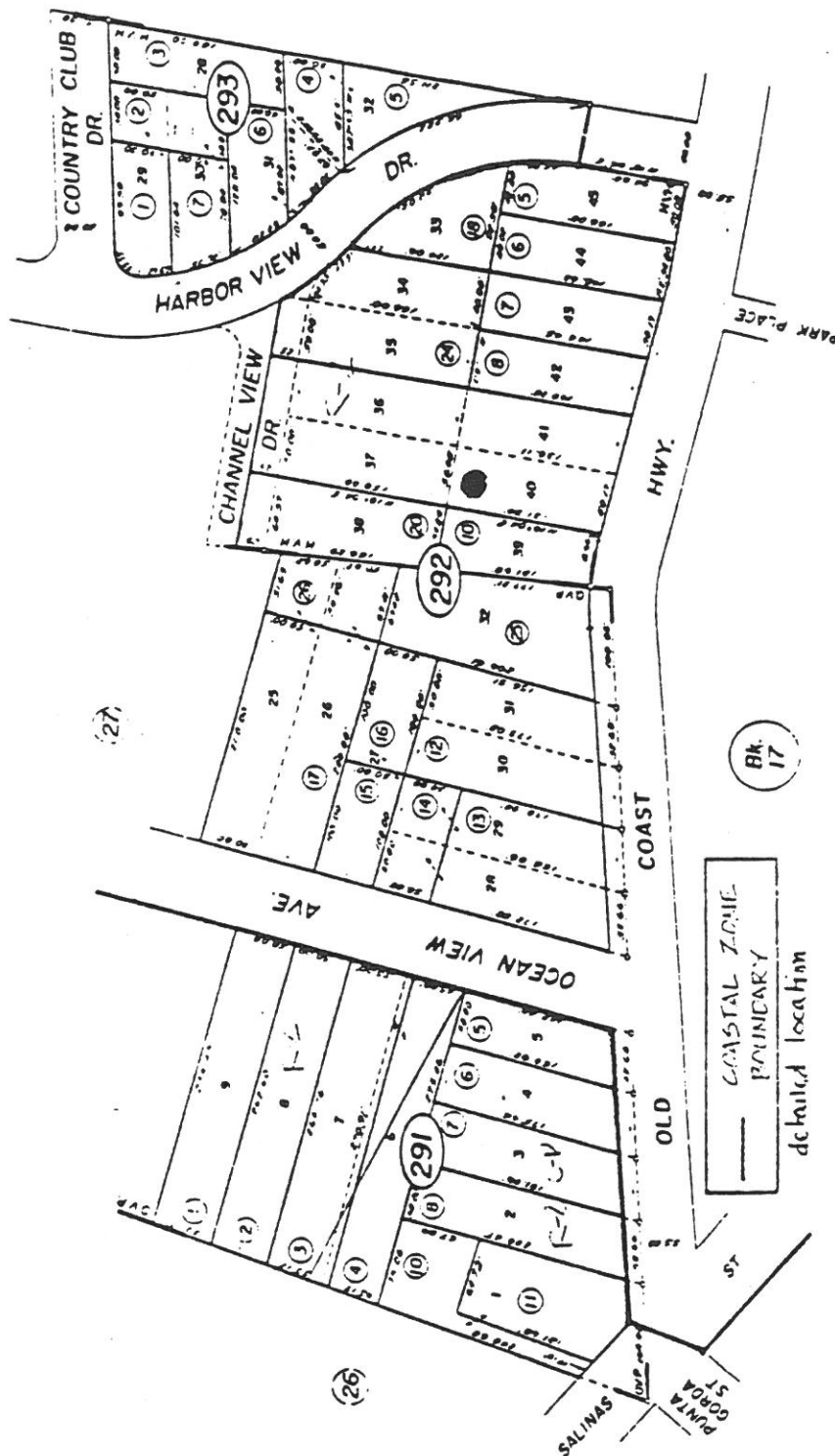
R. M. Bk. 15, Pg. 255- Country Club Hills Tract No. 1



PUEBLO LANDS

15-29

# EXHIBIT 13



R M Bk 15, Pg 25 - Harbor View Heights  
M. S. Bk. 3, Pg 33 - Ocean View Park Addition

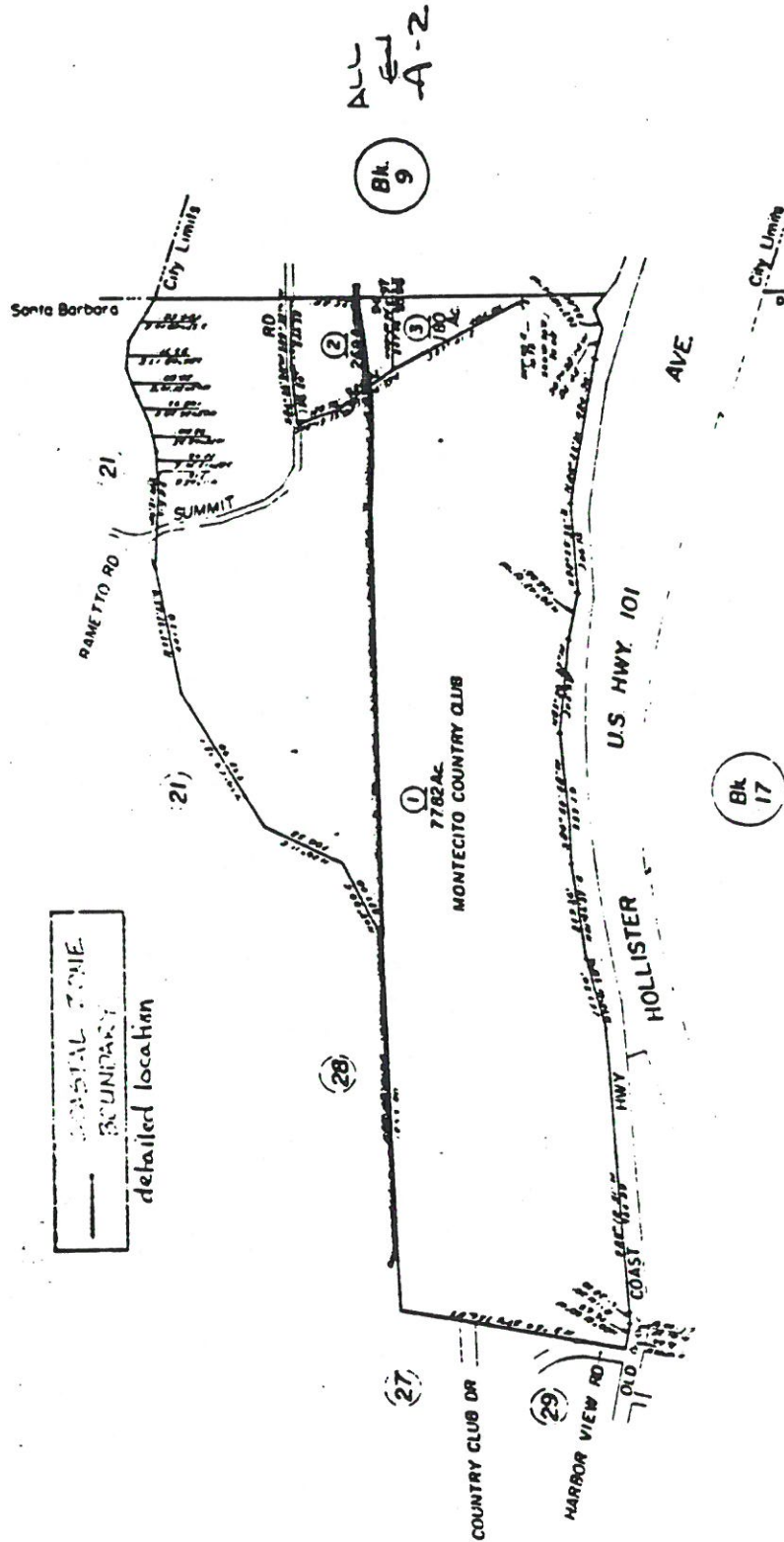
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 15 - Pg 29  
County of Santa Barbara, Calif.

10/10

EXHIBIT 14

1" = 400'



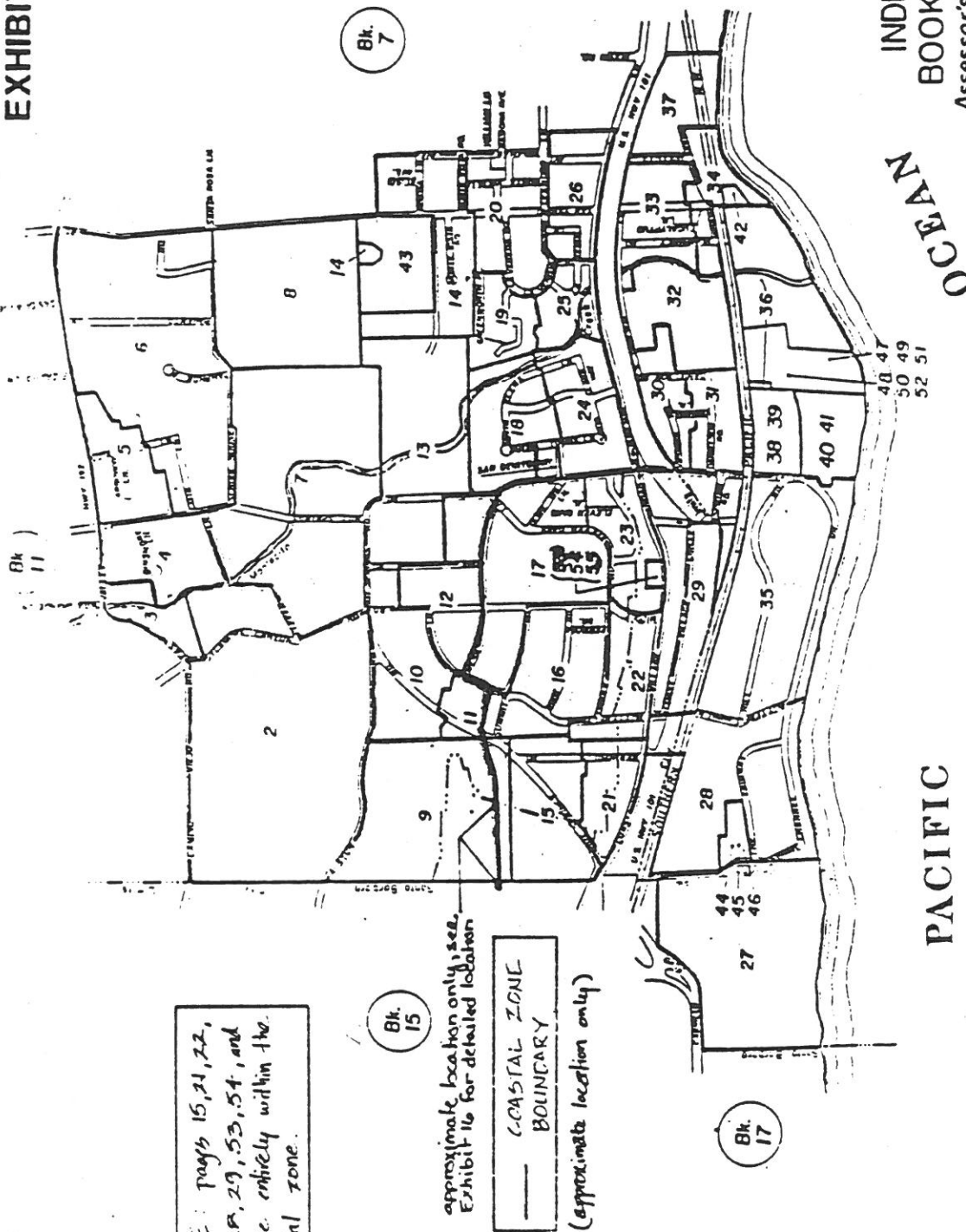
ALL  
A-2

Assessor's Map Bk. 15 - Pg 30  
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

19/1

PUEBLO LANDS



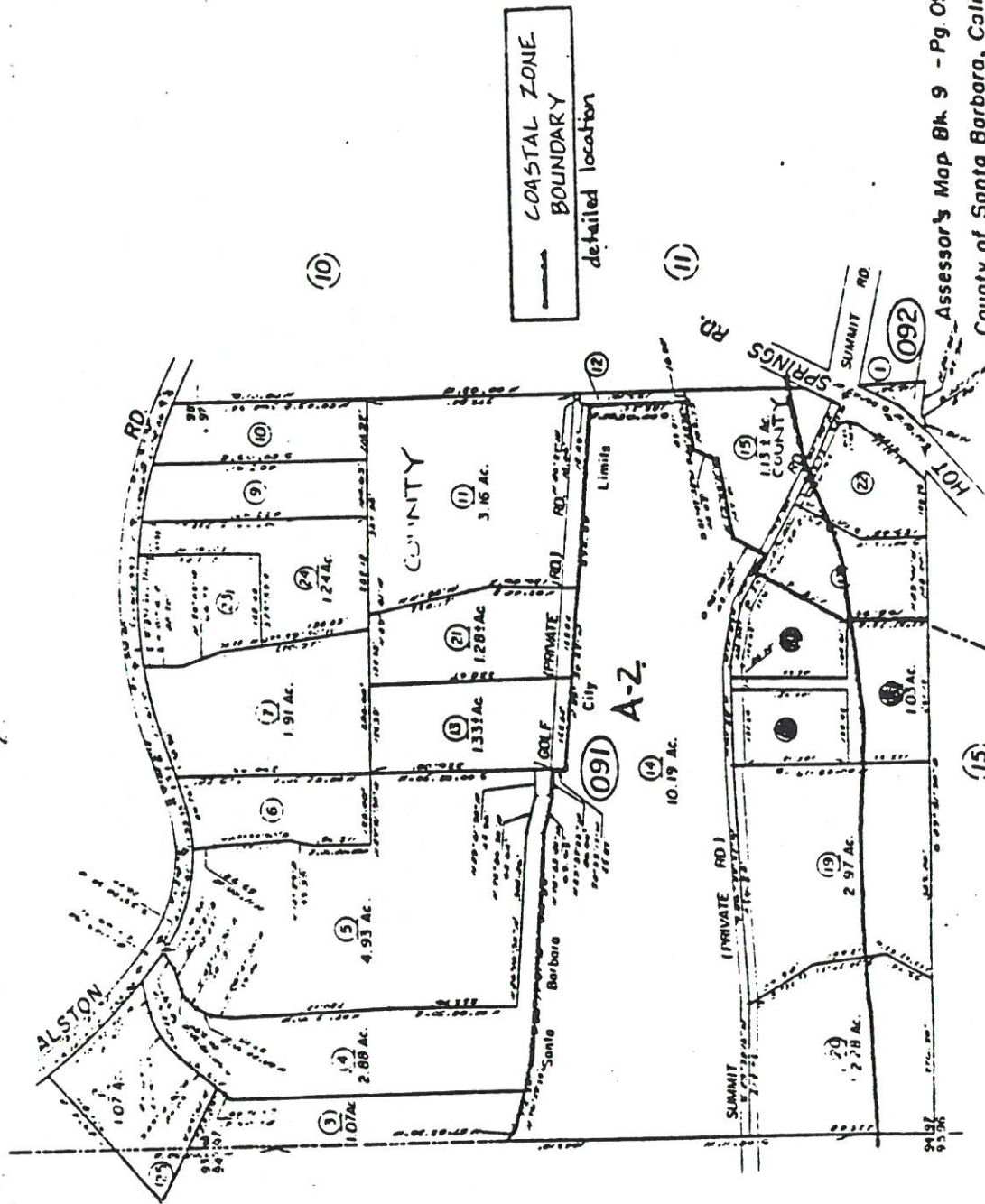
COLEMAN  
INDEX  
BOOK  
Accession

# PACIFIC

Assessor's Maps

County of Santa Barbara, Calif.

EXHIBIT 16



Blk. 15

Assessor's Map Blk. 9 - Pg. 09  
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

LOCAL COASTAL PLAN - PHASE III  
IMPLEMENTATION PROGRAM  
PARK AND RECREATION ZONE

PROPOSED CHANGES: From E-3 and R-1, Single Family and R-2, Two Family Residential Zones to PR, Park and Recreation Zone.

I. BACKGROUND

The Recreation section of the LCP is concerned with the protection and expansion of recreational facilities in the City of Santa Barbara. Commercial visitor-serving and recreational uses have priority over almost all other uses in the Coastal Zone.

Policy 3.1 of the LCP reads as follows:

"Publicly owned property in the coastal zone where recreation is the primary use shall be zoned for public recreation and open space.

Actions

- As part of the LCP Implementation Program, the City of Santa Barbara shall develop a "Recreation - Open Space" zone which specifies appropriate principally permitted and conditionally permitted recreational uses.
- As part of the LCP Implementation Program, the City of Santa Barbara shall apply the "Recreation - Open Space" zone to the following properties: La Mesa Park; Coast Guard Property; Shoreline Park; Leadbetter Park; Pershing Park; Plaza del Mar; Ambassador Park; Moreton Bay Fig Tree; Municipal Tennis Courts; City-owned Waterfront Area Property and any other properties deemed by the LCP Land Use Plan to have primarily recreational or open space values of public concern."

Other recreational properties are also recommended for inclusion, including Cabrillo Ball Park, Chase Palm Park, Dwight Murphy Field, A Child's Estate, Andree Clark Bird Refuge, and Camino al Mar (Thousand Steps). The PR zone is based on language included in ZORAC and adjusted to allow for policy considerations in the LCP. The Staff has purposely worded the language so that it may apply to properties City-wide.

II. STUDY AREA (Refer to Maps)

The area proposed for rezoning includes all of the areas indicated above as well as Arroyo Burro Beach County Park and Mesa Lane Trail.

III. ISSUE DISCUSSION

A. Access and Circulation

Several LCP policies discuss the need to provide adequate parking and circulation to meet recreational demand. These include assuring that new developments which could generate new recreational uses provide enough parking and mitigate any traffic problems which may arise and, on the City's part, provision of people mover systems along Cabrillo Boulevard and State Street. Also, newly developed recreational property should provide adequate parking to meet the new demand.



B. Nonconforming Uses

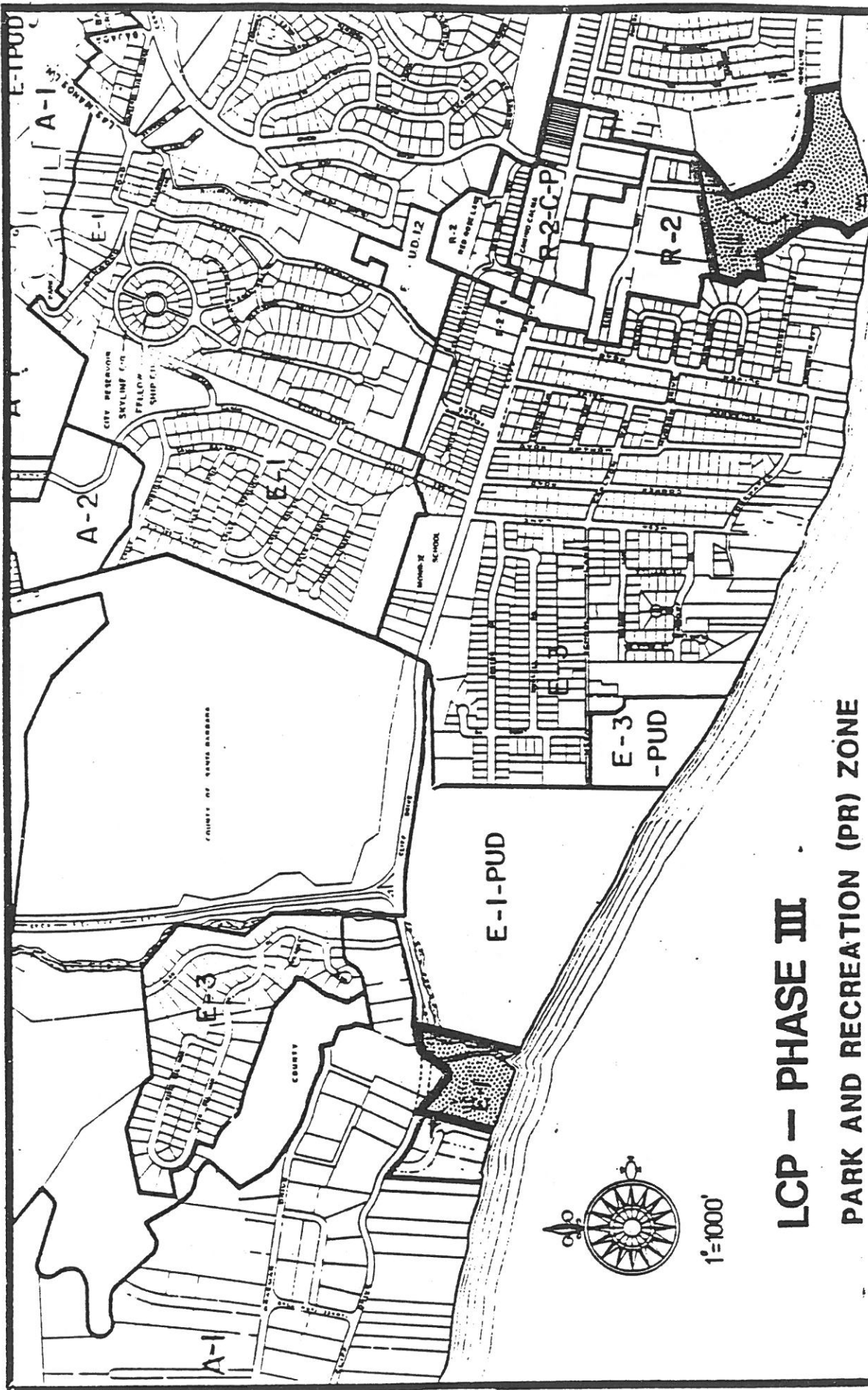
Because all of the property involved is already publicly owned, there will be few problems with nonconformity. Only the Coast Guard property has nonconforming uses on it, including 10 residential units, the light house and other Coast Guard-related installations. If, in the future, the Coast Guard abandoned the site, then it would be eligible for addition to La Mesa Park.

IV. RECOMMENDATION

The proposed establishment of the PR zone and the rezoning of those areas in the Coastal Zone indicated on the attached maps is consistent with Policy 3.1 of the LCP. Like all of the LCP, this policy was discussed at the time of its adoption by the City Council and certification by the State. The Staff recommends that the Planning Commission recommend that City Council establish the new zone and rezone the areas indicated on the attached maps.

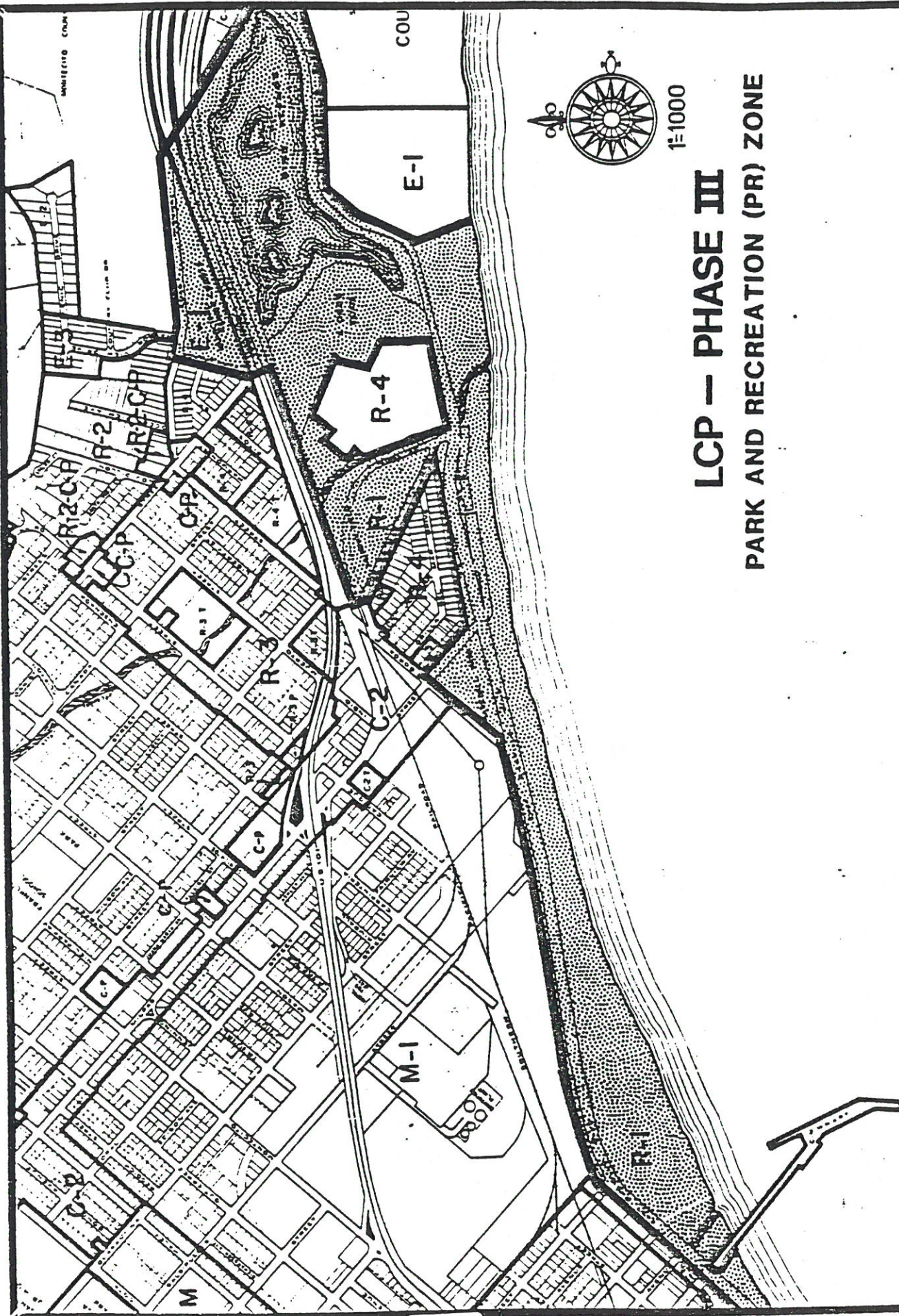
Attachments

JMH:wr



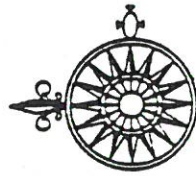
# **LCP - PHASE III** **PARK AND RECREATION (PR) ZONE**





# LCP - PHASE III

## PARK AND RECREATION (PR) ZONE



1"=1000







ORDINANCE NO. 4169

AN ORDINANCE OF THE CITY OF SANTA BARBARA  
ADDING CHAPTER 28.37 OF TITLE 28 OF THE  
SANTA BARBARA MUNICIPAL CODE PERTAINING TO  
THE ESTABLISHMENT OF THE PR, PARK AND  
RECREATION ZONE.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS  
FOLLOWS:

SECTION 1. Chapter 28.37 is added to the Santa Barbara  
Municipal Code and reads as follows:

Chapter 28.37 PR - Park and Recreation Zone.

28.37.010 In General.

The Park and Recreation Zone is established in order to protect and preserve publicly owned park and beach lands for the benefit and enjoyment of present and future generations, and to prevent inharmonious use of such lands and the destruction of the City's open space through inappropriate development.

28.37.030 Uses Permitted.

The following uses are permitted in the PR Zone:

1. Maintenance of the property in its natural state with the addition thereto of only such improvements as would enhance such natural state, or to enable the better enjoyment thereof by the public.
2. Public parks and other related public or quasi-public buildings, structures or other facilities as determined by the City Council to be beneficial to the public health, safety, or welfare.

28.37.050 Standards.

Specific standards are not established because of the diversity of locations, uses, and environments; however, on City-owned property, the City Council must determine that there is compliance with both of the following requirements:

1. Public services, including but not limited to, access, parking, sewer and water are available in adequate amounts to serve the proposed facility and its use thereof.
2. The impact of the facility and the intensity of its use are compatible with the area where the facility will be located.

28.37.060 Coastal Zone Review.

All development in the Coastal Overlay Zone is subject to review pursuant to Section 28.45.009 of this Code. (Ord. 4169, 1982.)

SECTION 2. This ordinance shall not be effective until  
thirty (30) days after it has been certified by the California Coastal  
Commission.

Bill No. 4143  
Ordinance No. 4169  
Adopted October 5, 1982

ORDINANCE NO. 4178

AN ORDINANCE OF THE COUNCIL OF THE CITY  
OF SANTA BARBARA AMENDING CHAPTER 28.12  
OF TITLE 28 OF THE MUNICIPAL CODE  
PERTAINING TO REZONING OF ALL PUBLIC  
PARK LANDS IN THE COASTAL ZONE AS  
REQUIRED UNDER PHASE III OF THE LOCAL  
COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS

FOLLOWS:

SECTION 1. Sectional Zone Maps 5, 8, 11, 13 and Addition to 13 of Chapter 28.12 of the Santa Barbara municipal Code are hereby amended by changing the zoning from E-1, E-3 and R-1, Single Family Residence, R-4, Hotel-Motel-Multiple Residence, and C-2, Commercial, as applicable, to PR, Park and Recreation of that real property in the City of Santa Barbara, County of Santa Barbara, State of California that is described as follows:

That real property in the City of Santa Barbara, County of Santa Barbara, State of California, that is described as follows:

Area 1:

APN 47-092-13 as shown on Assessor's Map Book 47 at Page 09, County of Santa Barbara, dated 10/67.

Area 4:

APN 45-250-12 as shown on Assessor's Map Book 45 at Page 25, County of Santa Barbara, dated LD/73.

Area 5:

Beginning at the most northerly corner of Block 323 as shown on the official City Map, said corner being the intersection of Mason Street and State Street; thence Southeasterly along the ~~Southwesterly~~ line of State Street and its Southeasterly extension to a point 90 feet Southeasterly of the Southeasterly line of Cabrillo Boulevard, measured on a line perpendicular to said Cabrillo Boulevard, said point being the True Point of Beginning; thence the following courses and distances as follows:

First, continuing Southeasterly along the Southeasterly extension of State Street to its intersection with the Mean High Tide Line as shown on the survey filed for record February 1958 in Book 41 at Page 57 and 58 of Records of Survey in the office of the County Recorder in said County;

Second, Southwesterly along said Mean High Tide Line to a point 150 feet Northeasterly of the Southeasterly extension of the Northeasterly line of Bath Street, measured on a line perpendicular to Bath Street;

Third, leaving said Mean High Tide Line Northwesterly on a line 150 feet distant from and parallel with the Northeasterly line of Bath Street to the Northwesterly line of Cabrillo Boulevard;

Fourth, Northeasterly along the Northwesterly line of Cabrillo Boulevard to its intersection with the Northeasterly boundary of APN 33-092-08 as shown on Assessor's Map Book 33 at Page 09, County of Santa Barbara, dated 6/71;

Fifth, Northwesterly along the Northeasterly boundary of said APN 33-092-08 to its intersection with the Southeasterly line of Mason Street;

Sixth, Northeasterly along the Southeasterly line of Mason Street to its intersection with the Southwesterly boundary of APN 33-101-01 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76;

Seventh, Southeasterly along the Northeasterly boundary of said APN 33-101-01 and of APN 33-101-10 and APN 33-101-12 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76, to its intersection with the Northwesterly line of Cabrillo Boulevard;

Eighth, Northeasterly along the Northwesterly line of Cabrillo Boulevard to its intersection with the Southwesterly line of State Street;

Ninth, Southeasterly along the Southwesterly line of State Street and its Southeasterly extension to the True Point of Beginning.

Area 6:

APN 33-010-08 as shown on Assessor's Map Book 33 at Page 01, County of Santa Barbara, dated 5/77.

Area 7:

APN 33-120-02, APN 33-120-03, APN 33-120-21 and APN 33-120-24 as shown on Assessor's Map Book at Page 12, County of Santa Barbara, dated 11/68.

Area 8:

APN 33-120-20 as shown on Assessor's Map Book 33 at Page 12, County of Santa Barbara, dated 11/68.

Area 9:

APN 17-112-01 as shown on Assessor's Map Book 17 at Page 11, County of Santa Barbara, dated 10/76; APN 17-191-03 and APN 17-192-03 as shown on Assessor's Map Book 17 at Page 19, County of Santa Barbara, dated 9/62; APN 17-271-01 and APN 17-272-02 as shown on Assessor's Map Book 17 at Page 27, County of Santa Barbara, dated 9/62; APN 17-311-01 and APN 17-312-03 as shown on Assessor's Map Book 17 at Page 31, County of Santa Barbara, dated 12/61; APN 17-351-04, APN 17-352-02 and APN 17-353-01 as shown on Assessor's Map Book 17 at Page 35, County of Santa Barbara, dated LD/78; APN 17-381-01, APN 17-382-02, APN 17-383-01 and APN 17-383-02 as shown on Assessor's Map Book 17 at Page 38, County of Santa Barbara, dated 9/68.



Area 10:

APN 17-361-01, APN 17-362-05, APN 17-363-01 and APN 17-383-02 as shown on Assessor's Map Book 17 at Page 36, County of Santa Barbara, dated 10/65.

SECTION 2. This ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4154  
Ordinance No. 4178  
Adopted November 2, 1982

CITY OF SANTA BARBARA

MEMORANDUM

DATE: July 22, 1982  
TO: Planning Commission  
FROM: Planning Division DD/JMH  
SUBJECT: Harbor Commission Review of the proposed HC, Harbor Commercial Zone.

At their July 15, 1982 meeting, the Harbor Commission reviewed the attached report and had no additions, changes or comments to make.

The Planning Staff recommends that the Planning Commission recommend that the City Council establish the HC Harbor Commercial Zone and rezone the area outlined on the attached map.

Attachments

JMH:jh

CITY OF SANTA BARBARA

MEMORANDUM

DATE: July 15, 1982  
TO: Harbor Commission  
FROM: Planning Division DD/JMH  
SUBJECT: Establishment of the HC, Harbor Commercial Zone and the Rezoning of the Harbor and Stearns Wharf areas to HC.

BACKGROUND

Last year the State Coastal Commission certified the City's Coastal Land Use Plan. In order to complete the Local Coastal Program, Phase III - Implementation - must be approved by the City. Phase III includes all of the ordinances, rezonings, resolutions, etc. that must be adopted in order for the City to take over coastal permitting from the Coastal Commission. All development in the Harbor/Wharf area will continue to be appealable to the Coastal Commission. This proposed zone is being referred to the Harbor Commission for review and comment prior to being sent to the Planning Commission and City Council for review and approval.

Policy 7.1 of the City's Coastal Plan states:

"The Harbor/Wharf complex and its associated recreational facilities shall be considered as the highest priority land use in the waterfront area.

Actions

- The waterfront area of the Harbor/Wharf complex shall be rezoned to insure that the Harbor/Wharf complex will be developed in a manner consistent with the policies of the Coastal Act regarding visitor-serving uses and ocean-dependent activities. The zoning classification for this complex shall specify principal permitted uses which are ocean-dependent and related to the maritime use of the Harbor and secondary uses related to visitor-serving recreational activities."

The primary emphasis of the Coastal Plan is that the Harbor remain a "working harbor" with visitor-serving uses secondary to those uses which would carry out the objectives of the City. The new HC zone is set up so as to delineate the primary and secondary uses.

STUDY AREA (See Map)

The area to be rezoned is the entire harbor area including Stearns Wharf.

ISSUE DISCUSSION

Future Planning

The City's Coastal Plan calls for preparation of a Specific Plan for the Harbor/Wharf complex in the future, including the potential for an easterly breakwater.

Nonconforming Uses

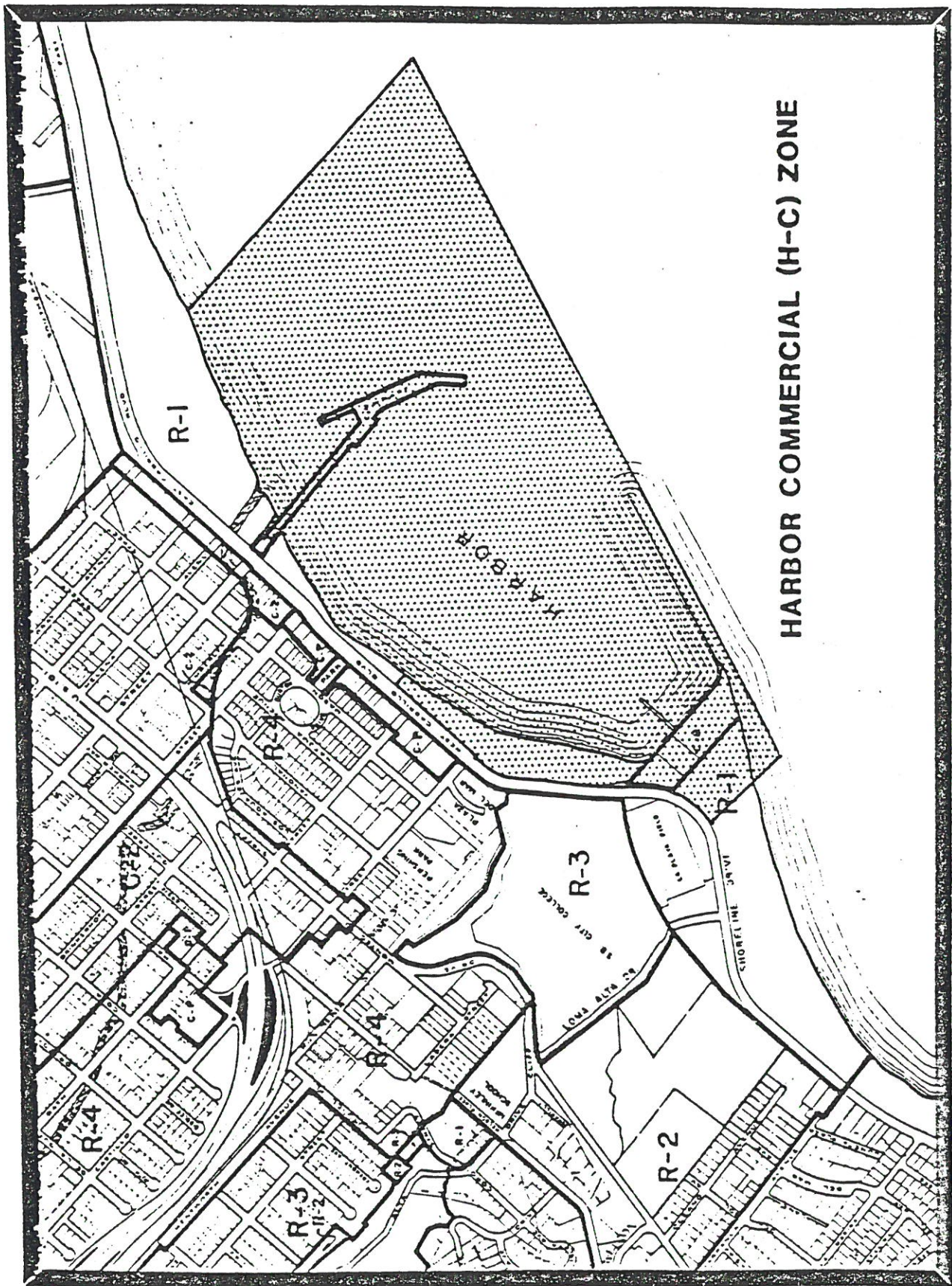
There are presently no non-conforming uses existing in the proposed area of the HC Zone.

If you have any questions or comments, Staff from the City Planning Division will be present at the Harbor Commission meeting.

Attachments

DD/JMH:jh





**HARBOR COMMERCIAL (H-C) ZONE**

ORDINANCE NO. 4428

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 28.70 PERTAINING TO THE ESTABLISHMENT OF THE HC, HARBOR COMMERCIAL ZONE AND REPEALING ORDINANCE NO. 4170.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Title 28 of the Santa Barbara Municipal Code is amended by adding Chapter 28.70 which reads as follows:

Chapter 28.70 HC - Harbor Commercial Zone.

28.70.001 General.

The regulations contained in this Chapter shall apply in the Harbor Commercial Zone unless otherwise provided in this Title. The Zone strives to assure that the harbor will remain primarily a working harbor with visitor-serving and ocean-related uses secondary to ocean-dependent uses, and that Stearns Wharf will consist of a mixture of visitor-serving, and ocean-dependent and ocean-related uses. In addition, this zone is intended to provide a desirable environment by preserving and protecting surrounding land uses in terms of light, air and existing visual amenities. (Ord. 4428, 1986; Ord. 4170, 1982)

28.70.030 Uses Permitted in the Harbor and Shoreline Area.

In all areas of the Harbor Commercial Zone the following uses are permitted provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, waste, noise, vibrations, disturbances or other similar causes which may impose a hazard to life and property. Within the Harbor Commercial Zone the primary uses listed below shall be the predominant uses for the harbor and shoreline area.

1. Primary harbor uses:

- a. Marinas, boat moorings, marine service stations, boat yard/repair facilities and related activities.
- b. Marine-oriented government facilities.
- c. Seafood processing.
- d. Services necessary for commercial fishing activities, including such facilities as net repair areas, hoists and ice machines and storage areas.
- e. Other ocean-dependent uses as deemed appropriate by the Planning Commission.



2. Secondary harbor uses:

- a. Museums and other cultural displays relating to the ocean. Such museums and displays shall not exceed 575 square feet in gross floor area until such time as a Specific Plan for the Harbor area is reviewed and certified by the Commission.
- b. Bait and tackle shops.
- c. Boat sales, storage, construction and/or repair.
- d. Diving gear, boat, surfing and other ocean-related equipment rental.
- e. Fast food restaurants, other restaurants, and restaurants with entertainment and meeting facilities used in conjunction with the restaurant which do not exceed 1700 sq.ft. in gross area until such time as a Specific Plan for the Harbor area is received and certified by the Commission.
- f. Marine equipment and accessories sales and/or repair.
- g. Marine storage.
- h. Marine surveyor.
- i. Offices of businesses or persons engaged exclusively in ocean-related activities. Such offices shall not exceed 1500 square feet in gross floor area until such time as a Specific Plan for the Harbor area is reviewed and certified by the Commission.
- j. Public parking lots.
- k. Sail manufacturing and/or repair.
- l. Seafood sales and processing.
- m. Marine oriented specialty and gift shops. Such shops shall not exceed 575 square feet in gross floor area until such time as a Specific Plan for the Harbor area is reviewed and certified by the Commission.
- n. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
- o. Other ocean-related uses as deemed appropriate by the Planning Commission.

3. Stearns Wharf uses:

- a. Art galleries.
- b. Bait and tackle shops.
- c. Boat sales, storage, construction and/or repair.
- d. Diving gear, boat, surfing and other ocean-related equipment rental.
- e. Fast food restaurants, other restaurants and restaurants with entertainment facilities used in conjunction with the restaurant.

- f. Marine equipment and accessories sales and/or repair.
- g. Marine service stations.
- h. Marine storage.
- i. Marine surveyors.
- j. Museums and other cultural displays relating to the ocean.
- k. Offices of businesses or persons engaged in ocean-related activities.
- l. Sail manufacturing and/or repair.
- m. Seafood sales and processing.
- n. Specialty and gift shops.
- o. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
- p. Other ocean-dependent, ocean-related and visitor-serving uses as deemed appropriate by the Planning Commission.

#### 4. Annual review of uses:

Once each year, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the harbor and shoreline area of the HC Zone and make a recommendation to the Planning Commission regarding the adequacy of ocean-dependent uses (Harbor primary uses) in relation to ocean-related and visitor-serving uses (Harbor secondary uses) in order to assure that the harbor remains a working harbor. The Coastal Commission shall receive a copy of the recommendation and accompanying background materials. (Ord. 4428, 1986; Ord. 4170, 1982)

#### 28.70.050 Building Height Standards

Two (2) stories not to exceed thirty (30) feet. (Ord. 4428, 1986; Ord. 4170, 1982)

#### 28.70.090 Coastal Zone Review

All development in the Coastal Overlay Zone S-D-3, is subject to review pursuant to Section 28.45.009 of this Code. (Ord. 4428, 1986; Ord. 4170, 1982.)

SECTION 2. Ordinance 4170 is repealed.

SECTION 3. Section 1 of this Ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.



ORDINANCE NO. 4179

AN ORDINANCE OF THE COUNCIL OF THE CITY  
OF SANTA BARBARA AMENDING CHAPTER 28.12  
OF TITLE 28 OF THE MUNICIPAL CODE  
PERTAINING TO REZONING OF PROPERTY IN  
THE HARBOR/STEARNS WHARF AREA TO HARBOR  
COMMERCIAL AS REQUIRED UNDER PHASE III  
OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS  
FOLLOWS:

SECTION 1. Sectional Zone Map 8 of Chapter 28.12 of the Santa Barbara Municipal Code is hereby amended by changing the zoning from C-M, Commercial Manufacturing and R-1, One Family Residence, as applicable, to HC, Harbor Commercial of that real property in the City of Santa Barbara, County of Santa Barbara, State of California that is described as follows:

Beginning at the most Northerly corner of Block 323 as shown on the Official City Map, said corner being the intersection of Mason Street and State Street; thence Southeasterly along the Southwesterly line of State Street and its Southeasterly extension to a point 90 feet Southeasterly of the Southeasterly line of Cabrillo Boulevard, measured on a line perpendicular to said Cabrillo Boulevard, said point being the True Point of Beginning; thence the following courses and distances as follows:

First, continuing Southeasterly along the Southeasterly extension of State Street to its intersection with the mean High Tide Line as shown on the survey filed for record February 1958 in Book 41 of Page 57 and 58 of Records of Survey, in the office of the County Recorder in said County;

Second, Southwesterly along said Mean High Tide Line to a point 150 feet Northeasterly of the Southeasterly extension of the Northeasterly line of Bath Street, measured on a line perpendicular to said Bath Street;

Third, leaving said Mean High Tide Line Northwesterly on a line 150 feet distant from and parallel with the Northeasterly line of Bath Street to the Southeasterly line of Cabrillo Boulevard;

Fourth, Southwesterly, Southerly and Southeasterly along the Southeasterly and Easterly line of Cabrillo Boulevard and Shoreline Drive to its intersection with the Northwesterly extension of the Southwesterly boundary of APN 45-250-11 as shown on Assessor's Map Book 45 at Page 25, County of Santa Barbara, dated LD/73;

Fifth, Southeasterly along the Southwesterly boundary of said APN 45-250-11 and its Northwesterly and Southeasterly extension 700 feet;

Sixth, leaving the Southeasterly extension of the Southwesterly boundary of said APN 45-250-11 North 63° 10' 54" East 5,600 feet to the Southeasterly extension of the Southwesterly line of Garden Street;

LOCAL COASTAL PLAN PHASE III  
IMPLEMENTATION PROGRAM

OCEAN-ORIENTED INDUSTRIAL ZONE

PROPOSED CHANGE: From M-1, Light Manufacturing Zone to OM-1  
Ocean-Oriented Light Manufacturing Zone.

I. BACKGROUND

The Ocean Dependent Activities section of the LCP emphasizes that the Harbor is a "...working harbor and a center of recreational activity." The LCP also established the need for appropriately zoned ocean dependent industrial land to complement the harbor uses. This need is also supported in the City's General Plan, Redevelopment Plan, Shoreline Master Plan and the Harbor Committee Task Force Report. These plans also discuss the need for an easterly breakwater to protect the harbor and wharf from sand build-up and easterly storms.

Policy 7.5 of the LCP requires that the land inland of the proposed easterly breakwater be rezoned to permit and encourage ocean-oriented industrial uses.

II. STUDY AREA (refer to map, Figure 1)

The area to be rezoned is between the recorded alignment of Garden Street on the west, the proposed extension of Yanonali Street on the north, Salsipuedes Street on the east, and the center line of the Southern Pacific Railroad track on the south. The area includes the City's Wastewater Treatment Facility, other industrial and warehouse uses, vacant land and the Easterly Drainage Channel.

III. ISSUE DISCUSSION

A. Access and Circulation

Currently, vehicular access to the area is quite limited, Salsipuedes Street runs along the easterly edge of the study area. Mason Street and Carpinteria Street have been improved up to the Wastewater Treatment Plant from Salsipuedes Street. Salsipuedes Street currently ends at the railroad and does not extend to Cabrillo Boulevard. However, the Public Works Department is working with the Public Utilities Commission and Southern Pacific Railroad to secure a crossing to eventually extend Salsipuedes Street to Cabrillo Boulevard. Just north of the study area is a southbound offramp from U. S. Highway 101 to Salsipuedes Street and the existing freeway undercrossing. Further to the north and west is a northbound on and off ramp for U. S. Highway 101. There is a southbound onramp at Milpas Street to the east and Montecito/Santa Barbara Street to the west.

Railroad access is quite good. The Southern Pacific Railroad runs along the southerly portion of the study area with a spur line extending along Salsipuedes Street. No further railroad extensions are anticipated.

Seventh, Northwesterly along the Southeasterly extension of the Southwesterly line of Garden Street to the Mean High Tide Line as shown on said survey filed for record in Book 41 at Page 57 and 58;

Eighth, Southwesterly along said Mean High Tide Line to the Southeasterly extension of the Northeasterly line of State Street;

Ninth, leaving said Mean High Tide Line Northwesterly along the Southeasterly extension of the Northeasterly line of State Street to a point 90 feet Southeasterly of the Southeasterly line of Cabrillo Boulevard, measured on a line perpendicular to said Cabrillo Boulevard;

Tenth, leaving the Southeasterly extension of the Northeasterly line of State Street Southwesterly on a line 90 feet distant from and parallel with the Southeasterly line of Cabrillo Boulevard to the True Point of Beginning.

SECTION 2. This ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4155  
Ordinance No. 4179  
Adopted November 2, 1982

In addition to the extension of Salsipuedes Street, the LCP requires the extension of Garden Street and Yanonali Street along the western and northern side of the study area. The Garden Street extension would coincide with the approximate location of the easterly breakwater.

As stated, ingress and egress to the area is very limited. There is no direct access between the harbor/wharf area and the study area. However, street extensions as specified in the LCP will make the area totally accessible and will promote its adjacency with the harbor/wharf complex. To date, two (2) recently approved projects have provided dedications to accomplish portions of those extensions. The Wright project secured partial extensions of Garden and Yanonali Streets. The Park Plaza Project provides the right-of-way dedications for the Salsipuedes Street extension. Additionally, the City possesses certain easements throughout the area for street purposes.

B. Non-Conforming Uses

Upon changing the zoning for the area, non ocean-dependent uses will become non-conforming as specified in Chapter 28.87 of the Municipal Code. During the discussions, prior to the adoption of the LCP, certain property owners voiced concern that current uses would not be allowed to remain.

In answer to such concerns, a proviso was included which would allow uses in the M-1 Zone subject to approval of a Special Use Permit by the Planning Commission. Additionally, in accordance with Chapter 28.87, regarding non-conforming uses, such uses can remain and buildings reoccupied by similar uses as long as the building does not remain vacant for more than one (1) year.

IV. RECOMMENDATION

This zone change is pursuant to Policy 7.5 of the Adopted Local Coastal Land Use Plan. Most of the issues surrounding the necessity for this zone were discussed during the LCP adoption hearing process. Staff recommends that the Planning Commission recommend approval to the City Council of the change in Land Use Zone Classification from M-1, Light Manufacturing Zone to OM-1 Ocean-Oriented Light Manufacturing Zone.

MM:SW



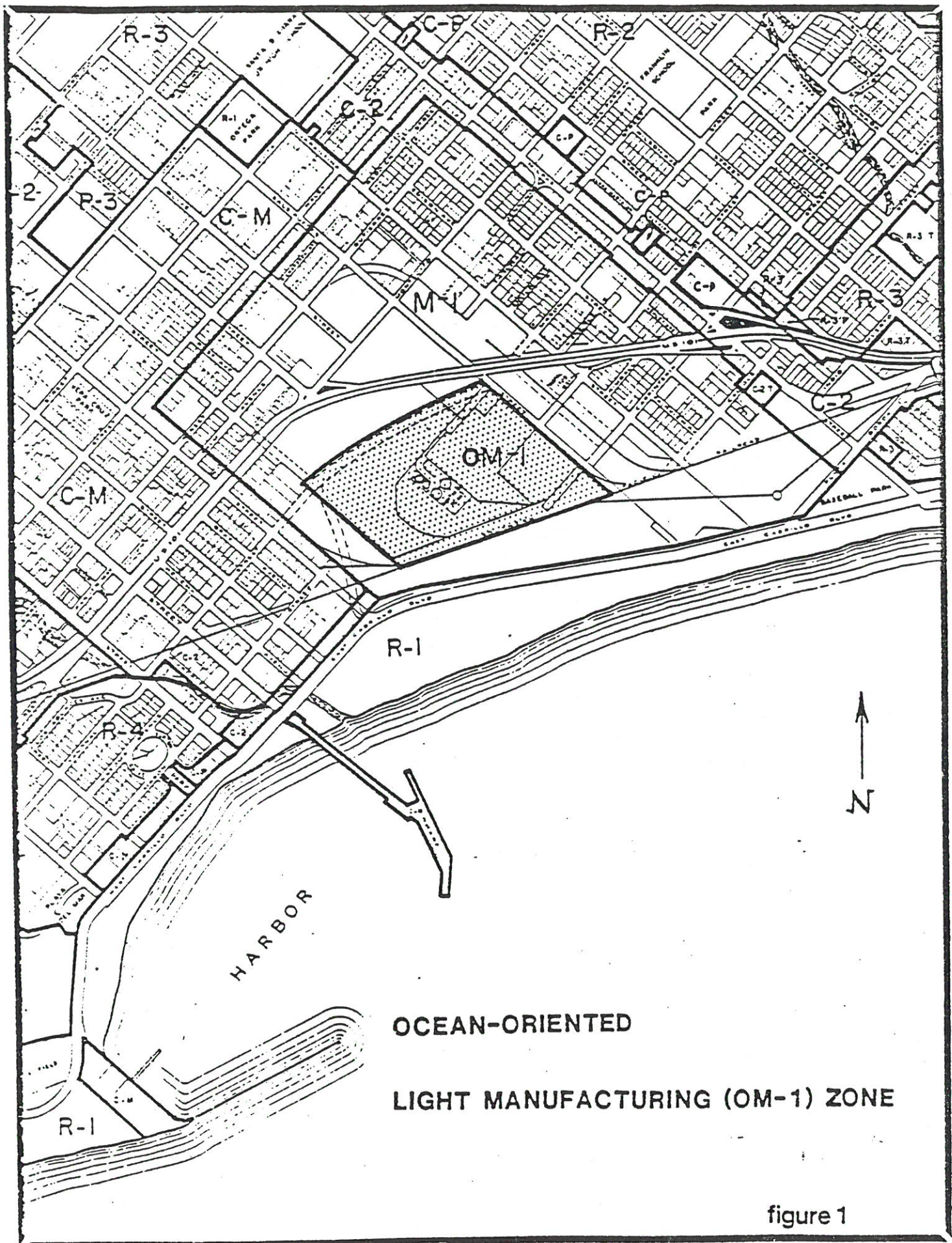


figure 1

ORDINANCE NO. 4429

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 28.73 AND SUBSECTION 27 TO SECTION 28.94.030 PERTAINING TO THE ESTABLISHMENT OF THE OM-1, OCEAN-ORIENTED LIGHT MANUFACTURING ZONE AND REPEALING ORDINANCE NO. 4171.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1: Title 28 of the Santa Barbara Municipal Code is amended by adding Chapter 28.73 which reads as follows:

Chapter 28.73 OM-1, Ocean-Oriented Light Manufacturing.

28.73.010 General.

The regulations contained in this Chapter shall apply in the OM-1 Ocean-Oriented Light Manufacturing Zone unless otherwise provided in this Title. This zone strives to provide for appropriate ocean-dependent and-related industrial uses in close proximity to the Harbor/Wharf Complex. The City, while recognizing that buildings existing at the time this Chapter was adopted are allowed to maintain M-1 uses, encourages the establishment of ocean-oriented uses in such buildings in keeping with the policies of the California Coastal Act and the City's Coastal Plan. In addition, this zone is intended to provide a desirable living environment by preserving and protecting surrounding residential land uses in terms of light, air and existing visual amenities. (Ord. 4429, 1986; Ord. 4171, 1982)

28.73.030 Uses Permitted.

1. Any of the following uses provided that such operations, manufacturing, processing or treatment of products are not obnoxious or offensive by reason of emission of odor, dust, gas, fumes, smoke, liquids, wastes, noise, vibrations, disturbances or other similar causes which may impose a hazard to life or property:

- a. Boat sales, storage, construction and/or repair;
- b. Marine storage;
- c. Public parking lots;
- d. Sail manufacturing and repair;
- e. Seafood processing and wholesaling;
- f. Other ocean-related uses deemed appropriate by the Planning Commission.



2. Any use other than those permitted in Section 28.73.030.1 above and permitted in the M-1 Zone subject to the restrictions and limitations contained therein and issuance of a Conditional Use Permit. A Conditional Use Permit may be granted by the Planning Commission or City Council on appeal, for such uses in the OM-1 Zone in accordance with the provisions of Chapter 28.94 of this Code, subject to the following additional findings:

a. The use is compatible with ocean-dependent or ocean-related uses; and

b. The property would have no feasible economic value if limited to ocean-dependent or ocean-related uses. This finding shall be substantiated by competent evidence determined by the Planning Commission to be objective which includes no present or future demand for ocean-dependent or ocean-related uses.

3. Structures in existence or developments which have a valid and unexpired approval from the Coastal Commission on the effective date of this Sub-section may be used for all uses permitted in the M-1 Zone.

4. Wastewater/sanitation treatment facilities sited on existing publicly owned lands pursuant to a conditional use permit.

#### 28.73.050 Building Height.

Building height restrictions shall be the same as those provided for the M-1 Zone, Chapter 28.72 of this Code. (Ord. 4429, 1986; Ord. 4171, 1982)

#### 28.73.060 Yards.

Yard restrictions shall be the same as those provided for the M-1 Zone, Chapter 28.72 of this Code. (Ord. 4429, 1986; Ord. 4171, 1982)

#### 28.73.070 Distance Between Buildings On The Same Lot

Restrictions shall be the same as those provided for the M-1 Zone, Chapter 28.72 of this Code. (Ord. 4429, 1986; Ord. 4171, 1982)

#### 28.73.080 Lot Area and Frontage Requirements

Restrictions shall be the same as those provided for the M-1 Zone, Chapter 28.72 of this Code. (Ord. 4429, 1986; Ord. 4171, 1982)

#### 28.73.090 Coastal Zone Review

All development in the Coastal Overlay Zone is subject to review pursuant to Section 28.45.009 of this Code. (Ord. 4429, 1986; Ord. 4171, 1982.)

SECTION 2. Section 28.94.030 of Chapter 28.94 of Title 28 of the Santa Barbara Municipal Code is amended by adding a Subsection 27 which reads as follows:

27. Any use other than those permitted by Section 28.73.030.1 of the OM-1 Zone and permitted in the M-1 Zone and subject to those findings required in Section 28.73.030.2. and Section 28.94.020. (Ord. 4429, 1986; Ord. 4171, 1982.)

SECTION 3. Ordinance No. 4171 is repealed.

SECTION 4. Sections 1 and 2 of this Ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.

L2/4171



ORDINANCE NO. 4180

AN ORDINANCE OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF PROPERTY IN THE WATERFRONT AREA TO OCEAN - ORIENTED LIGHT MANUFACTURING AS REQUIRED UNDER PHASE III OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Maps 5 and 8 of Chapter 28.12 of the Santa Barbara Municipal Code are hereby amended by changing the zoning from M-1, Light Manufacturing to OM-1, Ocean-Oriented Light Manufacturing of that real property in the City of Santa Barbara, County of Santa Barbara, State of California that is described as follows:

Beginning at the most Easterly corner of Block 300 as shown on the official City Map, said corner being the point of intersection of the Southwesterly line of Salsipuedes Street and the Northwesterly line of Mason Street; thence the following courses and distances as follows:

First, Westerly along a line parallel to and 75 feet Southerly of the Southerly line of United States Highway 101 to its intersection with a line parallel to and 90 feet Northwesterly of the extension of the Northwesterly line of Yanonali Street;

Second, Southwesterly along said parallel line to its intersection with the Southeasterly extension of the Northeasterly line of Garden Street;

Third, Southeasterly along the Southeasterly extension of the Northeasterly line of Garden Street to its intersection with the Northerly boundary of APN 17-010-34 as shown on Assessor's Map Book 17 at Page 01, County of Santa Barbara, dated LD/81;

Fourth, Easterly along the Northerly boundary said APN 17-010-34 and of APN 17-010-35, APN 17-010-36, and APN 17-010-37 as shown on Assessor's Map Book 17 at Page 01, County of Santa Barbara, dated LD/81 to its intersection with the Southeasterly extension of the Northeasterly line of Salsipuedes Street;

Fifth, Northwesterly along the Northeasterly line of Salsipuedes Street to its intersection with the Northeasterly extension of the Northeasterly line of Mason Street;

Sixth, Northwesterly along the Northeasterly extension of the Northeasterly line of Mason Street to the point of beginning.

SECTION 2. This ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4156  
Ordinance No. 4180  
Adopted November 2, 1982

LOCAL COASTAL PROGRAM  
PHASE III IMPLEMENTATION

DRAFT

HOTEL AND RELATED COMMERCE 1 AND 2 ZONES

PROPOSED CHANGE: From R-3 and R-4, Multiple Residence Zones; M-1, Light Manufacturing Zone; C-M, Commercial Manufacturing Zone; C-P, Restricted Commercial Zone; and C-2, Commercial Zone, to HRC1 and HRC 2, Hotel and Related Commerce 1 and Hotel and Related Commerce 2 Zones.

I. BACKGROUND:

The Visitor-Serving Uses section of the Local Coastal Plan emphasizes the high priority of visitor-serving commercial and recreational uses in the coastal zone. In order to protect and provide for these uses, the LCP recommends that certain areas, primarily along major arteries, be rezoned to require visitor-serving uses. The General Plan and Redevelopment Plan support the concept of promoting hotel, motel and related commerce throughout much of the area proposed for rezoning.

Policy 4.1 of the LCP requires that appropriate areas be rezoned to Hotel and Related Commerce in order to preserve and encourage visitor-serving commercial uses.

II. STUDY AREA (refer to attached map):

The HRC 1 zone, the more restrictive of the two zones, is located along Castillo St. and on Cabrillo Blvd. near Castillo St. as well as on the "Southern Pacific Property" located on Cabrillo Blvd. at Punta Gorda St. The HRC 2 zone designation will apply to both sides of State St. and the hotel-oriented area at Cabrillo Blvd. and Milpas St.

III. ISSUE DISCUSSION:

A. ACCESS AND CIRCULATION:

Most of the proposed Hotel and Related Commerce areas are adjacent to major arterials although access and circulation are limited due to existing traffic levels. Presently the HRC zones are served by freeway interchanges at Cabrillo Blvd./Hot Springs Rd. and Milpas St. on the east, the four traffic signals, and Castillo St. on the west.

The LCP foresees several changes to the Waterfront's road system which will improve access and circulation for the entire area. The SGRN freeway plan will alleviate traffic congestion, as will the eventual extension of Yanonali, Mason, Garden and Salsipuedes Streets. The four street extensions will directly and positively affect circulation in the two HC zones.

The Amtrak Station affords convenient access to the HRC zones near State St. and bus service is available in the Waterfront area.

B. NON-CONFORMING USES:

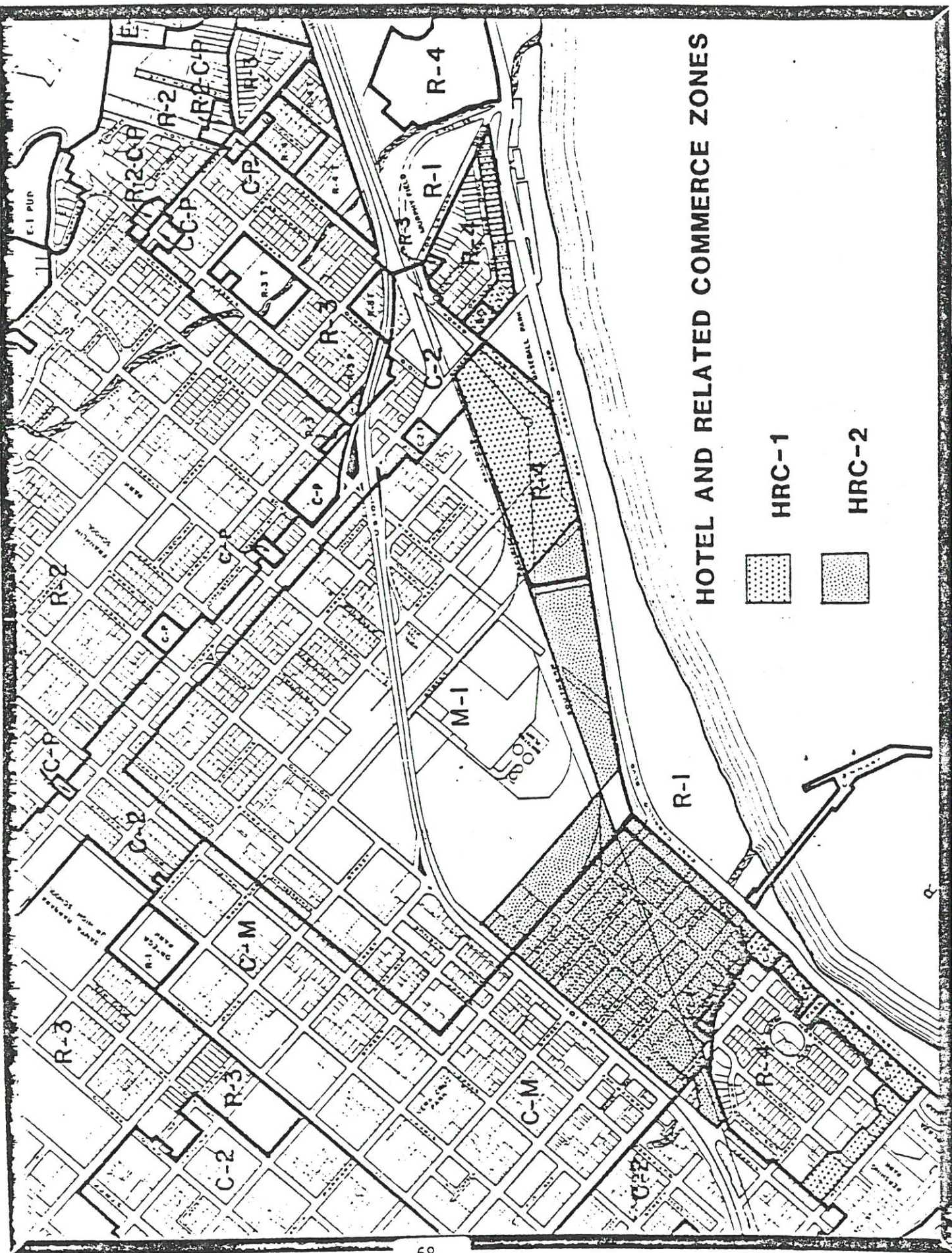
Much of the proposed Hotel and Related Commerce area is already in visitor-serving use. There are some areas, specifically on the east side of State St. where most existing uses are light industrial, where the rezoning will create legal non-conforming uses and buildings. Such non-conforming uses would be allowed under Chapter 28.87, although redevelopment of any site would require that the HRC standards apply. The Waterfront Area Design Guidelines, proposed as a part of LCP Phase III, will mitigate possible conflicts due to a lack of compatibility between existing and proposed uses. The Guidelines, which will be used by the Architectural Board of Review and Landmarks Committee, emphasize the importance of site planning and design where existing and proposed uses may appear to be in conflict.

IV. RECOMMENDATION:

The proposed zone changes are pursuant to Policy 4.2 of the LCP. The issues surrounding the zone change were discussed during the LCP adoption process and are reiterated above. Staff recommends that the Planning Commission recommend approval to the City Council of the change in land use classification from R-3, R-4, M-1, C-M, C-P and C-2 to HRC 1 and HRC 2, Hotel and Related Commerce 1 and Hotel and Related Commerce 2.

PS





HOTEL AND RELATED COMMERCE ZONES

- HRC-1
- HRC-2



ORDINANCE NO. 4172

AN ORDINANCE OF THE CITY OF SANTA BARBARA  
ADDING CHAPTER 28.22 AND ADDING SUBSECTION  
28 TO SECTION 28.94.030 OF CHAPTER 28.94  
OF TITLE 28 OF THE SANTA BARBARA MUNICIPAL  
CODE PERTAINING TO THE ESTABLISHMENT OF  
THE HRC-1 AND HRC-2, HOTEL AND RELATED  
COMMERCE ZONES.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS  
FOLLOWS:

SECTION 1. Chapter 28.22 is added to the Santa Barbara  
Municipal Code and reads as follows:

28.22.001 In General.

This is a zone which, because of its proximity to the shoreline and its location along major arteries, strives to promote, maintain and protect visitor-serving and commercial recreational uses. Tourist and traveler related uses shall be encouraged in this zone in a manner which does not detract from the desirability of the shoreline as a place to visit. Residential uses are appropriate in certain areas of the HRC-2 zone.

28.22.030 Uses Permitted.

1. HRC-1 Zone:

Hotels, motels and tourist courts including related recreational, conference center and other auxiliary uses primarily for use by hotel guests and as permitted in Section 28.21.030.2b of this code.

2. HRC-2 Zone:

a. General: Any use permitted in the HRC-1 Zone and subject to the restrictions and limitations contained therein.

b. Specific: Any of the following uses which are primarily visitor-serving and/or of a commercial recreational nature specific to the Coastal Zone:

- (1) Bicycle, roller skating, moped, dive gear and other recreational equipment rental stores.
- (2) Stores which sell liquor, groceries and food which do not exceed 2,500 sq.ft. in gross floor area.
- (3) Specialty and gift shops.
- (4) Art galleries.
- (5) Bait and tackle shops, sales of boats, marine supplies and related equipment.

- (6) Fast food restaurants, other restaurants and restaurants with entertainment facilities used in conjunction with the restaurant.
- (7) Other visitor-serving or commercial recreational uses deemed appropriate by the Planning Commission.
- c. The second and third floors of commercial buildings are allowed to be used for general office uses upon issuance of a Conditional Use Permit. A Conditional Use Permit may be granted by the Planning Commission or City Council on appeal for such uses in accordance with the provisions of Chapter 28.94 of this Code, subject to the following additional findings:
  - (1) The use is compatible with visitor-serving uses;
  - (2) Visitor-serving uses remain the primary use of the building; and
  - (3) Non-visitor-serving uses shall not exceed fifty (50) percent of the total square footage of the building.
- d. Restriction on residential use: Residential use is prohibited in the HRC-2 Zone except in the following areas:
  - (1) The area bounded by Helena Avenue on the west, the existing railroad right-of-way on the south, the Garden Street extension on the east and Highway 101 on the north.
  - (2) The area bounded by Cabrillo Boulevard on the south, Garden Street on the west, the existing railroad right-of-way on the north and Salsipuedes Street on the east.

Any use permitted in the R-3 Zone is allowed in these areas subject to the restrictions and limitations contained therein.

28.22.035 Use Permitted Upon the Issuance of a Conditional Use Permit.

In the HRC-2 Zone, automobile rentals, parking lots, automobile service stations and automobile service station/mini-markets shall be permitted with a conditional use permit issued in accordance with the provisions of Chapter 28.94 of this Code.

28.22.040 Coastal Zone Review.

All development in the Coastal Overlay Zone (S-D-3) is subject to review pursuant to Section 28.45.009 of this Code.

28.22.050 Building Height Standards.

Three (3) stories not exceeding forty-five (45) feet in height.

28.22.060 Yards.

1. FRONT YARD. There shall be a front yard of not less than:
  - a. Ten (10) feet for one story buildings that do not exceed fifteen (15) feet in height; and
  - b. Twenty (20) feet for all other buildings.
2. INTERIOR YARD. Buildings on property immediately adjacent to residentially-zoned property shall have an interior yard of no less than ten (10) feet or one-half ( $\frac{1}{2}$ ) the height of the building, whichever is greater. (Ord. 4172, 1982.)

SECTION 2. Subsection 28 is added to Section 28.94.030 of Chapter 28.94 of the Santa Barbara Municipal Code and reads as follows:

28. General office uses in the HRC-2 Zones as permitted by Subsection 28.22.030.2c, and subject to the findings required in Subsection 28.22.030.2c and Section 28.94.020. (Ord. 4172, 1982.)

SECTION 3. This ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.

Bill No. 4146  
Ordinance No. 4172  
Adopted October 5, 1982



ORDINANCE NO. 4183

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF PROPERTY IN THE WATERFRONT AREA TO HOTEL AND RELATED COMMERCE 1 AND 2 AS REQUIRED UNDER PHASE III OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Maps 5 and 8 of chapter 28.12 of the Santa Barbara Municipal Code are hereby amended by changing the zoning from R-3, Limited Multiple Family Residence; R-4, Hotel-Motel-Multiple Residence, C-P, Restricted Commercial, C-2, Commercial, C-M, Commercial Manufacturing, and M-1, Light Manufacturing, as applicable, to HRC-1, Hotel and Related Commerce 1 of that real property in the City of Santa Barbara, County of Santa Barbara, State of California that is described as follows:

Area 1:

Beginning at the most Westerly corner of Block 291 as shown on the official City Map, said corner being the intersection of Castillo Street and Montecito Street; thence to a point Southeasterly 107 feet along the Northeasterly line of Castillo Street, said point being the most Southerly corner of APN 33-031-01 as shown on Assessor's Map Book 33 at Page 03, County of Santa Barbara, dated 11/79, said point being the True Point of Beginning; thence the following courses and distances as follows:

First, continuing Southeasterly along the Northeasterly line of Castillo Street to its intersection with the Northwesterly line of Cabrillo Boulevard;

Second, Northeasterly along the Northwesterly line of Cabrillo Boulevard to its intersection with the most easterly corner of APN 33-092-08 as shown on Assessor's Map Book 33 at Page 09, County of Santa Barbara, dated 6/71;

Third, Northwesterly along the Northeasterly boundary of said APN 33-092-08 to its intersection with the Southeasterly line of Mason Street;

Fourth, Southwesterly along the Southeasterly line of Mason Street to its intersection with the Northwesterly line of a 20 foot wide alley;

Fifth, Southeasterly and Southwesterly along the Northeasterly and Southeasterly line of said alley to its intersection with the Northeasterly line of Bath Street;

Sixth, Westerly across Bath Street to the most Northerly corner of APN 33-091-13 as shown on Assessor's Map Book 33 at Page 09, County of Santa Barbara, dated 6/71, with the Northwesterly line of Bath Street;

Seventh, Southwesterly to an angle point; thence Northwesterly along the Northeasterly boundary of said APN 33-091-13 with the Southeasterly line of Mason Street;

Eighth, Westerly across Mason Street to the intersection of the Northwesterly line of Mason Street with the Northeasterly boundary of APN 33-061-09 as shown on Assessor's Map Book 33 at Page 06, dated 12/69;

Ninth, Northwesterly along the Northeasterly boundary of said APN 33-061-09 and of APN 33-061-11 as shown on Assessor's Map Book 33 at Page 06, County of Santa Barbara, dated 12/69; to an angle point; thence Northeasterly along the Southeasterly boundary of said APN 33-061-11 to another angle point; thence Northwesterly along the Northeasterly boundary of said APN 33-061-11 and of APN 33-061-01 as shown on Assessor's Map Book 33 at Page 06, County of Santa Barbara, dated 12/69, to the Southeasterly line of Yanonali Street;

Tenth, Northerly across Yanonali Street to the most Easterly corner of APN 33-031-15 as shown on Assessor's Map Book 33 at Page 03, County of Santa Barbara, dated 11/79;

Eleventh, Northwesterly along the Northeasterly boundary of said APN 33-031-15 and its extension to the most Easterly corner of APN 33-031-02 as shown on Assessor's Map Book 33 at Page 03, County of Santa Barbara, dated 11/79; thence Northwesterly along the Northeasterly boundary of said APN 33-031-02 to a point intersecting a line parallel to and 107 feet distant from the Southeasterly line of Montecito Street;

Twelfth, Southwesterly along said parallel line to the True Point of Beginning.

Area 2:

Beginning at the most Southerly corner of APN 33-101-12 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76; thence the following courses and distances as follows:

First, Northwesterly along the Northeasterly line of Cabrillo Boulevard to its intersection with the Southwesterly boundary of APN 33-102-12 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76;

Second, Northeasterly along the Southwesterly boundary of said APN 33-102-12 to its intersection with the Southeasterly boundary of APN 33-102-06 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76;

Third, Southwesterly along the Southeasterly boundary of said APN 33-102-06 to its most Southerly corner;

Fourth, Northwesterly along the Southwesterly boundaries of said APN 33-102-06, APN 33-102-05 and 33-102-04 to the Southeasterly line of Mason Street, all as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76;

Fifth, 75 feet Southwesterly along the Southeasterly line of Mason Street;

Sixth, 240 feet Southeasterly along a line parallel to the Southwesterly line of State Street;



Seventh, 200 feet Southwesterly along a line parallel with the Southeasterly line of Mason Street to its intersection with the Northeasterly line of Chapala Street;

Eighth, Southwesterly across Chapala Street to the most Northerly corner of APN 33-101-07 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76, said point also being the point of intersection of the Southeasterly line of a 20 foot wide alley, with the Southwesterly line of Chapala Street;

Ninth, Southwesterly and Northwesterly along the Southeasterly and Southwesterly line of said alley to its intersection with the Southeasterly line of Mason Street;

Tenth, Southwesterly along the Southeasterly line of Mason Street to its intersection with the most Westerly corner of APN 33-010-01 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 6/71;

Eleventh, Southeasterly along the Southwesterly boundary of said APN 33-101-01, APN 33-101-10 and APN 33-101-12 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 6/71, to the point of beginning.

Area 3:

Beginning at the most Easterly corner of Block 359 as shown on the official City Map, said corner being the intersection of Milpas Street and Punta Gorda Street; thence the following courses and distances as follows:

First, Northwesterly along the Southwesterly line of Milpas Street to its intersection with the Northerly boundary of APN 17-010-37 as shown on Assessor's Map Book 17 at Page 01, County of Santa Barbara, dated LD/81;

Second, Westerly along the Northerly boundary of said APN 17-010-37 to its intersection with the Southeasterly extension of the Northeasterly line of Salsipuedes Street;

Third, Southeasterly along the Southeasterly extension of Salsipuedes Street to its intersection with the Northerly line of Cabrillo Boulevard;

Fourth, Easterly along the Northerly line of Cabrillo Boulevard to its intersection with the Northwesterly line of Punta Gorda Street;

Fifty, Northeasterly along the Northwesterly line of Punta Gorda Street to the point of beginning, excepting APN 17-272-02 as shown on Assessor's Map Book 17 at Page 27, County of Santa Barbara, dated 9/62;

Area 4:

Beginning at the most Westerly corner of Block 365 as shown on the official City Map, said corner being the intersection of Punta Gorda Street and Milpas Street; thence the following courses and distances as follows:

First, Southeasterly along the Northeasterly line of Milpas Street to its intersection with the Northerly line of Cabrillo Boulevard;

Second, Easterly along the Northerly line of Cabrillo Boulevard to its intersection with the Southwesterly line of Ninos Drive;

Third, Northwesterly along the Southwesterly line of Ninos Drive to its intersection with the Southerly line of Por La Mar Drive;

Fourth, Westerly along Por La Mar Drive to its intersection with the Southerly line of Orilla Del Mar;

Fifth, Westerly and Northwesterly along the Southerly and Northeasterly line of Orilla Del Mar to its intersection with the Southeasterly line of Punta Gorda Street;

Sixth, Southwesterly along the Southeasterly line of Punta Gorda Street to the point of Beginning; excepting APN 17-351-04 and APN 17-352-02 as shown on Assessor's Map Book 33 at Page 35, County of Santa Barbara, dated LD/78.

SECTION 2. Sectional Zone Maps 5 and 8 of Chapter 28.12 of the Santa Barbara Municipal Code are hereby amended by changing the zoning from R-4, Hotel-Motel-Multiple Residence, C-2, Commercial, C-M, Commercial Manufacturing and M-1, Light Manufacturing, as applicable, to HRC-2, Hotel and Related Commerce 2 of that real property in the City of Santa Barbara, County of Santa Barbara, State of California that is described as follows:

Area 1:

Beginning at the most Westerly corner of APN 33-010-09 as shown on Assessor's Map Book 33 at Page 01, County of Santa Barbara, dated 5/77; thence the following courses and distances as follows:

First, Easterly along the Southerly boundary of said APN 33-010-09 and its Easterly extension to the intersection with said extension with the Northeasterly line of Chapala Street;

Second, Southeasterly along the Northeasterly line of Chapala Street to its intersection with the most Westerly corner of APN 33-074-12 as shown on Assessor's Map Book 33 at Page 07, County of Santa Barbara, dated 10/77;

Third, Easterly along the Northerly boundary to the most Easterly corner of said APN 33-074-12, being an angle point in the Southwesterly and Southeasterly boundary of APN 33-074-02 as shown on Assessor's Map Book 33 at Page 07, County of Santa Barbara, dated 10/77; thence Northeasterly along the Southeasterly boundary to another angle point of the Southeasterly and Southwesterly boundary of said APN 33-074-02; thence Southeasterly along the Southwesterly boundary of said APN 33-074-02 and of APN 33-074-13 as shown on Assessor's Map Book 33 at Page 07, County of Santa Barbara, dated 10/77, to an angle point of the Southwesterly boundary of said APN 33-074-13; thence Northeasterly along the Southeasterly boundary of said APN 33-074-13 to another angle point; thence Southeasterly along the Southwesterly boundary of said APN 33-074-13 to the Northwesterly line of Mason Street;

Fourth, Easterly across Mason Street to the intersection of the Southeasterly line of Mason Street with the most Westerly corner of APN 33-102-04 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76;



Fifth, Southeasterly along the Southwesterly boundaries of APN 33-102-04, APN 33-102-05 and APN 33-102-06 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76, to the most Southerly corner of said APN 33-102-06; thence Northeasterly along the Southeasterly boundary of said APN 33-102-06 to the most Westerly corner of APN 33-102-12 as shown on Assessor's Map Book 33 at Page 10, County of Santa Barbara, dated 5/76; thence Southeasterly along the Southwesterly boundary of said APN 33-102-12 to the Northwesterly line of Cabrillo Boulevard;

Sixth, Northeasterly along the Northwesterly line of Cabrillo Boulevard to its intersection with the Northeasterly line of Santa Barbara Street;

Seventh, Northwesterly along the Northeasterly line of Santa Barbara Street to its intersection with the most Southerly corner of APN 17-010-29 as shown on Assessor's Map Book 17 at Page 01, County of Santa Barbara, dated LD/81;

Eighth, Easterly along the Southerly boundary of said APN 17-010-29 to its intersection with the Southeasterly extension of the Northeasterly line of Garden Street;

Ninth, Northwesterly along the Southeasterly extension of the Northeasterly line of Garden Street to its intersection with the Southeasterly line of Montecito Street;

Tenth, Southwesterly along the Southeasterly line of Montecito Street to its intersection with the Southwesterly line on Chapala Street;

Eleventh, Southeasterly along the Southwesterly line of Chapala Street to the most Easterly corner of APN 33-010-08 as shown on Assessor's Map Book 33 at Page 01, County of Santa Barbara, dated 5/77;

Twelfth, Westerly and Northwesterly along the Southerly and Southwesterly boundary of said APN 33-010-08 to its intersection with the Southeasterly line of Montecito Street;

Thirteenth, Southwesterly along the Southeasterly line of Montecito Street to the point of beginning.

Area 2:

Beginning at the most westerly corner of APN 17-010-36 as shown on Assessor's Map Book 17 at Page 01, County of Santa Barbara, dated LD/81; thence the following courses and distances as follows:

First, Southeasterly along the Northeasterly boundaries of said APN 17-010-36, APN 17-010-35 and APN 17-010-37 as shown on Assessor's Map Book 17 at Page 01, dated LD/81 to their intersection with a straight extension of the Northeasterly line of Salsipuedes Street;

Second, Southeasterly along said extension of the Northeasterly line of Salsipuedes Street to its intersection with the Northerly line of Cabrillo Boulevard;

Third, Westerly along the Northerly line of Cabrillo Boulevard to its intersection with the Westerly boundary of said APN 17-010-36;

Fourth, Northerly along the Westerly boundary of said APN 17-010-36 to the point of beginning; excepting APN 17-192-03 as shown on Assessor's Map Book 17 at Page 19, County of Santa Barbara, dated 2/63.

SECTION 2. This ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4160  
Ordinance No. 4183  
Adopted November 9, 1982

CITY OF SANTA BARBARA

COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

MEMORANDUM

DATE: June 10, 1982  
TO: Planning Commission  
FROM: Planning Division DD/PS  
SUBJECT: LOCAL COASTAL PLAN PHASE III. IMPLEMENTATION PROGRAM - proposed rezoning of the Clark Estate (APN 17-383-02) from One Family Residence (E-1) to Planned Unit Development (PUD-3.0).

I. BACKGROUND:

A. Site and Area Characteristics:

The Clark Estate is a 23.5 acre parcel located on the bluff overlooking the Pacific Ocean. The area surrounding the Estate is primarily in open space and/or recreational uses: Andree Clark Bird Refuge to the north, A Child's Estate Zoo to the northwest, East Beach to the west and the Santa Barbara Cemetery to the east. The East Beach mixed residential/hotel area is approximately one-quarter mile to the west.

B. Coastal Policies:

Section 30251 of the Coastal Act states:

"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, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting."

Policy 9.6 of the certified Land Use Plan states:

"In order to protect and maximize the open space and visual character of the Wilcox property and the Clark Estate, these areas shall be developed in a cluster type development, or other suitable design mechanism which would accomplish the purpose of this policy."



Several policies of the Coastal Act deal with the priority of recreational uses over other uses in the coastal zone. The LCP recognizes the Clark Estate as having a potential for recreational use only on a very long term basis primarily due to greater demands for recreational use in other areas of the coastal zone.

C. General Plan Policies:

The Conservation Element of the General Plan designates the Clark Estate as an "area of unique visual features." The Parks and Recreation Master Plan and the General Plan designate the site as a park due to its physical attributes and its location adjacent to numerous other open space and recreational areas. The General Plan also designates the site for residential use with a maximum of three (3) dwelling units per acre. This design would allow low intensity development of the site in conformance with visual and open space goals of the City, although a standard subdivision could be proposed for the site.

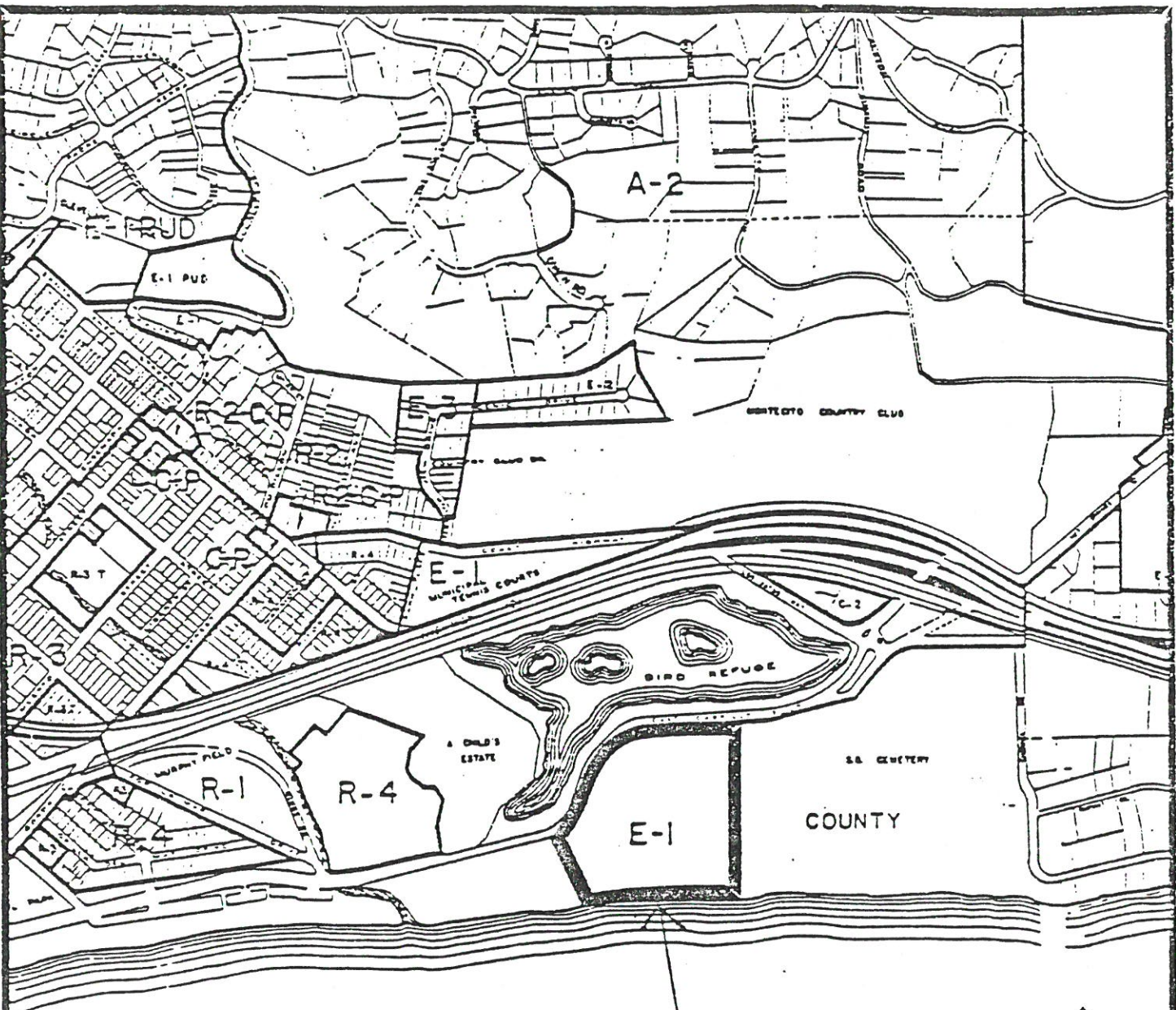
II. CONCLUSION AND RECOMMENDATION:

The proposed zone change is pursuant to Policy 9.6 of the adopted Local Coastal Land Use Plan. Planning Staff recommends that the Planning Commission recommend to the City Council that the Clark Estate be rezoned to Planned Unit Development 3.0 in order to protect this sensitive site.

DD/PS:sw

Attachment: Map





Area of proposed change



# LCP - PHASE III

## CLARK ESTATE ZONE CHANGE

From E-1, Single Family Residence Zone  
to PUD 3.0, Planned Unit Development  
3 dwellings / acre.

ORDINANCE NO. 4168

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF THE PROPERTY KNOWN AS THE CLARK ESTATE AS REQUIRED UNDER PHASE III - IMPLEMENTATION OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Map 5 of Chapter 28.12 of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Nos. 17-383-02 from E-1, Single Family Residential to PUD 3.0, Planned Unit Development, 3.0 units per acre.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4141  
Ordinance No. 4168  
Adopted September 28, 1982



CITY OF SANTA BARBARA  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

MEMORANDUM

DATE: July 22, 1982  
TO: Planning Commission  
FROM: Planning Division DD/JMH  
SUBJECT: Various Rezoning and Coastal Plan Land Use Map Changes Associated with  
Phase III - Implementation

BACKGROUND:

The following proposed rezones and Coastal Plan Map changes are grouped together because they are relatively minor changes. However, each item must be discussed individually and have a separate public hearing.

DISCUSSION:

1. Southeast corner of Salinas Street and Old Coast Highway

Present zoning: C-P, Restricted Commercial Zone.  
Coastal Plan Map Designation: Residential, 12 dwellings per acre.  
Proposed zoning: R-3, Limited Multiple Family Residence Zone.

This single parcel is presently developed with two residential units. The parcel, at 5,940 square feet, is fully developed for residential use. Existing uses to the north and west are commercial in nature. The remaining uses surrounding this parcel are residential. The Staff would recommend, in order to be consistent with the Local Coastal Plan, that the Planning Commission recommend to City Council that this property be rezoned to R-3.

2. Several parcels between Old Coast Highway and Salinas Street.

Present zoning: R-4, Hotel-Motel Multiple Residential Zone.  
Coastal Plan Map Designation: Residential, 12 dwellings per acre.  
Proposed zoning: R-3, Limited Multiple Family Residential Zone.

These 30 parcels are presently in residential use. Existing uses to the north, west and south are residential in nature. To the east are the Municipal Tennis Courts. The Staff would recommend, in order to be consistent with the Local Coastal Plan, that the Planning Commission recommend to the City Council that the subject parcels be rezoned to R-3.

3. Kingswood Village and East Beach Condominiums at the northeasterly intersection of East Cabrillo Boulevard and Ninos Drive.

Present zoning: R-4, Hotel-Motel Multiple Residential Zone.  
Coastal Plan Map Designation: Residential, 12 dwellings per acre and Recreational/Open Space.  
Proposed zoning: R-3, Limited Multiple Family Residential Zone.  
Proposed Coastal Plan Map Designation: Residential, 12 dwellings per acre.

This area is fully developed as apartments and condominiums. Surrounding uses are all recreation related (Dwight Murphy Field, East Beach, Childs Estate) with the freeway to the north. Staff is proposing the change in the Coastal Map designation in this area so that the "Residential, 12 dwellings per acre" designation will coincide with the boundaries of these two residential complexes. Staff would recommend, in order for the Coastal Map designation to be consistent with the property lines and in order for the zoning to be consistent with the Coastal Map designation, that Planning Commission recommend to City Council that a) the Coastal Map designation boundary be moved to include the entire area of the two residential complexes in the residential land use designation, and b) that the entire area be rezoned R-3, Limited Multiple Family Residence zone.

4. Parcels between Cabrillo Boulevard, the Southern Pacific Railroad tracks, Santa Barbara Street and the extension of Salsipuedes Street.

Present zoning: M-1, Light Manufacturing zone.  
Coastal Plan Map Designation: Hotel and Related Commerce II and Residential, 12 dwellings per acre.  
Proposed zoning: HRC 2, Hotel and Related Commerce 2 Zone.

These parcels were included in the Specific Plan for Park Plaza and were designated at that time, as well as in the Coastal Plan, to be Hotel and Related Commerce and Residential. A section in the HRC-2 zone ordinance provisions allows the inclusion of residential uses in this area. Staff would recommend, in order to be consistent with the Coastal Plan Map designation, that Planning Commission recommend to City Council that the subject parcels be rezoned to HRC-2, Hotel and Related Commerce-2 Zone.

5. Southwest corner of Montecito and Castillo Streets.

Present zoning: C-2, General Commercial  
Present Coastal Map Designation: Hotel and Residential.  
Proposed Coastal Map Designation: Commercial.

This parcel is the site of an existing service station and car wash. To the west, a 4 unit condominium is under construction. To the south lies an existing motel. The other three corners of this intersection are developed as commercial uses. Staff believes, based on the small size of the lot and the impacts of intersection traffic and noise on this parcel, that this parcel is not a good location for residential uses. Therefore, Staff recommends that the Planning Commission recommend to City Council that the Coastal Plan Map be amended to show this parcel as Commercial and the zoning remain as C-2, General Commercial.

6. Las Gaviotas Subdivision, Cliff Drive.

Present zoning: E-1, One Family Residence, 15,000 sq. ft. minimum lot size  
Coastal Plan Map Designation: Residential, 1 dwelling per acre.  
Proposed Zoning: A-1, One Family Residence; 1 acre minimum lot size.



These five parcels presently have no dwellings on them. However, they are limited in the ability to further subdivide because large portions of these lots are on the bluff. Staff would recommend, in order to be consistent with the Coastal Plan Map designation, that these parcels be rezoned A-1.

7. Northeast corner of El Faro and Lighthouse Road as it pertains to the south-east corner of Cliff Drive and Lighthouse Road.

Present Zoning: R-2 C-P, Two Family Residence, Restricted Commercial.

Present Coastal Map Designation: Commercial

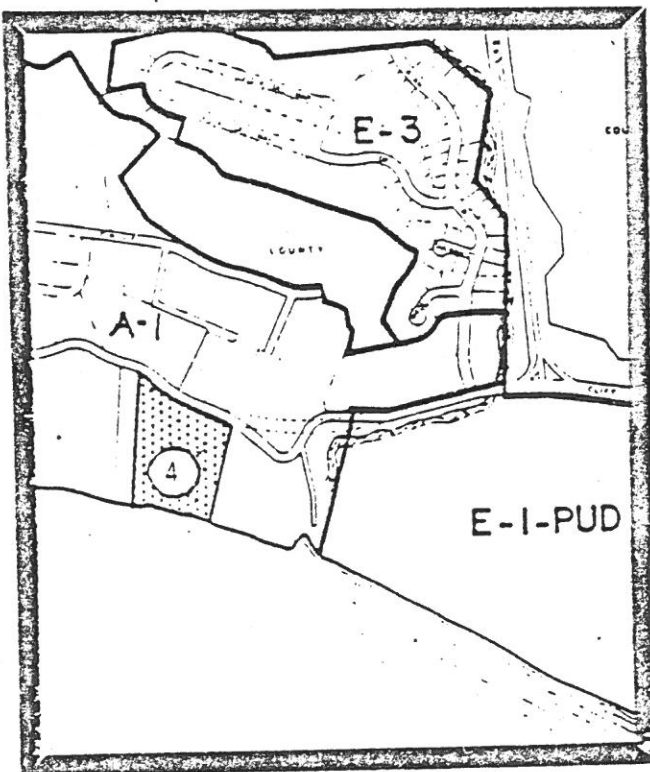
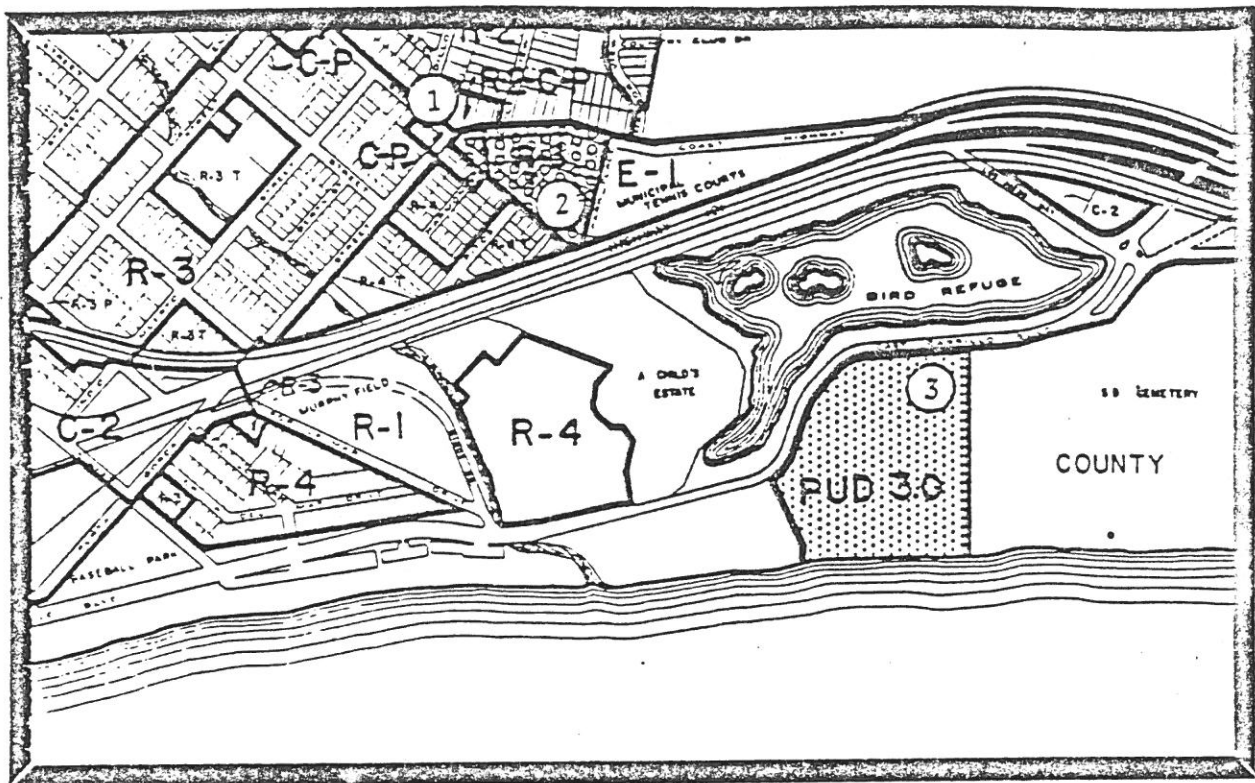
Proposed Coastal Map Designation: Residential, 5 dwellings per acre.

Proposed Zoning: E-3, One Family Residence, 7,500 sq. ft. minimum lot size.

The existing uses in this area are mixed. The parcel at the corner of Cliff Drive and Lighthouse Road is vacant. The parcel next to this vacant parcel on Cliff Drive has a pet hospital on it. All of the parcels facing El Faro are developed with single family residences. Staff believes that the Coastal Plan Map and the zoning boundaries should be adjusted so that all of the residential parcels on El Faro are designated residential and zoned E-3. The two parcels fronting on Cliff Drive would remain as designated and zoned. Staff recommends that the Planning Commission recommend to City Council that the parcels facing El Faro be redesignated on the Coastal Plan Map as Residential, 5 dwellings per acre, and zoned as E-3, One Family Residence.

#### Attachments

JMR:sw



#### Various LCP Rezoning

1. Rezone from C-P to R-3.
2. Rezone from R-4 to R-3.
3. Rezone from E-1 to PUD 3.0 (Clark Estate).
4. Rezone from E-1 to A-1 (Las Gaviotas subdivision).

ORDINANCE NO. 4165

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF PROPERTY AT THE CORNER OF SALINAS STREET AND OLD COAST HIGHWAY AS REQUIRED UNDER PHASE III - IMPLEMENTATION OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Map 5 of Chapter 28.12 of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel No. 17-353-01 from C-P, Restricted Commercial to R-3 Limited Multiple Family Residential.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4137  
Ordinance No. 4165  
Adopted September 28, 1982

ORDINANCE NO. 4166

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF PROPERTY BETWEEN SALINAS STREET AND OLD COAST HIGHWAY AS REQUIRED UNDER PHASE III - IMPLEMENTATION OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Map 5 of Chapter 28.12 of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Nos. 17-343-01 through 17-343-12; 17-372-01; 17-372-04; 17-372-09 through 17-372-12, 17-372-15 through 17-372-18 and 17-373-01 through 17-373-08 from R-4, Hotel-Motel Multiple Family Residential to R-3, Limited Multiple Family Residential.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4138  
Ordinance No. 4166  
Adopted September 28, 1982



ORDINANCE NO. 4167

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF THE PROPERTY KNOWN AS LAS GAVIOTAS SUBDIVISION AS REQUIRED UNDER PHASE III - IMPLEMENTATION OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Map Addition to 13 Chapter 28.12 of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel Nos. 47-092-14 through 47-092-18 from E-1, Single Family Residential to A-1, Single Family Residential.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

Bill No. 4140  
Ordinance No. 4167  
Adopted September 28, 1982

ORDINANCE NO. 4315

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 28.12 OF TITLE 28 OF THE MUNICIPAL CODE PERTAINING TO REZONING OF A PORTION OF THE PROPERTY GENERALLY KNOWN AS KINGSWOOD VILLAGE APARTMENTS/EL ESCORIAL HOTEL AS REQUIRED UNDER PHASE III - IMPLEMENTATION OF THE LOCAL COASTAL PROGRAM.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Sectional Zone Map 5 of Chapter 28.12 of Title 28 of the Santa Barbara Municipal Code is hereby amended by changing the zoning of Assessor's Parcel No. 17-400-05 except for those portions of said parcel that are north and east of Por La Mar Circle (Private Road) and cross-hatched on Exhibit A which is attached hereto and incorporated herein by reference from R-4, Hotel-Motel Multiple Residence Zone to R-3, Limited Multiple-Family Residence Zone.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion thereof of this ordinance or rezoning is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance or rezoning. The City Council hereby declares that it would have passed this, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

SECTION 3. If this ordinance or rezoning is for any reason held to be in violation of the November 16, 1982 agreement entered into between the City of Santa Barbara and the owners and operators of the property subject to this ordinance, which determination is made by a court of competent jurisdiction and by final judgment not further appealable, then this ordinance shall be void and of no further force and effect.

Bill No. 4301  
Ordinance No. 4315  
Adopted February 5, 1985

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II. GENERAL PLAN AMENDMENTS TO CONFORM WITH THE LAND USE PLAN



MEMORANDUM

DATE: June 10, 1982  
TO: Planning Commission  
FROM: Planning Staff DD/KH  
SUBJECT: Local Coastal Plan Bluff Protection Amendments to  
Seismic Safety/Safety Element of the General Plan

The Local Coastal Plan declares that the current City policies regarding the protection of seacliffs and structures placed on them are inadequate. To bring City policy into conformance with the Coastal Act on this issue, the LCP recommends amending the Seismic Safety/Safety Element of the City's General Plan to include two policies (8.1 and 8.2) set forth in the "Hazards" section of the LCP. A draft amendment is attached, and the changes are made as follows:

- The intent of Policy 8.1 is to minimize erosion caused by water runoff from new blufftop development. This policy strengthens and clarifies the provisions in Recommendation 2a in the "Seacliff Retreat" section of the Seismic Safety/Safety Element, therefore, the wording of the LCP policy was used to replace that in the General Plan.
- The purpose of Policy 8.2 of the LCP is to minimize seacliff erosion due to bluff face development. This policy adds additional types of activities that are prohibited on seacliffs to those indicated in Recommendation 3 of the Seismic Safety/Safety Element and was therefore included in that recommendation.

An additional policy (6.3) in the "Water and Marine Environments" section of the LCP elaborates on the determinations the City must make before protective bulkheads or seawalls are permitted. The more precise wording of Policy 6.3 replaces Recommendation 4 in the Seismic Safety/Safety Element and is included in Recommendation 3a because of its close relationship to the issue of bluff face development.

The inclusion of these three policies in the Seismic Safety/Safety Element will bring the City's General Plan into conformance with the Coastal Act policies regarding seacliff protection.

KH:wr/cer

AMENDMENTS TO SEISMIC SAFETY/SAFETY ELEMENT  
TO INCLUDE LCP POLICIES

Page 55

11.2) As discussed earlier in this section the addition of water to the seacliff can significantly lower inherent cliff stability and cause a stable cliff to become unstable (unchanged).  
(Replace 2a with the following.)

a) To reduce the likelihood of water run-off caused cliff instability, all new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street. Or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are:

- 1) sized to accomodate run-off from all similarly drained parcels bordering the subject parcel's property lines;
- 2) the owner of the subject property allows for the permanent drainage of those parcels through his/her property;
- 3) the drainage system is designed to be minimally visible on the bluff face. (LCP Policy 8.1)

b) (Unchanged).

11.3) In an attempt to impede the cliff retreat process, programs to control or prohibit the following activities that can significantly alter the rates of seacliff erosion and retreat shall be implemented (unchanged).

(Inserted new policy)

- a) Bluff face development - With the exception of drainage systems identified in Recommendation 2a above, no development shall be permitted on the bluff face except for engineered staircases or accessways to provide public beach access and pipelines for scientific research or coastal dependent industry. To the maximum extent feasible, these structures shall be designed to minimize alteration of the bluff and beach (LCP Policy 8.2).
- b) Seawalls, revetments and bulkheads shall not be permitted unless the City has determined that they are necessary to and will accomplish the intent of protecting existing principle structures, and that there are not less environmentally or aesthetically damaging alternatives such as relocation of structures, sand augmentation, groins, drainage improvements, etc. Determinations permitting such structures shall be based upon the

findings and recommendations of geology, soils and engineering reports prepared by licensed and registered professionals in those fields. (LCP, Policy 6.3)

- c) (Unchanged, but relettered).
  - d) (Unchanged, but relettered).
  - e) (Unchanged, but relettered).
  - f) (Unchanged, but relettered).
- 4) (Delete)

CITY OF SANTA BARBARA  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

MEMORANDUM

DATE: July 22, 1982  
TO: Planning Commission  
FROM: Planning Division DD/JMH  
SUBJECT: Proposed Amendment of the Conservation Element and an Amendment to the Zoning Ordinance to Provide for Protection of Archaeological and Paleontological Resources, Both as Required by the City's Coastal Plan

BACKGROUND AND DISCUSSION

Policy 30244 of the California Coastal Act states:

"Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Resources Officer, reasonable mitigation measures shall be provided."

No policies have been included in the City's Coastal Plan regarding the protection of these resources on the basis that the Goals and Policies of the Conservation Element of the General Plan meet the purpose of the above-stated Coastal Act policy. However, the Coastal Plan does recommend that the following actions occur to fully address the policy:

Actions

- o Amend the policies of the Conservation Element to the General Plan where necessary to include the protection of important paleontological resources, or provide adequate mitigation measures for any adverse impacts upon these resources.
- o Develop the necessary amendments to the City's Zoning Ordinance to provide for the protection and preservation of significant archaeological and paleontological resources.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the attached amendment to the Conservation Element and that the City Council amend the Zoning Ordinance to include the attached new provision in order to be consistent with the City's Coastal Plan.

Attachments

JMH:jh/cer



## CONSERVATION ELEMENT

### Cultural and Historical Resources

#### Goal

- o Sites of significant archaeological, paleontological, historic, or architectural resources will be preserved and protected wherever feasible in order that historic and prehistoric resources will be preserved.

#### Policy

- 1.0 Activities and development which could damage or destroy archaeological, paleontological, historic or architectural resources are to be avoided.

#### Implementation Strategies

- 1.1 In the environmental review process, any proposed project which is in an area indicated on the map or in other documentation as "sensitive" will receive further study to determine if archaeological or paleontological resources are in jeopardy. A preliminary site survey (or similar study as part of an environmental impact report) shall be conducted in any case where archaeological or paleontological resources could be threatened.
- 1.2 Potential damage to archaeological and paleontological resources is to be given consideration along with other planning, environmental, social, and economic considerations when making land-use decisions.
- 1.3 Publicly-owned areas known to contain significant archaeological or paleontological resources should be preserved by limiting access and/or development which would involve permanent covering or disruption of the subsurface artifacts.

\*The underlined sections are the new additions to the Element.

RESOLUTION NO. 82-180

A RESOLUTION OF THE CITY OF SANTA BARBARA AMENDING THE CONSERVATION ELEMENT AND SEISMIC SAFETY/SAFETY ELEMENT OF THE GENERAL PLAN AS REQUIRED BY LOCAL COASTAL PROGRAM, PHASE III - IMPLEMENTATION.

WHEREAS, in June 1981, the State Coastal Commission certified the Land Use Plan of the City's Local Coastal Program; and

WHEREAS, Policies 8.1 and 8.2 of the Land Use Plan require that the policies of the Seismic Safety/Safety Element be amended to provide for greater protection of the coastal bluffs; and

WHEREAS, Policy 6.3 of the Land Use Plan requires that strict findings be made prior to permitting construction of protective bulkheads and seawalls; and

WHEREAS, the Land Use Plan requires that the Conservation Element be amended to provide for the protection of important paleontological resources; and

WHEREAS, the Planning Commission held noticed public hearings on said amendments and recommended approval to the City Council; and

WHEREAS, the City Council held a noticed public hearing where they considered the staff and Planning Commission recommendations and received public input regarding the proposed amendments;

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the amendments to the Conservation Element and the Seismic Safety/Safety Element of the General Plan as recommended by the staff and Planning Commission and prepared in accordance with the City's Coastal Land Use Plan.

Adopted October 5, 1982.

### III. OTHER MUNICIPAL CODE AMENDMENTS

CITY OF SANTA BARBARA  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

MEMORANDUM

DATE: July 22, 1982  
TO: Planning Commission  
FROM: Planning Division DD/JMH  
SUBJECT: Proposed Amendment of the Conservation Element and an Amendment to the Zoning Ordinance to Provide for Protection of Archaeological and Paleontological Resources, Both as Required by the City's Coastal Plan

BACKGROUND AND DISCUSSION

Policy 30244 of the California Coastal Act states:

"Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Resources Officer, reasonable mitigation measures shall be provided."

No policies have been included in the City's Coastal Plan regarding the protection of these resources on the basis that the Goals and Policies of the Conservation Element of the General Plan meet the purpose of the above-stated Coastal Act policy. However, the Coastal Plan does recommend that the following actions occur to fully address the policy:

Actions

- o Amend the policies of the Conservation Element to the General Plan where necessary to include the protection of important paleontological resources, or provide adequate mitigation measures for any adverse impacts upon these resources.
- o Develop the necessary amendments to the City's Zoning Ordinance to provide for the protection and preservation of significant archaeological and paleontological resources.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve the attached amendment to the Conservation Element and that the City Council amend the Zoning Ordinance to include the attached new provision in order to be consistent with the City's Coastal Plan.

Attachments

JMH:jh/cer



ORDINANCE NO. 4174

AN ORDINANCE OF THE CITY OF SANTA BARBARA  
ADDING CHAPTER 22.12 OF TITLE 22 OF THE  
SANTA BARBARA MUNICIPAL CODE PERTAINING TO  
THE PROTECTION OF ARCHAEOLOGICAL AND  
PALEONTOLOGICAL RESOURCES.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN  
AS FOLLOWS:

SECTION 1. Chapter 22.12 of Title 22 is added to  
the Santa Barbara Municipal Code and reads as follows:

Chapter 22.12 Archaeological and Paleontological Resources.

22.12.001 Legislative Intent.

It is the intent of this Section to provide for the preservation  
and protection of significant archaeological and paleontological  
resources found in the City of Santa Barbara.

22.12.010 Applicability.

All new development in the City of Santa Barbara shall be designed  
and constructed wherever feasible to avoid destruction of archaeo-  
logical and paleontological resources consistent with the standards  
outlined in Section 22.12.020 below.

22.12.020 Standards.

1. Known Sites. Permits to perform grading determined through  
the Environmental Review process or indicated through records  
kept by the State of California, or the University of Cali-  
fornia, to be within an area of known or probable archaeo-  
logical or paleontological significance may be conditioned in  
such a manner as to:
  - (1) Ensure the preservation or avoidance of the site, if  
feasible; or
  - (2) Minimize adverse impacts on the site; or
  - (3) Allow reasonable time for qualified professionals to  
perform archaeological or paleontological investigations  
at the site; or
  - (4) Preserve for posterity, in such other manner as may be  
necessary or appropriate in the public interest, the  
positive aspects of the archaeological or paleontological  
site involved.

2. Unknown Sites. Where a grading permit has been issued with respect to an area not known at the time of issuance to include archaeological or paleontological resources, and where it is subsequently learned, either by representatives of the City or by any persons doing development pursuant to a grading permit, that significant archaeological or paleontological resources may be encompassed within the area to be graded or being graded, all grading which has substantial potential to damage archaeological or paleontological resources shall cease and the grading permit deemed suspended to that extent. The finding of a site which may contain significant archaeological or paleontological resources shall be reported to the Chief of Building and Zoning, or the Public Works Director if a public project, and the Community Development Director within 72 hours from the time such archaeological or paleontological resources are found. The Chief of Building and Zoning or the Public Works Director if a public project, upon receiving such a report, shall cause a preliminary investigation of the site to be made by qualified experts at the permittee's expense within five (5) working days after the time such a report is received. If the preliminary investigation should confirm that the site does or may contain significant archaeological or paleontological resources, the grading permit shall be suspended for a period not to exceed 45 days after the date the finding of the resources was first reported to or learned by the City. During the period of suspension, and as promptly as reasonably possible, the Chief of Building and Zoning, or the Public Works Director if a public project, shall develop conditions to be included in the grading permit pursuant to the provisions of Subsection 22.12.020.1. When such conditions are developed and included in the grading permit, said permit shall be deemed reissued subject to such conditions, and the suspension shall be deemed terminated. In extraordinary circumstances, the suspension may be extended beyond 45 days if the Chief of Building and Zoning or the Public Works Director, if a public project, makes application to the City Council for such an extension and the Council shall approve extension of the suspension.
3. Any condition or conditions imposed pursuant to the provisions of Subsection 22.12.020.1 may be appealed to the Planning Commission and thence to the Council in the manner prescribed in this Code, and the determination of the Council shall be final. The procedure for filing of appeals, including investigation, notices, public hearings, findings and fees shall be the same as herein provided for modifications. (Ord. 4174, 1982.)

SECTION 2. This ordinance shall not be effective until thirty (30) days after it has been certified by the California Coastal Commission.

Bill No. 4148  
Ordinance No. 4174  
Adopted October 12, 1982

CITY OF SANTA BARBARA  
MEMORANDUM

DATE: July 28, 1982  
TO: Landmarks Committee  
FROM: Planning Division DD/JMH  
SUBJECT: Expansion of El Pueblo Viejo Landmark District  
in Compliance with the City's Coastal Plan.

BACKGROUND:

Last year the State Coastal Commission certified the City's Coastal Land Use Plan. In order to complete the Local Coastal Program, Phase III, - Implementation - must be approved by the City. Phase III includes all of the rezonings, ordinances, guidelines, etc. that must be adopted in order for the City to take over coastal permitting from the Coastal Commission. The particular policy affecting the Landmarks Committee is Policy 9.4.

Policy 9.4 of the City's Coastal Plan states:

"Expand the El Pueblo Viejo District to include the property fronting on the following streets: Castillo Street, from U.S. 101 to Cabrillo Boulevard; and the proposed Garden Street extension from U.S. 101 to Cabrillo Boulevard, and Cabrillo Boulevard.

Actions:

- Amend existing El Pueblo Viejo ordinance to include the streets described above."

STUDY AREA

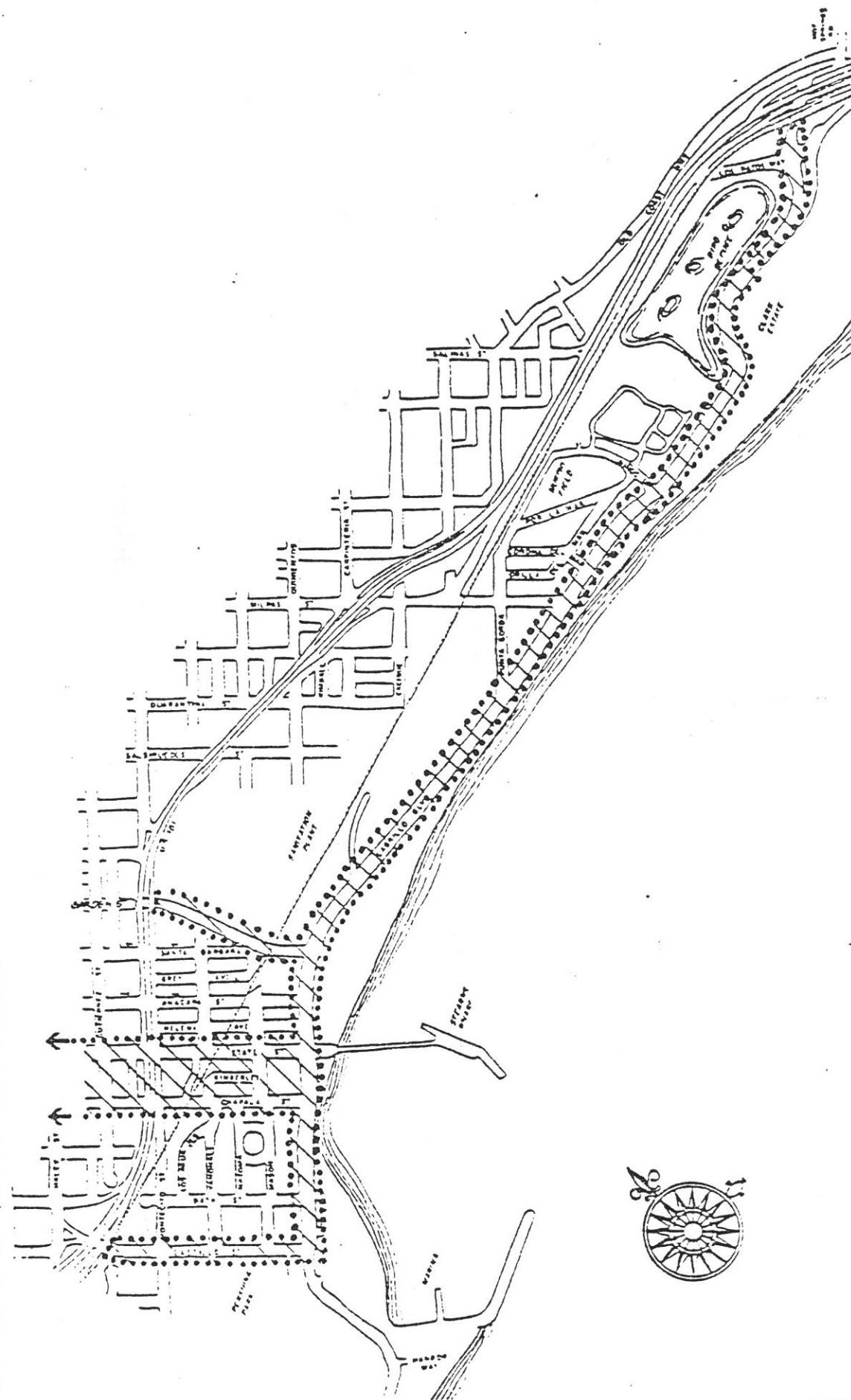
See Map.

RECOMMENDATION:

Staff recommends that the Landmarks Committee recommend to the City Council that, in order to be consistent with the City's Coastal Plan, the boundaries of El Pueblo Viejo District be expanded as stated on the attached legal description and map.

Attachments

JMH:wr



# **LCP--PHASE III** **EL PUEBLO VIEJO WATERFRONT**

The El Pueblo Viejo Landmark District shall include all properties fronting on either side of any street or line forming the boundary of such area.





CITY OF SANTA BARBARA  
COUNCIL AGENDA REPORT

DATE: November 11, 1983  
TO: Mayor and Councilmembers  
FROM: Richard D. Thomas, City Administrator  
SUBJECT: Introduction of an ordinance, reading by title only, of the Council of the City of Santa Barbara repealing Ordinance No. 4177 and amending Sections 22.22.100 and 22.22.110 of Chapter 22.22 of the Santa Barbara Municipal Code pertaining to the expansion of El Pueblo Viejo Landmark District.

RECOMMENDATION:

The Council Ordinance Committee recommends that City Council:

- 1) If the Zoo is to be included in El Pueblo Viejo, introduce the attached ordinance, reading by title only, and subsequently adopt the ordinance at the next regularly scheduled meeting; or
- 2) If the Zoo is to be excluded from El Pueblo Viejo, introduce the attached ordinance with the wording in attachment C inserted at the end of Section 2 (on page 3), reading by title only, and subsequently adopt the ordinance at the next regularly scheduled meeting.

DISCUSSION:

See attached memorandum.

PREPARED BY: Planning Division DD/JMH  
REVIEWED BY: Robert M. Tague, Community Development Director

REVIEWED BY: \_\_\_\_\_ Finance \_\_\_\_\_ Attorney \_\_\_\_\_ Personnel \_\_\_\_\_

ADVICE OF COUNCIL ACTION DIRECTED TO: \_\_\_\_\_

ACTION OF COUNCIL: \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Hearing Set \_\_\_\_\_  
\_\_\_\_\_ Continued to \_\_\_\_\_ Adopted/Executed \_\_\_\_\_ (Res/Ord/Contract)  
\_\_\_\_\_ Other: \_\_\_\_\_

ACTIONS OF ADMINISTRATOR: \_\_\_\_\_ Prepare documents \_\_\_\_\_ Implement as approved  
\_\_\_\_\_ Prepare for further Council action on \_\_\_\_\_  
\_\_\_\_\_ Prepare Progress Report by \_\_\_\_\_  
\_\_\_\_\_ Other \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_

DATE	_____
AGENDA	_____
ITEM NO.	_____

CITY OF SANTA BARBARA

MEMORANDUM

DATE: November 11, 1983

TO: Richard D. Thomas, City Administrator

FROM: Planning Division, DD/JMH *JMH*

SUBJECT: Introduction of an ordinance, reading by title only, of the Council of the City of Santa Barbara repealing Ordinance No. 4177 and amending Sections 22.22.100 and 22.22.110 of Chapter 22.22 of the Santa Barbara Municipal Code pertaining to the expansion of El Pueblo Viejo Landmark District.

DISCUSSION:

On April 5, 1983, the City Council reviewed a request by the Santa Barbara Zoological Gardens (Attachment A) for an exemption from the proposed expansion of the El Pueblo Viejo Landmark District. At the same meeting, the Staff requested, on the basis of Landmarks Committee concerns, that the expansion of the District occur prior to certification of Phase III of the Coastal Plan. City Council referred the matter to the Ordinance Committee. The Ordinance Committee, upon review of the request did not take action, but forwarded the request on to the Council for review and discussion. The Landmarks Committee reviewed the request and sent a memorandum in opposition to the request (Attachment B). The wording to exclude the Zoo is shown on Attachment C. The Ordinance Committee did however, concur that the expansion of the Landmark District should occur as soon as possible in order to assure equitable review of projects in this area.

RECOMMENDATION:

The Council Ordinance Committee recommends that City Council:

- 1) If the Zoo is to be included in El Pueblo Viejo, introduce the attached ordinance, reading by title only, and subsequently adopt the ordinance at the next regularly scheduled meeting; or
- 2) If the Zoo is to be excluded from El Pueblo Viejo, introduce the attached ordinance with the wording in attachment C inserted at the end of Section 2 (on page 3), reading by title only, and subsequently adopt the ordinance at the next regularly scheduled meeting.

JHM:js  
Attachments

ORDINANCE NO. 4237

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA REPEALING ORDINANCE NO. 4177 AND AMENDING SECTIONS 22.22.100 AND 22.22.110 OF CHAPTER 22.22 OF THE SANTA BARBARA MUNICIPAL CODE PERTAINING TO THE EXPANSION OF EL PUEBLO VIEJO LANDMARK DISTRICT.

THE COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS  
FOLLOWS:

SECTION 1. Ordinance No. 4177 is hereby repealed.

SECTION 2. Section 22.22.100 of Chapter 22.22 of the Santa Barbara Municipal Code is hereby amended to read as follows:

22.22.100 El Pueblo Viejo Landmark District

(a) Purpose. The purpose of the El Pueblo Viejo Landmark District is to preserve and enhance the unique historic and architectural character of the central core area of the City of Santa Barbara, which developed around the Royal Presidio, founded in 1782, and which contains many of the City's important historic and architectural landmarks. In addition to the preservation of those landmarks as provided in this chapter, that purpose is to be achieved by regulating the compatibility of architectural styles used in the construction of new structures and the exterior alteration of existing structures within a designated area, which includes the scenic entrances to the central core area of the City, in order to continue and perpetuate the City of Santa Barbara's renowned tradition of Hispanic architecture.

(b) Designation. The following described area within the City of Santa Barbara is hereby designated as a landmark district and shall be known as "El Pueblo Viejo":

Part I

Beginning at the intersection of State Street with Mission Street; thence southeasterly along State Street to its intersection with Sola Street; thence northeasterly along Sola Street to its intersection with Laguna Street; thence southeasterly along Laguna Street to its intersection with Ortega Street; thence southwesterly along Ortega Street to its intersection with State Street; thence southeasterly along State Street to its intersection with East Cabrillo Boulevard; thence northeasterly along East Cabrillo Boulevard to its intersection with Santa Barbara Street; thence northwesterly along Santa Barbara Street to its intersection with the extension of Garden Street; thence



northwesterly along the extension of Garden Street to U.S. Highway 101; thence returning southwesterly along Garden and Santa Barbara Streets to the intersection of Santa Barbara Street with East Cabrillo Boulevard; thence northeasterly along East Cabrillo Boulevard to its intersection with U.S. Highway 101; thence returning along Cabrillo Boulevard to its intersection with Castillo Street; thence northwesterly along Castillo Street to its intersection with U.S. Highway 101; thence returning southeasterly along Castillo Street to its intersection with Cabrillo Boulevard; thence returning northeasterly along West Cabrillo Boulevard to its intersection with Chapala Street; thence northwesterly along Chapala Street to its intersection with Carrillo Street; thence southwesterly along Carrillo Street to its intersection with U.S. Highway 101; thence northeasterly along Carrillo Street to its intersection with Chapala Street; thence northwesterly along Chapala Street to its intersection with Sola Street; thence northeasterly along Sola Street to its intersection with State Street; thence northwesterly along State Street to its intersection with Mission Street; said intersection being the point of beginning.

## PART II

Beginning at the intersection of Los Olivos Street and Laguna Street; thence southwesterly along Los Olivos Street to its intersection with Garden Street; thence northwesterly along Garden Street to its intersection with the southerly prolongation of a line bearing N.03°16'40"W. as shown in Assessor's Map Book 51, page 15, County of Santa Barbara, dated 1960; thence northerly along said line to its intersection with a line bearing N.29°11'W.; thence northwesterly along said line to its intersection with the boundary line of the City of Santa Barbara; thence beginning northeasterly and continuing along said boundary line to its intersection with the northerly prolongation of Mission Ridge Road; thence southerly and westerly along Mission Ridge Road to a line bearing N.03°W., said line being the westerly line of Mission Ridge Road and the easterly boundary line of Parcel 19-071-10 shown in Assessor's Map Book 19, page 07, County of Santa Barbara, dated 9/73; thence along a straight line southwesterly to the intersection of Plaza Rubio and Emerson Avenue; thence southwesterly along Plaza Rubio to its intersection with Laguna Street; thence northeasterly along Laguna Street to its intersection with Los Olivos Street, said intersection being the point of beginning.

The El Pueblo Viejo Landmark District shall include all properties located within the area described in this section, and all properties fronting on either side of any street or line forming the boundary of such area; except that the following areas shall be excluded:

- (1) Stearns Wharf;
- (2) areas located within the Brinkerhoff Avenue Landmark District; and
- (3) that area south of West Cabrillo Boulevard and to the west of a point one-hundred-and-fifty (150) feet east of an imaginary extension of Bath Street



at its same course. (Ord. 4237, 1983; Ord. 4177, 1982; Ord. 4175, 1982; Ord. 3900 Sec. 1, 1977; Ord. 3888, 1977.)

SECTION 3. Section 22.22.110 of the Santa Barbara Municipal Code is amended to read as follows:

22.22.110 Brinkerhoff Avenue Landmark District

(a) Purpose. The purpose of the Brinkerhoff Avenue Landmark District is to preserve and enhance the historic and architectural character of the Brinkerhoff Avenue area of the City of Santa Barbara, which is a unique neighborhood of late 19th century and early 20th century structures. That purpose is to be achieved by regulating, within a designated area, the compatibility of architectural styles used in the construction of new structures, and the exterior alteration of existing structures in conformance with their original, significant architectural qualities, in order to continue and perpetuate examples of this important era in Santa Barbara's history.

(b) Designation. The following described area within the City of Santa Barbara is hereby designated as a landmark district and shall be known as "Brinkerhoff Avenue Landmark District":

Assessor' Parcel Nos. 37-122-09, 37-122-17, 37-123-12, 37-123-13, 37-162-01 through 37-162-12, 37-163-01, 37-163-02, 37-163-09 through 37-163-20, 37-203-02 and 37-203-03 as shown on pages 12 (3/72), 16 (3/70) and 20 (L/D) in Assessor's Map Book 37 for the County of Santa Barbara.

The Brinkerhoff Avenue Landmark District shall include all properties located within the above described area and those portions of streets fronting on those parcels as shown on the attached map labeled "Brinkerhoff Avenue Landmark District." (Ord. 4237, 1983; Ord. 4175, 1982; Sec. 22.22.110 as adopted by Ord. 3900 was renumbered to Sec. 22.22.102 by Ord. 4175, 1982; Ord. 3900; Section 1, 1977; Ord. 3888, 1977.)

SECTION 4. Exemption. Projects that were outside of El Pueblo Viejo Landmark District prior to the effective date of this ordinance and which have received approval from the Planning Commission prior to the effective date of this ordinance, are exempt from complying with the requirements for El Pueblo Viejo Landmark District, unless a condition requiring Landmarks Committee approval has been included in said Planning Commission approval.

SECTION 5. Section 22.22.120, Required Architectural Styles, of the Santa Barbara Municipal Code is hereby repealed.

Bill No. 4215  
Ord. No. 4237  
Date of Adoption November 22, 1983

#### IV. GUIDELINES

CITY OF SANTA BARBARA

MEMORANDUM

DATE: July 8, 1982  
TO: Planning Commission  
FROM: Planning Division DD/PS  
SUBJECT: Local Coastal Plan Phase III - Implementation  
Creek Guidelines

I. Coastal Policies:

Policy 6.1 of the City's LCP mandates the development of Creek Guidelines in order to "protect, preserve and where feasible restore the biotic communities designated in the City's Conservation Element...consistent with PRC Section 30240." Section 30240 states that development adjacent to environmentally sensitive habitat areas shall be planned to prevent impacts and provide for the continuance of such habitat areas. Policy 6.10 requires a setback buffer for native vegetation in all developments. Policy 6.11 and Section 30236 of the Coastal Act prohibit development within the stream channel except under very limited circumstances.

II. Creek Guidelines

The attached Creek Guidelines include standards which discuss setbacks, runoff and drainage, construction within the creek setback area, and landscaping. These standards pertain to each of the four creek channels within the Coastal Zone as follows;

A. Mission Creek:

The land along Mission Creek is almost totally built-out. Any new development along this creek will adhere to the twenty-five (25) foot setback established in the Mission Creek Ordinance, Section 28.87.250. The landscaping, runoff, and drainage standards contained herein will also apply.

B. Central Drainage Channel:

The Central Drainage Channel runs through some undeveloped and under-developed land located in the proposed OM-1 Zone, Ocean-Oriented Light Manufacturing Zone. The recommended setback for new development along this drainage channel has been twenty-five (25) feet. All other standards would apply to new development.

C. Arroyo Burro Creek:

A short section of Arroyo Burro Creek lies within the Coastal Zone near Arroyo Burro County Beach. This section of the creek is essentially in a native state. The approved tentative map for the Cypress Point Subdivision has provided for the protection and maintenance of a large portion of the creek which lies within the Coastal Zone. Any subsequent development adjacent to the creek will be assessed to determine the appropriate setback to prevent impacts and to provide for the continuance of the riparian habitat.

D. Sycamore Creek:

Sycamore Creek has been almost completely channelized within the Coastal Zone, with riparian vegetation having grown over much of the channel. Any subsequent development would be assessed as discussed above, under Arroyo Burro Creek.

III. Recommendation:

Planning Staff recommends that the Planning Commission recommend to City Council the adoption of the Creek Guidelines for use in the review of all development adjacent to creeks in the Coastal Zone.

/gw/cer



CITY OF SANTA BARBARA  
LOCAL COASTAL PLAN - PHASE III

CREEK GUIDELINES

I. INTRODUCTION

A. COASTAL POLICIES

The City's adopted Local Coastal Plan mandates the development and adoption of Creek Guidelines as follows:

Policy 6.1. "The City through ordinance, resolutions, and development controls shall protect, preserve and where feasible restore the biotic communities designated in the City's Conservation Element of the General Plan and any further annexations to the City, consistent with PRC Section 30240."

Section 30240 of the Coastal Act cited above gives priority to resource protection:

Section 30240. "Development in areas adjacent to environmentally sensitive habitat areas and park and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

Section 30231 of the Coastal Act states, in part:

Section 30231 (part). "The biological productivity and the quality of coastal waters, streams, .... appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through .... controlling run-off .... maintaining natural vegetation buffer areas that protect riparian habitats and minimizing alteration of natural streams."

Policy 6.10 addresses some of the issues raised in Section 30231:

Policy 6.10. The City shall require a setback buffer for native vegetation between the top of the bank and any proposed project. The setback will vary depending upon the conditions of the site and the environmental impact of the proposed project.

The Coastal Act recognized that some work may be necessary within creeks:

Section 30236/Policy 6.11. Channelizations, dams or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no

other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.

#### B. EXISTING PLANS AND POLICIES:

Protection of creek environments is mandated in the Conservation and Open Space Elements of the General Plan. Those elements provide for visual, biological and water resource protection as well as the preservation of natural landforms and open areas for recreational purposes within the major drainage channels of the City.

The Mission Creek Ordinance (SBMC 28.87.250) is primarily concerned with protecting property and lives in the event of flood waters. That ordinance establishes a twenty-five (25) foot setback from the top of the creekbank for all structures. None of the other creeks have a specified setback requirement.

#### C. DESCRIPTION OF CREEKS:

There are three major creeks in the coastal zone: Mission, Sycamore and Arroyo Burro. Still largely natural in appearance, Arroyo Burro Creek provides for many biological habitats and recreational opportunities. Sycamore and Mission Creeks, on the other hand, are largely channelized within the coastal zone. The Central Drainage Channel, sometimes known as Laguna Creek, is largely developed and in an unnatural state.

### II. CREEK GUIDELINES

#### A. PURPOSE AND INTENT

The following standards are intended to address coastal policies as they pertain to creeks within the coastal zone. The absence of creek management in the past has resulted in alteration of creek environments through practices directly related to development: channelization, elimination of riparian vegetation and dumping debris into creeks. As the remaining vacant land along creeks is developed, riparian habitat and vegetation is reduced and sometimes eliminated. The value of the creekside environment as a visual and biological resource is consequently reduced. Developments which back up to creeks are discouraged. Open space and dedications are encouraged.

These creek development guidelines should provide for the protection of the riparian environment and its biological components as well as provide safety from flooding and erosion for new and existing development.

The following standards will be used by the City in reviewing development proposals adjacent to creeks. Although these guidelines will apply to all creekside developments, each project must be evaluated on a site specific basis due to varying conditions of the site and the environmental impact of the proposed project. Easements and/or dedications of the creek setback area may be required.

B. STANDARDS/GUIDELINES

For the purposes of these guidelines, "top of bank" and "development" shall be as defined in the Mission Creek ordinance (SBMC 28.87.250).

1. Setbacks:

- a. Development shall not be permitted within twenty-five (25) feet of the top bank of Mission Creek pursuant to SBMC (28.87.250). The twenty-five (25) foot setback shall also apply to developments adjacent to the Central Drainage Channel.
- b. All applications for developments adjacent to Sycamore and Arroyo Burro Creeks shall be evaluated on a site specific basis to assess the existing riparian habitat and character. As a part of the Environmental Assessment process, the Initial Study shall include an analysis of the riparian environment and its biological components and make a recommendation on the appropriate setback. Development in areas adjacent to environmentally sensitive habitat areas and park and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.
- c. All applicants shall be referred to the Santa Barbara Flood Control and Water Conservation District and the City Public Works Department for review and comment. The appropriate structural setbacks will thus be determined, although a twenty-five (25) foot setback from the top of the bank is generally encouraged.
- d. The Planning Commission shall use the information provided under sections b and c above to determine the appropriate setback consistent with the adopted LCP policies.

2. Runoff and Drainage:

- a. Permeable and pervious surfaces are encouraged in all new developments to minimize additional surface runoff and to maintain groundwater recharge.



- b. Any drainage directed to the creek shall be in non-erosive devices with energy dissipators at creek outfall areas or similar treatment as deemed appropriate by the Chief of Building and Zoning.
- c. The use of pesticides, herbicides or other pollutants adjacent to the creek or on property which drains into a creek is discouraged.

3. Construction within creek setback area:

- a. Developments which require retaining walls or other topographic modifications of the creek setback area shall not be permitted except if necessary to be consistent with sound flood control management and soil conservation techniques.
- b. Natural building materials shall be used for flood control channels including stone, heavy timber, erosion control landscaping and wire revetments with plantings of native and naturalized flora wherever they provide a comparable degree of flood protection.
- c. Development within the creek setback area shall not be permitted except where permitted in Policy 6.11. Flood Control projects within the creek setback area shall include an evaluation as to why the proposed alteration of the creek channel is the only method to achieve sufficient public safety.

4. Landscaping:

- a. A bond may be required by the Division of Land Use Controls in order to provide for the protection and maintenance of significant trees located within the creek setback area.
- b. The following is subject to the review and approval of the Architectural Board of Review:
  - 1. Existing trees within the setback area shall be retained where possible. All trees shall be fenced during construction and grading to insure their survival.
  - 2. No construction of walks, patios, decks or other improvements or the raising or lowering of existing grade shall be permitted within the dripline of an existing significant tree within the creek setback area except with the express recommendation of a certified landscape architect or arborist.
  - 3. Construction within the dripline of any tree in the creek setback area should be done by hand as recommended by a certified landscape architect or arborist.



Creek Guidelines  
Page 5

4. Any cut and fill slopes within the the stream channel or setback areas should be revegetated by a hydromulch technique with an appropriate seed mix and native plants as soon as possible after grading.
5. Any tree removed within the creek setback area shall be replaced on a two to one basis with an appropriate species except trees removed which are deemed a hazard by Flood Control do not have to be replaced.

CITY OF SANTA BARBARA

MEMORANDUM

DATE: July 8, 1982  
TO: Planning Commission  
FROM: Planning Division DD/PS  
SUBJECT: Local Coastal Plan Implementation - Phase III  
Waterfront Area Design Guidelines

I. COASTAL POLICIES:

Section 30251 of the Coastal Act states that "The scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance." Policy 9.2 of the City's LCP requires that design guidelines be developed for use by the Architectural Board of Review (ABR), Landmarks Committee and Planning Commission in their review of the developments in the Waterfront area. The attached "Waterfront Area Design Guidelines" were developed by a subcommittee of three ABR and three Landmarks members to address this policy.

II. FOCUSED STUDIES:

In researching and developing the Guidelines, the necessity for some long-term actions became apparent. For instance, the establishment of a parking assessment district in the State Street area would ultimately improve the visual appearance of the area by consolidating the numerous small parking lots into one or two large landscaped lots. This solution, however, could not be dealt with in the context of these guidelines. Planning Staff and the Waterfront Guidelines Subcommittee therefore recommend that the following focused studies be considered in the future to address those issue areas identified:

- A. Research funding sources to provide for the inclusion of graphics in these guidelines similar to the Haley/Milpas Design Manual.
- B. The establishment of an assessment district to provide for the undergrounding of utilities throughout the Waterfront area.
- C. The establishment of a parking assessment district for the Hotel and Related Commerce areas adjacent to State Street.
- D. Restudy the street tree program for the Waterfront area to address the change in street alignments (Garden and Salsipuedes Streets, etc.) and the overall view of the area from the freeway and major arterial streets.

Waterfront Area Design Guidelines  
Page 2

- E. Initiate an Urban Design Study including, but not limited to, the following:
1. Study the possibility of adding landscaped planters and possibly additional on-street parking to some streets which have a large right-of-way and low traffic volumes. An example is the addition of a planter at the Los Aguajes/Yanonali Street intersection.
  2. Study design solutions for the eventual closure of Chapala Street at Mission Creek to accommodate the SGRN freeway plan.
  3. Study the possibility of providing an aesthetically pleasing entrance to the City at the U.S. 101/Milpas Street interchange system and coordinating future improvements with CalTrans and other interested groups.

III. RECOMMENDATIONS:

Planning Staff and the ABR/Landmarks Subcommittee recommend that the Planning Commission recommend to City Council the adoption of the Waterfront Area Design Guidelines. It is further recommended that the Guidelines be incorporated into the two committees' respective guidelines.

Planning Staff and the Subcommittee also recommend that the Planning Commission and City Council consider the focused studies listed above for future study. It is recommended that Item D, review of the Waterfront street tree program, be initiated at this time.

/cer

CITY OF SANTA BARBARA  
LOCAL COASTAL PLAN - PHASE III  
WATERFRONT AREA DESIGN GUIDELINES

I. INTRODUCTION:

The Coastal Act of 1976 expresses concern for the visual quality of the Coastal Zone as follows:

Section 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, and, where feasible, to restore and enhance visual quality in visually degraded areas."

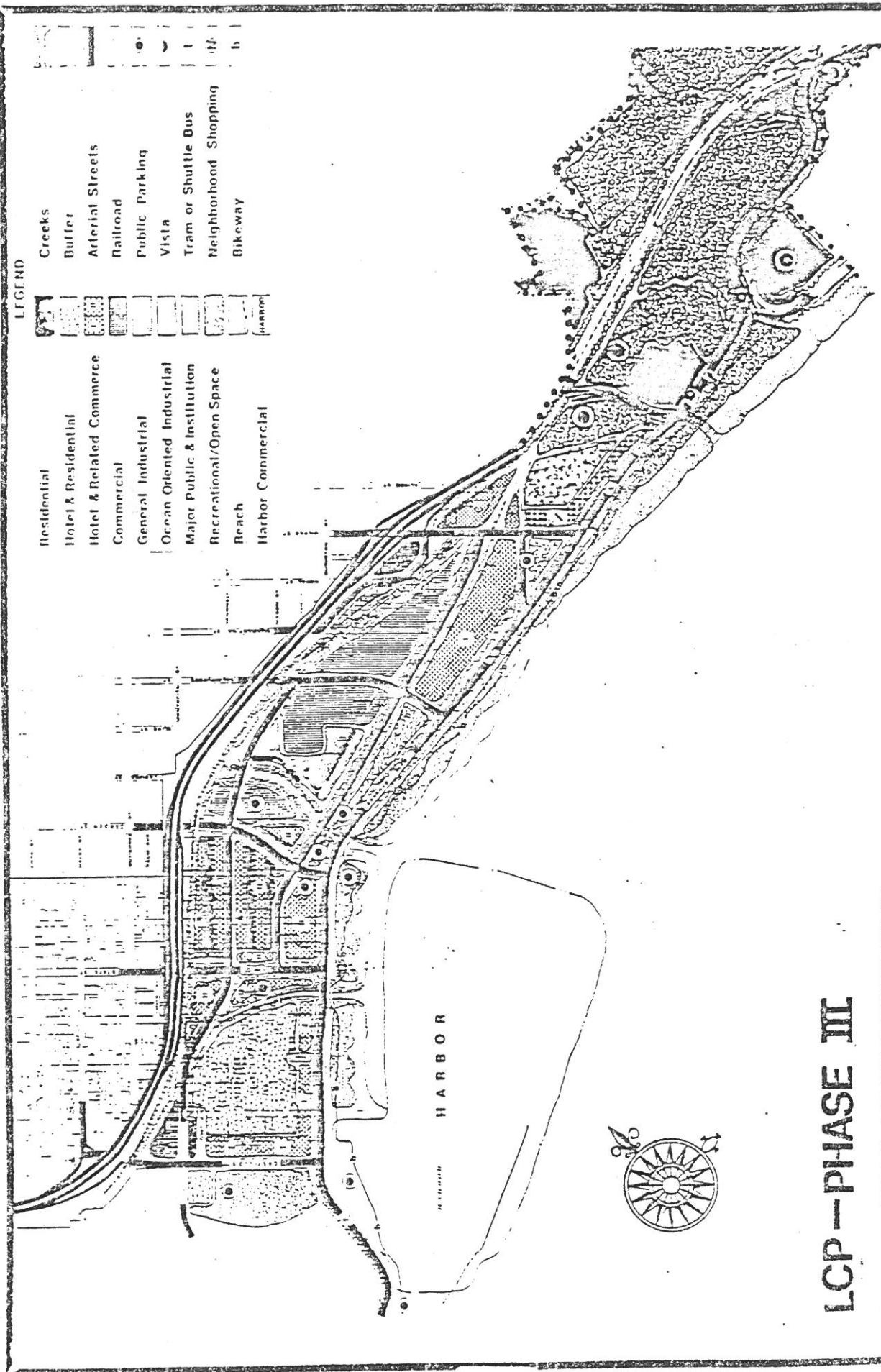
Policy 9.2 of the City's adopted Coastal Plan provides for the implementation of this policy by the development of area wide architectural design standards. The following guidelines will be used by the Planning Commission, the Architectural Board of Review (ABR) and the Landmarks Committee in their review of new development proposals in the Waterfront area. The guidelines are also intended to aid developers, designers and planners in making land use and architectural decisions relating to proposed development in this area in conformance with the policies of the City's Coastal Plan.

The second section of these guidelines establishes a general design theme for the Waterfront area which emphasizes its proximity to the ocean and Harbor areas. Treatment of design elements common to all developments in the Waterfront area, including landscaping, parking and screening of equipment, is discussed in a general manner in this section.

The third section provides specific criteria for the land use zones within the Waterfront area (see Figure 1). This section is intended to provide some continuity within each zone which relates to the existing and anticipated uses and architecture in that zone. The zones are discussed on the following pages:

<u>LAND USE ZONE</u>	<u>PAGE</u>
Hotel and Residential	7
Hotel and Related Commerce	8
Hotel and Related Commerce/Residential	8
Industrial	9
Commercial	10
Ocean-Oriented light manufacturing	10
Residential	11
Recreation/Open Space	12





**LCP—PHASE III**  
**LAND USE PLAN WATERFRONT**

Fig.1

The Waterfront Area includes many existing special features which serve as attractions to residents and visitors alike. The potential for the area is unlimited. With the aid of these guidelines, used in conjunction with the ABR and Landmarks Guidelines, developers, designers, planners and the design review bodies should be able to realize that potential.

## II. AREA WIDE GUIDELINES:

### A. INTENSITY OF DEVELOPMENT:

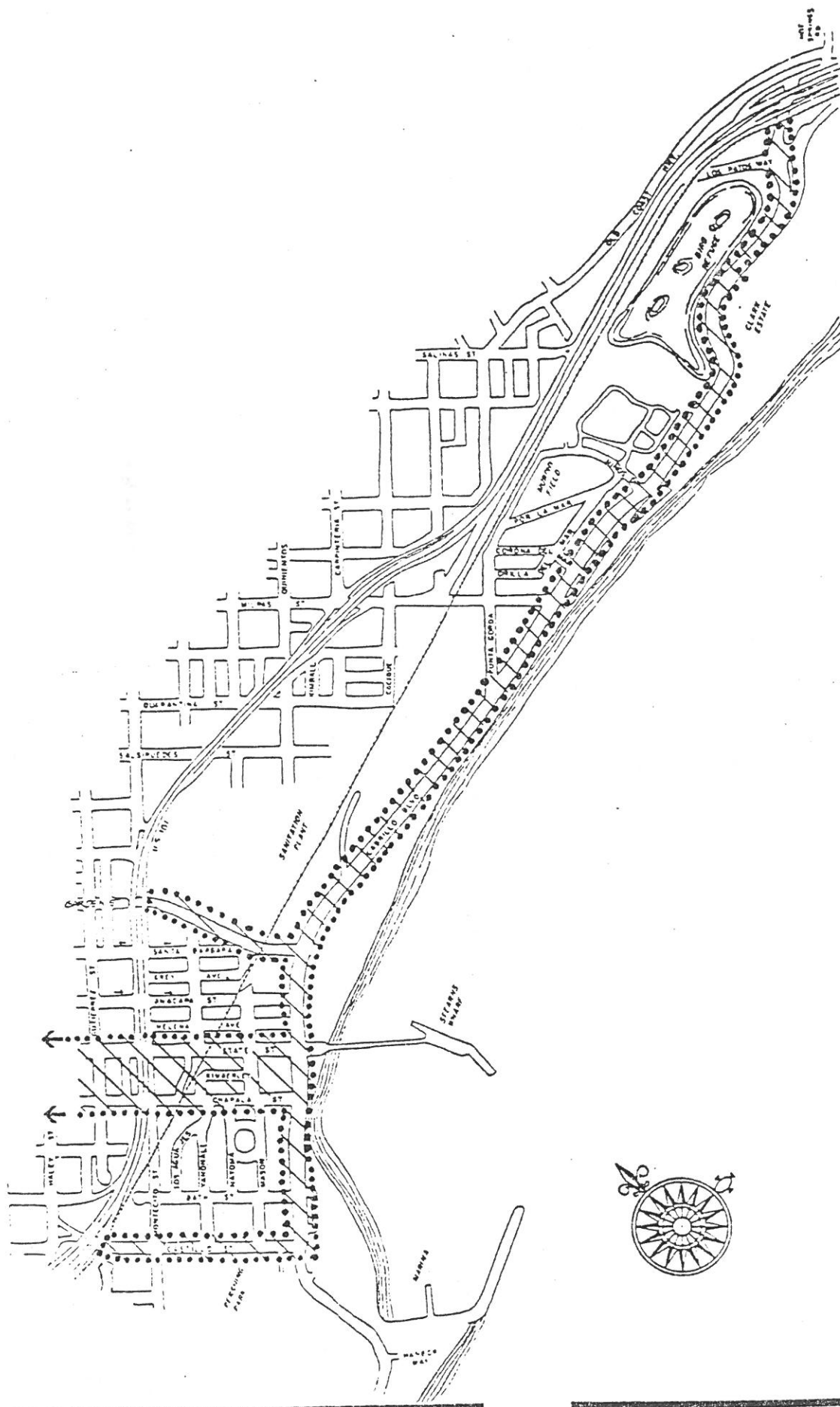
The Locating New Development Section of the Local Coastal Plan (LCP) provides for protecting, maintaining and enhancing the visual qualities of the City's Waterfront Area by establishing criteria to evaluate the appropriate intensity of potential development. These criteria are based on the visual resources which presently exist: openness, lack of congestion, naturalness, and rhythm. Policy 12.2 requires that the impact of new development be evaluated with respect to those resources. The policy further requires that the City develop objective criteria to assist decision makers in assessing the impacts of new development. The criteria developed to address these issues, included in the "Waterfront Area Aesthetic Criteria for New Development Assessment," are incorporated into these guidelines by reference and shall be used in the evaluation of a project's consistency with the coastal policies.

### B. LANDSCAPING:

All developments should incorporate significant and/or skyline trees located on the site. Landscaping should be compatible with existing plantings both on the site and in the neighborhood. Landscaping should generally be formal in nature and in all cases it should complement the project's design. The height and width of plants at maturity should be a consideration, especially where significant view corridors exist. Landscaping should be used to the maximum extent practical to screen parking, storage and utility areas. Plants with low water and maintenance requirements are encouraged and irrigation systems should be included.

### C. VIEWS/VIEWSHED:

Policy 9.1 states that "The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced..." Cabrillo Boulevard, running the length of the Waterfront district, is a potential State Scenic Highway. State, Garden and Castillo Streets are other important arterial streets in the Waterfront Area. The vistas of the ocean, Harbor and mountains from these major streets must be carefully considered, maintained and, where feasible, enhanced. Maintaining appropriate building setbacks, providing view corridors, incorporating existing skyline trees and avoiding bulky, massive structures can protect and enhance these vistas.



## LCP -- PHASE III EL PUEBLO VIEJO WATERFRONT

The El Pueblo Viejo Landmark District shall include all properties fronting on either side of any street or line forming the boundary of such area.

Fig.2



In certain instances where existing view corridors or significant views within the Waterfront area may be impacted by a proposed development, the Planning Commission may request that site line studies and/or a height-setback relationship study be prepared to be used in the review process.

D. EL PUEBLO VIEJO - LANDMARKS DISTRICT (frontages of Cabrillo Boulevard, Chapala, Garden, State and Castillo Streets):

The Historic Structures Ordinance (SBMC Chapter 22.22) states that any structure constructed or altered on the exterior shall be compatible with the Hispanic tradition as it developed in the City from the later 18th century to the present. Emphasis should be on early 19th century "California Adobe" and "Monterey Revival" styles and the "Spanish Colonial Revival" style of the period from 1915 to 1930. Projects next to or in close proximity to El Pueblo Viejo (Figure 2) should respect the architectural style prevalent in that district. These projects should serve as a transition between El Pueblo Viejo and the remainder of the Waterfront area.

Major projects located at an entrance to the City, though not in El Pueblo Viejo, may be referred by ABR to the Landmarks Committee for review and comment.

E. PARKING LOTS:

All parking facilities should be screened from view from public streets, the railroad tracks and adjacent properties (especially in mixed use areas). Parking is preferable in the rear of a parcel, especially if there is a rear alley, rather than between the street and the structure. Conjunctive use of parking by two or more complementary uses is encouraged in order to maximize the use of fewer spaces. Landscaping is extremely important to break up the expanse of parking areas. Skyline and canopy trees should be considered in those developments that are visible from the freeway or any major street.

F. PASEOS:

Santa Barbara's tradition of pedestrian lanes, or paseos, is a long one, representing carefully thought-out public walkways planned into residential subdivisions, as well as privately-owned footpaths placed within commercial developments.

The earliest maps of the community show trails connecting the presidio, the bay, Chumash rancherias, and the mission compound. An ingrained habit of cutting footpaths through lightly developed City blocks, and the use of others abutting the community's creeks, was hard to break. In addition, the West Boulevard (West Cabrillo Boulevard) became a favorite promenade area.



In the Waterfront's Ambassador area, which was developed after the Ambassador Hotel (formerly the Potter) burned in 1921, there are three public pedestrian ways and two L-shaped twenty-foot-wide alleys, which can accommodate both pedestrians and vehicles. Two paseos are labeled "promenade," and were dedicated to public use as part of the 1924 Ambassador Tract. The third pedestrian way is Ambassador Park, which was also dedicated under the 1924 tract. This park lies between West Cabrillo Boulevard and Mason Street.

Pedestrian lanes in residential areas must be retained, improved, and maintained. They serve a human need for quiet, pleasurable walkways within the urban environment, as well as a practical necessity for access through over-sized city blocks, unthreatened by vehicular traffic:

New development projects should provide for paseos, where appropriate, and their maintenance, in recognition of Santa Barbara's tradition of pedestrian orientation combined with enjoyment of a unique environment.

G. BUFFER:

This classification is intended to signify the need for a separation between potentially conflicting uses or an area of transition between land uses not directly compatible. It is also intended to buffer proposed developments from significant and sensitive areas such as Cabrillo Boulevard, the two creeks and the railroad tracks. A dense landscape screen should be included along all buffer areas.

H. EQUIPMENT:

Provision for mechanical equipment should be designed into all projects. Adequate space should be provided for future equipment given the possible uses of a building over its lifetime. Possible approaches include providing a concealed equipment well or screen on the roof, a parapet or a ground mounted equipment enclosure. Roof equipment should be painted out the final roof color so that it will effectively disappear when viewed from the Riviera or other hillside areas of the City. If a vent pipe or other equipment will extend above the roofline and be visible from adjacent areas, these can be creatively incorporated into the design, e.g. combining pipes into a false chimney structure or adding caps to vents such as on several structures on Stearns Wharf.

I. TRASH AREAS:

Trash facilities should be located to afford efficiency of access and operation without impacting adjacent properties and uses which are sensitive to noise. Trash areas should be planned as an integral part of a project, with the detailing and materials of the structure reflecting the project's overall design.

#### J. LIGHTING:

The amount of lighting should be enough to allow for safety and security, but carefully placed to avoid impacting adjacent properties and uses, especially residential. The design of the light standards and fixtures should relate to the remainder of the project.

#### K. SIGNAGE:

All signs should be included as an integral part of a project reflecting the design of the buildings and the proposed use. In mixed residential/commercial neighborhoods, special consideration must be given to respecting the existing residential character in designing a sign and sign lighting. Signs should be located away from residential uses if possible.

### III. GUIDELINES FOR SPECIFIC ZONES:

#### A. HOTEL AND RESIDENTIAL ZONE (R-4):

##### 1. Background:

The LCP states that the Ambassador area, the Hotel and Residential Zone located east of Castillo Street, west of Chapala Street and north of Cabrillo Boulevard, is a unique residential neighborhood due to its variety of housing types and architectural styles.

The Housing Element (Policy 3-8.0) emphasizes the importance of ensuring compatibility of new development in terms of scale, size and design with the prevailing character of the established residential neighborhood. Additionally, the LCP emphasizes the need for compatibility of new development with the predominant residential character of the Ambassador area.

##### 2. Specific Guidelines:

- a. Architecture: The two hotel/residential areas feature mostly Hispanic architecture, although many other styles exist. An effort must be made to match the size, scale, setbacks and character of the structures in the neighborhood as well as the prevailing architectural style. Due to the diversity of the styles in this zone, each project must be evaluated separately to assess the appropriate approach.
- b. Landscaping: Generally formal landscaping emphasizing Mediterranean plants. Street trees are very important.
- c. Compatibility of hotel and residential uses: If hotel or related development is proposed for a predominantly residential neighborhood, it is important to respect adjacent residential character and scale. Examples:

- 1) If motel proposed between two existing residential buildings which are set back from the street twenty feet, motel should also be set back that far. Can also use stringline approach to setbacks.
- 2) If all the residences in the immediate neighborhood have similar landscaping, such as lawns or a particular species of tree in the front yard, the new project should include the same.

B. HOTEL AND RELATED COMMERCE 1 AND 2 (HRC 1 and 2):

1. Background:

Section 30222 of the Coastal Act gives high priority to visitor-serving uses over other private uses. Policy 4.1 designates some of the most prominent streets in the Waterfront Area for hotel and related commerce uses in order to preserve and encourage this type of use. Policy 4.2 of the LCP requires that all new development in this zone be reviewed by the ABR for compatibility of architectural design.

2. Specific Guidelines:

- a. Architecture: Given that most of the HRC Zone coincides with El Pueblo Viejo, the traditional Hispanic style of architecture is appropriate in this area. The Monterey Style should be emphasized in the vicinity of State Street and Cabrillo Boulevard.
- b. Landscaping: Generally formal emphasizing Mediterranean plants. Street trees are important. Special emphasis should be placed on landscaping in the front yard setback along the street.

C. HOTEL AND RELATED COMMERCE/RESIDENTIAL (HRC 2):

1. Background:

LCP Locating New Development Section, page 4-8:

"In the area east of State Street and north of the existing railroad right-of-way there are no significant coastal issues. The General Plan and Redevelopment Plan call for Hotel/Residential uses. Presently, there are no hotels and very few residential uses in this area. The redevelopment of this area to 'tourist related' commercial would generally be consistent with the Coastal Act policies and priorities. Residential development of the area would, however, appear to be in conflict if a proportion of any new redevelopment-related housing opportunities is not set aside or specifically developed for low to moderate income households. The land use designation within the LCP shall be a mixture of HRC II and Residential. The City will encourage mixed use projects, visitor-serving commercial and residential within this area."



## 2. Specific Guidelines:

- a. Architecture: The architecture in this area should relate to the traditional Hispanic styles prevalent in El Pueblo Viejo. A design which emulates one of the several styles encouraged in that district (California Adobe, Monterey Revival, Spanish Colonial Revival, etc.) would be appropriate in this area.
- b. Landscaping: Generally formal emphasizing Mediterranean plants. Street trees are important. Special emphasis on landscaping the front yard setback along the street.
- c. Compatibility of uses: This area is apt to see a profound change over the years from the current light industrial uses to those allowed under the new LCP zoning designation. Important to consider adjacent uses in terms of:
  - 1) New commercial next to existing residential and vice versa. Important to respect adjacent residential setbacks, character and scale.
  - 2) New commercial or residential next to legal non-conforming industrial uses. Important to remember uses will eventually be primarily HRC and residential. Setbacks should be greater than ordinance provides given the mixture of uses.

## D. INDUSTRIAL (M-1):

### 1. Background:

LCP Locating New Development Section, page 4-10:

"The area east of Salsipuedes Street, south of US 101, west of Milpas Street, and north of the railroad right-of-way is presently an area of mixed industrial, commercial, and some residential. No major coastal policies affect this area, which has been zoned and used for industrial uses for many years. In that the light industrial area of the City consists entirely of the areas north and south of US 101 in this particular area and no alternative areas exist for the types of uses allowed within this zone, it is recommended that a general 'Industrial' designation be given to the area except for a 'Commercial' designation along Milpas Street and 'Buffer' areas at the freeway and along the railroad right-of-way."

### 2. Specific Guidelines:

- a. Architecture: See discussion in Section F2a - Ocean-Oriented Light Manufacturing Zone.
- b. Landscaping: Skyline and street trees are especially important to break up the mass of industrial buildings and expanse of paving. Low maintenance and low water use plants are preferable. Irrigation systems shall be provided in all developments.



E. COMMERCIAL (C-2):

1. Background:

LCP Locating New Development Section, page 4-10:

"The area along Milpas Street should have a 'Commercial' designation. The areas at the freeway and along the railroad right-of-way should have a 'Buffer' designation where specific concerns of visual quality will have to be addressed in specific design and development proposals or redevelopment of the area."

2. Specific Guidelines:

- a. Architecture: Existing ABR Guidelines would pertain to these areas although special consideration must be given to commercial areas near El Pueblo Viejo as well as arteries and entrances to the City.
- b. Landscaping: Skyline and street trees are important as well as landscaping throughout the project. Buffer areas must be handled carefully with special consideration given to screening of projects from the railroad tracks in terms of both visual and noise impacts.

F. OCEAN-ORIENTED LIGHT MANUFACTURING (OM-1):

1. Background:

LCP Ocean Dependent Activities, page 3-98:

Policy 7.5: "Land area inland of the proposed easterly breakwater shall be designated to permit and encourage ocean-oriented industrial uses."

Actions:

- a) "The area bordered by Garden Street on the west, proposed Yanonali Street extension to the north, the City Wastewater Treatment plant to the east, and the existing railroad right-of-way to the south shall be considered for rezoning to permit and encourage ocean-dependent and ocean-related industrial and commercial uses such as fish processing, boat sales, boat storage and repairs together with such general commercial and industrial uses as are not incompatible with such ocean related uses. Commercial and industrial development oriented to the ocean shall be encouraged to the extent possible in the context of market conditions."
- b) "The area bordered by the Wastewater Treatment Plant to the west, the proposed Yanonali Street extension to the north, Salsipuedes Street to the east and the existing rail lines to the south also be considered for rezoning to permit and encourage ocean-related industrial/commercial uses as are not incompatible with such ocean-related uses."

## 2. Specific Guidelines:

- a. Architecture: Most of the OM-1 Zone is readily visible from US 101. While recognizing the need for structures with large high ceiling areas inside, this highly visible zone necessitates that the architecture be very generally Hispanic in order to exemplify Santa Barbara. An industrial building in this area can have general massing and some subtle detailing that is reminiscent of "Andalusian" architecture. Examples of ways to create the "Santa Barbara image" include having a portion of the roof area be tile ('S' - tile is acceptable in this zone) with the remainder of the roofs featuring a parapet with a simple cornice or tile cap. Merely by introducing some variation of roof planes and adding a vertical element (such as a simple tower over the entrance) goes a long way to break up the mass of a typical industrial complex. Tacked on details are to be avoided with simple, clean design preferred.

The use of color (such as a splash band) can reduce the apparent height and mass of a building without adding appreciably to the cost.

Careful screening of all present and future roof equipment is essential; ground mounted enclosed equipment rooms may be a consideration.

A clean, simple approach which emphasizes landscaping, with the incorporation of some of the examples given here, will produce an industrial project which relates to the community without significantly raising the developer's costs.

- b. Landscaping: Skyline and street trees are especially important to break up the mass of industrial buildings and expanse of paving. Setting buildings back from the street with the setback area nicely landscaped can add tremendously to a project. Vertical landscape elements which break up the mass of the project are encouraged. A green space outside for employees' lunch breaks can relieve the expanse of paving and buildings. Low maintenance and low water use plants are preferred and irrigation systems should be provided.

## G. RESIDENTIAL:

### 1. Background:

- LCP Visual Quality Section, page 3-133:

Policy 9.6: "In order to protect and maximize the open space and visual character of the Wilcox Property and the Clark Estate, these areas shall be developed in a cluster type development, or other suitable design mechanism which would accomplish the purpose of this policy."

## 2. Specific Guidelines:

### a. Architecture:

The residential area located at Ninos Drive and Cabrillo Boulevard is fully developed. Any additional development in that area should be compatible with the existing structures.

The residential area located adjacent to Old Coast Highway north of the freeway is trending towards the traditional Hispanic style although each project should be assessed individually.

Given that the Clark Estate lies within El Pueblo Viejo, any of the traditional Hispanic architectural styles of that district would be appropriate.

### b. Landscaping:

In the three residential areas mentioned above, any new landscaping should complement the existing. This is especially true of the Clark Estate which has a clustered residential designation partially due to the existing landscaping. Retention of major trees is essential for this site.

## H. RECREATION/OPEN SPACE (PR):

### 1. Specific Guidelines:

a. Architecture: Any structures located in public parks or other public areas should be traditional Hispanic in style to reflect the Santa Barbara image.

b. Landscaping: All trees in City parks should be replaced on an on-going basis, but not in such abundance that views of the Harbor, Waterfront or City are obscured. Palms are generally encouraged.

### III. REFERENCES/ADDITIONAL READING:

- A. Major Traffic Street Plan Boulevard and Park System, Charles H. Cheney and Olmsted Brothers, 1924.
- B. Improving the Residential Street Environment, Federal Highway Administration, 1981.
- C. Civic Affairs of Santa Barbara and the Report on the Improvement of the City Streets, Charles M. Robinson, 1909.
- D. The General Plan, City of Santa Barbara, page 33 a-c, 111 c-y, and Conservation Element.
- E. Architectural Board of Review - Ordinance (Section 22.68) and Guidelines
- F. Landmarks Committee - Ordinance (section 22.22) and Guidelines.
- G. Haley Milpas Design Manual, City of Santa Barbara, 1982.
- H. Santa Barbara Architecture, Bob Easton and Wayne Mc Call, Capra Press, 1980.

PS:sw/cer





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

DATE: September 17, 1982  
TO: Mayor and Councilmembers  
FROM: Park and Recreation Commission  
SUBJECT: LOCAL COASTAL PROGRAM PHASE III ITEMS

### RECOMMENDATION:

That the City Council review and consider the following recommendations from the Park and Recreation Commission:

#### WATERFRONT AREA DESIGN GUIDELINES

Motion was made by George Conk, seconded by Bruce Grogan, and carried unanimously to approve the Waterfront Area Design Guidelines with the following changes:

- (IID) Direct the Parks Department to coordinate a meeting between the Street Tree Advisory Committee, Architectural Board of Review and Landmarks Advisory Committee to restudy the street tree program for the Waterfront area to address the change in street alignments (Garden and Salsipuedes Streets, etc.) and the overall view of the area from the freeway and major arterial streets.
- (p. 3B - Landscaping) Delete word "automatic" in reference to irrigation systems.
- (p. 6F - Paseos) second paragraph, reword to read (addition is italicized): "New development projects should provide for paseos, where appropriate, and *their maintenance*, in recognition of Santa Barbara's tradition of pedestrian orientation combined with enjoyment of a unique environment."

PREPARED BY:

*Richard C. Johns*

Richard C. Johns, Recreation Director

REVIEWED BY:

Finance

Attorney

Personnel

ADVICE OF COUNCIL ACTION DIRECTED TO:

ACTION OF COUNCIL:

Approved

Disapproved

Hearing Set

Continued to

Adopted/Executed

(Res/Ord/Contract)

Other:

DIRECTIONS OF ADMINISTRATOR:

Prepare documents

Implement as approved

Prepare for further Council action on

Prepare Progress Report by

Other

COMMENTS:

129

DATE

AGENDA  
ITEM NO.

LOCAL COASTAL PROGRAM PHASE III ITEMS - Page 2

CREEK GUIDELINES	Concurred with guidelines as submitted,
WATERFRONT AREA AESTHETIC CRITERIA FOR NEW DEVELOPMENT ASSESSMENT	Concurred with criteria as submitted,
PARK AND RECREATION ZONE REPORT	Concurred with report as submitted.

CITY OF SANTA BARBARA

MEMORANDUM

DATE: July 8, 1982  
TO: Planning Commission  
FROM: Planning Division  
SUBJECT: Local Coastal Plan - Phase III, Implementation Policy 12.2  
Waterfront Area Aesthetic Criteria For New Development Assessment

Attached are the draft criteria as referenced above. These criteria establish a method to help in evaluating the appropriate intensity of development consistent with the Local Coastal Plan. The Locating New Development section of the Local Coastal Plan, Policy 12.2, provides for protecting, maintaining and enhancing the visual qualities of the City's Waterfront through the establishment of criteria based on the visual resources which presently exist.

Staff recommends that the Planning Commission recommend adoption of these criteria to the City Council.

Attachments

MM:js

## LOCAL COASTAL PLAN PHASE III IMPLEMENTATION PROGRAM

### WATERFRONT AREA AESTHETIC CRITERIA FOR NEW DEVELOPMENT ASSESSMENT

#### I. BACKGROUND

The Locating New Development Section of the Local Coastal Plan (LCP) provides for protecting, maintaining and enhancing the visual qualities of the City's Waterfront Area by establishing criteria to evaluate the appropriate intensity of potential development. These criteria are based on the visual resources which presently exist: openness; lack of congestion; naturalness; and rhythm. Policy 12.2 requires that the impact of new development be evaluated with respect to those resources. The policy further requires that the City develop objective criteria to assist decision makers in assessing the impacts of new development.

#### II. WATERFRONT AREA

The Waterfront Area is the area south of U.S. Highway 101 between Pershing Park and the Harbor on the west and Milpas Street on the east (See attached map, Figure 1). The area includes major recreational facilities including the Santa Barbara Harbor and Marina, Stearns Wharf and Chase Palm Park. The Waterfront Area also includes area designated for a wide variety of general and ocean-oriented industrial and visitor-serving commercial use.

#### III. EVALUATION MATRIX

In accordance with Section 30251 of the Coastal Act, the scenic and visual qualities of the coastal areas are to be protected, restored and enhanced. Section 30252 requires that public access be maintained and enhanced. These parameters can be compared to the aspects of openness, lack of congestion, naturalness and rhythm. The attached matrix (Figure 2) illustrates how these parameters can be evaluated on a project by project basis. The decision maker in using this worksheet can evaluate a project's positive, negative or indifferent aesthetic effect on the Waterfront Area's ambience. Application of the following evaluation criteria will help in determining if a project protects, maintains and enhances visual quality.

#### IV. EVALUATION CRITERIA

The dimensions described below define each section illustrated on the attached Evaluation Matrix (Figure 2). These dimensions can be considered as increments or measures to gauge a particular development's aesthetic performance and its relationship with the surrounding neighborhood. This matrix is for use by the decision maker and the applicant/developer to determine on an individual and/or collective basis the project's aesthetics relationship to the Waterfront Area:



A. DIMENSIONS

1. Openness. One of the special qualities of the Santa Barbara Waterfront is its sense of openness and freedom from clutter, with unimpaired views of the shoreline and mountains. The beaches are broad and enhanced by the presence of Chase Palm Park, the Andrea Clark Bird Refuge, and predominately one-story buildings on the north side of Cabrillo Boulevard.

Several dimensions of openness can be identified:

- a. Building density, scale, mass and height. In protecting, enhancing and restoring openness, this dimension is the most important. Each development, large or small, must be critically gauged as to its relationship with the surrounding neighborhood; essentially, how well the project fits in. Buildings which provide setbacks and building separation promote the feeling of openness and allow views to the ocean. Stepping back the second and third stories from the edges of the property provides visual separation from buildings on adjacent properties which maintains views to the foothills and mountains.

Pedestrian orientation in building and site design is vitally important in promoting human scale. Buildings that open up to and are oriented to the pedestrian invite and promote the visitor-serving aspect of the Waterfront Area.

The south side of Cabrillo Boulevard where there are public facilities provided promotes the feeling of openness and allows views to the ocean. The recently approved (not yet developed) Park Plaza Hotel project proposed on the north side of Cabrillo Boulevard provides in its design major building separations, view corridors and height limitations (one and two stories closer to Cabrillo Blvd. and limited three stories set back to the rear of the property) which will preserve views to the mountains and foothills and will maintain a scale that will protect, enhance and restore the feeling of openness in the Waterfront Area. The Ambassador Park area on the north side of Cabrillo Boulevard in the West Beach area provides a distinct view separation, promotes visual relief and views to the ocean and harbor.

By contrast, portions of the north side of Cabrillo Boulevard are intensely developed and do not promote openness. The East Beach townhouses and the Mar Monte (Sheraton) Hotel are large, imposing structures which appear to intrude into the open space area. Such structures do not protect, enhance and restore the feeling of openness in the Waterfront Area.

- b. Functional access. A number of aspects facilitate being able to get to the waterfront easily and contribute to a sense of openness. These include the absence of private

property on the south side of the boulevard; convenience of parking along the boulevard, especially on the south side, the general absence of obstructions to and along the beach, though there are some notable exceptions (Stearns Wharf, harbor facilities, art show on Sunday), and proximity to many residential neighborhoods.

- c. Land use patterns. Several aspects of land use patterns support openness. The residential areas are compact, yet open and green. Neighborhood parks (e.g., Pershing, Punta Gorda) contribute to the feeling of openness, and complement the parks directly adjacent to the beach. Low scale commercial structures are in keeping with low scale residences. In a sense, the neighborhoods spill out and open onto the waterfront, rather than being confined or blocked by heavy industrial uses or major arterial highways as in many urban areas.
  - d. Vegetation. The ultimate scale and mass of landscaping is an important consideration in maintaining openness. While there are many palm trees along Chase Palm Park, they enhance the openness and do not obstruct the overall views to the ocean and foothills. On the other hand, the treeline north of Cabrillo Boulevard on the Southern Pacific property blocks views to the foothills and mountains and may conflict with openness at that location. Hence, landscaping material should be carefully selected so that, when mature, it enhances views and avoids blocking or hindering openness.
2. Lack of Congestion. The sense of openness in the Waterfront is unquestionably enhanced by a relative lack of congestion. With the exception of summer weekends, one can still move freely along the beaches, bikeways, and Cabrillo Boulevard in relative quiet.
- a. Traffic flow. Traffic flow along the waterfront has increased dramatically in all modes. Cabrillo Boulevard has all the attributes of a "grand boulevard." Motorists can drive along leisurely and enjoy the view, unimpeded by cross traffic or stop lights. Increased congestion, however, especially during summer weekends will degrade this feeling. Heavy traffic, hazards due to conflicts with bicycles and pedestrians crossing the boulevard, and the congestion in the vicinity of the art show, reduce the experience to the level of a four lane arterial during rush hour.
  - b. Parking. Parking on the south side of the boulevard interferes with the view, especially when the art show is in progress, and poses hazards to bicyclists and motorists. While more off-street parking may be desirable, its placement in parking lots on the beach clashes severely with the naturalness of the setting. The presence of autos, whether moving or parked, leads to a feeling of congestion.

- c. Public facilities planning. The placing of public facilities all along the Waterfront, rather than concentrating them in one or two locations, contributes to an uncongested waterfront. The harbor, however, is the exception. Here, parking lots stretch from Leadbetter Beach to the municipal pool, and are filled by an assortment of vehicles, including cars, boats, trailers, and RV's. This high concentration, while necessary for the Harbor to function, detracts from the openness and lack of congestion which should be achieved.
  - d. Land use patterns. While motels and other commercial uses add to congestion, their being mixed with residential uses helps distribute the intensity. Accompanying noise and congestion are also more evenly diffused, helping to relieve localized concentrations of noise and intense activity.
3. Naturalness. The Waterfront's openness and lack of congestion are complemented by the natural setting in which Santa Barbara lies. Views to the foothills and mountains are still largely unimpeded by structures; in particular, the views from Stearns Wharf, Chase Palm Park, and East Beach offer unparalleled beauty. The coastal greenery and landscaping, the contour of the beaches and coastline in this area, and the sandy beaches all contribute to the strong image of Santa Barbara's natural beauty. These following dimensions form the basis for criteria which can be used to judge whether or not projects proposed for the Waterfront will uphold the quality of naturalness.
- a. Views. Views are the most important dimension of naturalness. These views are to the ocean, other points along the waterfront, and to the foothills and mountains. The contrast between the sweep of the coastline and the sweep of the mountains is especially dramatic and heightened by the linear elements of Chase Palm Park and Cabrillo Boulevard.
  - b. Public aesthetics. The spacious and well-planned public facilities provide a calm contrast to the busy city for both residents and visitors. These facilities and public amenities show that the people of Santa Barbara care, and that they have balanced economics with natural aesthetics. This is especially evident in the contrast between the north and south sides of Cabrillo Boulevard. While the north side is commercial, the south side is predominately low density recreation and park space.

However, there are a number of points of concern which future developers must consider in working through the dynamics of this balance. The north side of Cabrillo, especially from State Street to Pershing Park, warrants special consideration. While the Spanish motif helps to unify structural elements, there are other elements which should be considered to create a unity such as signing, lighting, detailing and color.



- c. Landscaping. Landscaping enhances the feeling of naturalness of the Waterfront. A number of aspects of landscaping are important in promoting the feeling of naturalness. These include undeveloped landscaping, use of mature shrubbery and trees, as in Chase Palm Park, and the contrast of tall trees and low shrubbery.
  - d. Adjacency. Adjacency is an important dimension of naturalness. The parks and the beaches are adjacent to the Boulevard (e.g., East Beach, Leadbetter Beach). This promotes a sense of having natural wealth and beauty readily available.
4. Rhythm. The Waterfront has evolved slowly over the years, both resisting and accepting various patterns, both human and natural, which combine to create a richly dimensioned image of the Waterfront. There are daily patterns, the weekend-weekday contrasts, the sun, which both rises and sets on the Waterfront. There is the early morning haze which breaks by afternoon, the ebb and flow of people biking, skating, standing in lines for dinner. There is diversity in this rhythm, and care expressed by the diversity which exists. Rhythm is an extremely subtle resource quality, yet it gives strength to all the other qualities which characterize the Waterfront.

Rhythm includes:

- a. Diversity. Diversity refers to the number of differences existing in the Waterfront. First, there are many things to do - driving, walking, biking, skating, eating, jogging, strolling through the art show on Sunday. Second, there is variety in the way these things can be done with facilities of different kinds and intensities to support these activities. Sometimes, however, these facilities are heavily used by conflicting activities, as is the bikeway at present. Third, there is social complexity. The Waterfront is not just a tourist mecca; people also live and work there. The harbor in particular is a working harbor with both residential and commercial purpose.
- b. Use patterns. Diversity creates differences in use patterns, and use patterns themselves vary. It is important to note that there are patterns, rather than one stream of continuous activity. These differences in use patterns allow people to pick and choose the times and places for enjoying the Waterfront. Probably the most clearcut example of how differences coexist and create their own rhythm is given by the art show. On Sunday, the art show adds excitement and provides a focal point for visitors and residents alike. By Sunday evening, and for the rest of the week it has disappeared.



- c. Design details. Rhythm occurs spontaneously and is a normal outcome of diversity. Small details, however, modulate rhythms or suppress them altogether. Conversely, design can create rhythm by providing settings for new activities.

B. PARAMETERS

The three (3) parameters; protects, enhances and restores, are further defined as follows:

1. Protects: This means that the dimensions are incorporated into project design to a degree that defends or guards against damage or injury to the existing ambience of the area.
2. Enhances: This means that the dimensions are incorporated into project design to a degree that raises to a higher degree, intensifies or raises the value of the visual qualities of the area.
3. Restores: This means that the dimensions are incorporated into a project design to a degree that returns to a state of soundness or vigor or normal condition the visual qualities of the area.

MM:js

# WATERFRONT AREA

## AESTHETIC CRITERIA FOR NEW DEVELOPMENT ASSESSMENT

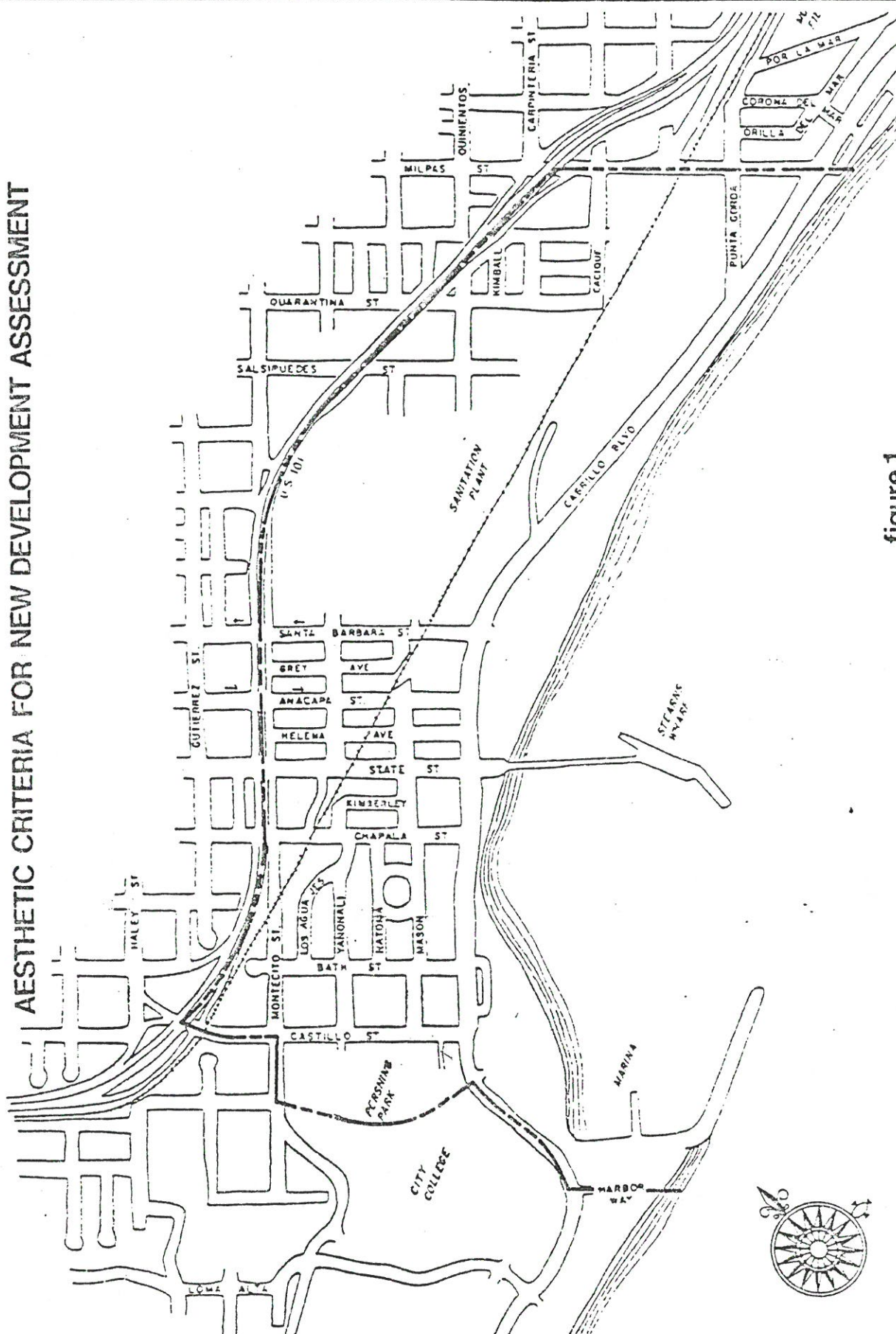


figure 1

# WATERFRONT AREA NEW DEVELOPMENT EVALUATION MATRIX

+ MEANS: CREATES A POSITIVE EFFECT

- MEANS: CREATES A NEGATIVE EFFECT

0 MEANS: NEITHER POSITIVE OR NEGATIVE EFFECT

## PARAMETERS

DIMENSIONS		PROTECTS	ENHANCES	RESTORES
OPENNESS	BUILDING DENSITY			
	BUILDING SCALE AND MASS			
	BUILDING HEIGHT			
	FUNCTIONAL ACCESS			
	VEGETATION			
LACK OF CONGESTION	TRAFFIC FLOW			
	PARKING			
	PUBLIC FACILITIES PLANNING			
	LAND USE PATTERNS			
NATURALNESS	VIEWS			
	PUBLIC AESTHETICS			
	LANDSCAPING			
	ADJACENCY			
RHYTHM	DIVERSITY			
	USE PATTERNS			
	DESIGN DETAILS			

# CITY OF SANTA BARBARA

## MEMORANDUM

DATE: July 22, 1983

TO: Richard D. Thomas, City Administrator

FROM: Planning Division, DD/MM

SUBJECT: Waterfront Area Transportation Study (WATS) Deficiency Point System

### BACKGROUND

On February 8, 1983 the City Council and Planning Commission met in a joint work session to discuss the adopted Waterfront Area Transportation Study (WATS) Guidelines and development priorities as established by the adopted Local Coastal Plan Policy 12.1. The Guidelines established a procedure whereby deficiency points would be assigned to projects in the Waterfront Area so that traffic at the critical intersections would not exceed acceptable levels of service. The Guidelines provide that when the number of deficiency points used reaches eighty (80), the Council would adopt a resolution establishing such priorities. It was reported at the February 8 work session that 81.02 deficiency points had been used to date and that pending projects would take the total number well above the 100 point maximum for the Waterfront Area. At that time, the Council and Commission discussed the eighteen (18) remaining points to be allocated to each priority. Upon discussion of the system, the City Council and Planning Commission directed Staff to refine the point allocations and report back. It was directed that the remaining points be allocated at follows:

<u>Priority</u>	<u>Land Use</u>	<u>Points to be allocated</u>
1	Coastal Dependent Uses	3
2	Essential Public Services and Regionally Important Industries	2
3	Public Recreation	2
4	Commercial Recreation	1
5	Visitor Serving Uses	10
6	All Other Types of Land Uses.	

On April 14, 1983 the Planning Commission reviewed the refined point system and recommended adoption.



### DISCUSSION

The method used for calculating deficiency points assessed all intersections as a whole and established a grand total of points. Upon further refinement of the system, the Public Works Staff found that the system was actually designed to assess each critical intersection individually on the basis of the distribution cited in the WATS. (Attachment B from the Public Works Department is a complete description of the refined method for calculating deficiency points.) With this method, it is possible that one (1) or more critical intersections could reach eighty (80) points while others remain below eighty (80) points. This would allow projects which do not affect intersections which have reached eighty (80) points to proceed. Conversely, projects which do affect such intersections would be subject to the development priorities established by resolution. In no case could projects be approved which affect intersections which reach one-hundred (100) deficiency points.

On the basis of the refined system, none of the critical intersections have reached eighty (80) points. Therefore, there would be twenty (20) points remaining instead of the eighteen (18) as reported at the February 8 work session. If all of the pending projects are approved, the Castillo Street/ U. S. Highway 101 intersection would exceed the eighty (80) points. Therefore, it is necessary that the City Council adopt the development priority resolution at this time. On the basis of the twenty (20) points available, Staff would suggest a priority distribution as follows. This distribution is also included in the resolution.

<u>Priority</u>	<u>Land Use</u>	<u>Staff Recommendation</u>
1	Coastal Dependent Uses	3
2	Essential Public Services and Regionally Important Industries	3
3	Public Recreation	2
4	Commercial Recreation	2
5	Visitor Serving Uses	10
6	All Other Types of Land Uses	0

In addition, the WATS Guidelines have been revised to reflect the refined system and are included as Attachment A. The revised guidelines discuss the refined points evaluation system and includes the new summary tables.

## LOCAL COASTAL PLAN PHASE III IMPLEMENTATION PROGRAM

## WATERFRONT AREA TRANSPORTATION STUDY GUIDELINES

## DEFICIENCY POINT SYSTEM

## REVISED

I. BACKGROUND

The Locating New Development Section of the Local Coastal Plan (LCP) discussed the Waterfront Area Transportation Study (WATS) and its recommendations. The study concludes that in order to maintain acceptable traffic flow in the area, U. S. Highway 101 improvements are necessary. The study also concludes that until improvements are completed development of other major projects will cause severe traffic congestion. This would result in unacceptable levels of service at most intersections. To mitigate this problem WATS recommends that vehicle trips generated by new development in the Waterfront Area be limited so that the Level of Service (LOS) at intersections do not exceed level "C", measured on a scale from A (best) to F (worst). The WATS limits the area to a total of 100 deficiency points, which are based upon the surplus traffic capacity at key intersections in the area.

Policy 11.2 of the LCP requires that until the crosstown freeway corridor is improved, the City limit development to that which can be accommodated by a modified local street network through the "deficiency point" system discussed in the WATS.

Policy 12.1 of the LCP requires that a refined version of the deficiency point system be developed and applied to new projects in the Waterfront Area. The Action section of this policy further requires that priority be given to projects consistent with Section 30254 of the Coastal Act (refer to Section VII in these guidelines for priority project description). This priority system of Waterfront development is to be adopted by resolution of the City Council.

II. INTENT

These guidelines are intended to clarify and refine the WATS deficiency point system, and outline development priorities for the area. These guidelines are also intended to accomplish the following:

- A. Fulfill the policies of the LCP. .
- B. Assist the public by providing clarification of the deficiency point system.
- C. Provide a monitoring system to keep an up-to-date record of available deficiency points.
- D. Establish development priorities consistent with Section 30254 of the Coastal Act.

### III. WATERFRONT AREA

The Waterfront Area is the area south of U. S. Highway 101 and Cliff Drive between Loma Alta Drive and Hot Springs Road (see attached map, Figure 1). The area described in these guidelines is slightly larger than the "Waterfront Area" shown in the LCP. This is to maintain consistency with the WATS. The area includes the Santa Barbara City College and major recreational facilities including the Santa Barbara Harbor and Marina, Stearns Wharf, Andree Clark Bird Refuge, A Childs Estate Zoological Gardens and major public beaches, parks and play fields. The area also includes a wide variety of industrial and commercial facilities, restaurants, hotel/motel uses and the Southern Pacific Railroad/AMTRAK Depot.

### IV. DEFICIENCY POINT SYSTEM

Deficiency points are based on the surplus capacity at intersections up to level of service "C". Currently eighteen (18) of the twenty-two (22) key intersections in the Waterfront Area operate at levels of service "A" or "E" during weekday and Sunday p.m. peak hour periods. The remaining four (4) are the U. S. Highway 101 intersections. Additionally, if all pending projects proposed in the area are approved, an additional four (4) intersections may reach critical levels "C" or worse.

The study states that if the summed number of deficiency points is kept below 100, then all Waterfront Area local street intersections should operate at level "C" or better. However, the U. S. Highway 101 at-grade intersections operate at "E" during the weekday p.m. peak hour and "D" or "E" during Sunday afternoon peak hour. On summer holidays, all of the U. S. Highway 101 intersections operate at "F". Level of Service "C" is considered the maximum acceptable capacity.

Table 1 shows possible development projects in the area with the corresponding average daily trip generation and deficiency point totals. This table illustrates generally how many deficiency points are associated particular types of projects.

### V. DETERMINATION OF DEFICIENCY POINTS

Table 2 shows the deficiency points used to date for approved projects. Table 3 shows the total reserved points for Stearns Wharf and Harbor expansion pursuant to the Local Coastal Plan. Table 4 shows total points anticipated for proposed projects. Additionally, Table 4 shows the total reserved points used to date. These tables will be updated by the Department of Public Works as new projects are approved. the final determination of deficiency points for new projects and changes of use which do not require Planning Commission review is by the Department of Public Works through computer analysis. Other studies prepared by licensed traffic engineers will be accepted for review by the Planning Commission and the Department of Public Works for consideration in setting or recommending the appropriate number of deficiency points. Applications which constitute changes of use relative to the zoning ordinance in the Waterfront Area and



which do not require Planning Commission review will be forwarded to the Department of Public Works for a deficiency point determination, which will be made prior to the issuance of building permits. The Planning Commission upon review of projects requiring such review will set the number of points.

#### VI. INCREASE IN AVAILABLE POINTS

As certain improvements occur, they may result in increased levels of service which would increase the number of available points. For example, the extension of Salsipuedes Street to Cabrillo Boulevard will provide a new direct access to the Waterfront Area through the existing freeway underpass. This extension could result in additional points. When such improvements are completed, those points will be added to the total available.

The Department of Public Works will report to the City Council annually on the deficiency point system. When it becomes evident that eighty (80) of the deficiency points may be used the Department of Public Works and Community Development shall refer the table to the City Council for refinement of the system and the establishment of priority projects through adoption of the necessary resolution as discussed below.

#### VII. ESTABLISHMENT OF PRIORITY PROJECTS

Section 30254 of the Coastal Act establishes priorities for coastal development. The Section states in part that where existing or planned public works facilities can accommodate only a limited amount of new development, service to coastal dependent land use, essential public services, and basic industries vital to the economic health of the region, state or nation, public recreation, commercial recreation, and visitor serving uses shall not be precluded by other development consistent with this provision.

The priorities shown in Table 1 will be established by resolution of the City Council when it is evident that the number of deficiency points used reaches eighty (80). Then the system should establish the number of points available for priorities 1 through 4 as the first consideration, and priority 5 for the remaining points. In the interim, projects will be processed as established in the LCP implementation.

MM:lh  
Attachments



# WATERFRONT STUDY AREA

## Deficiency Point System Guidelines

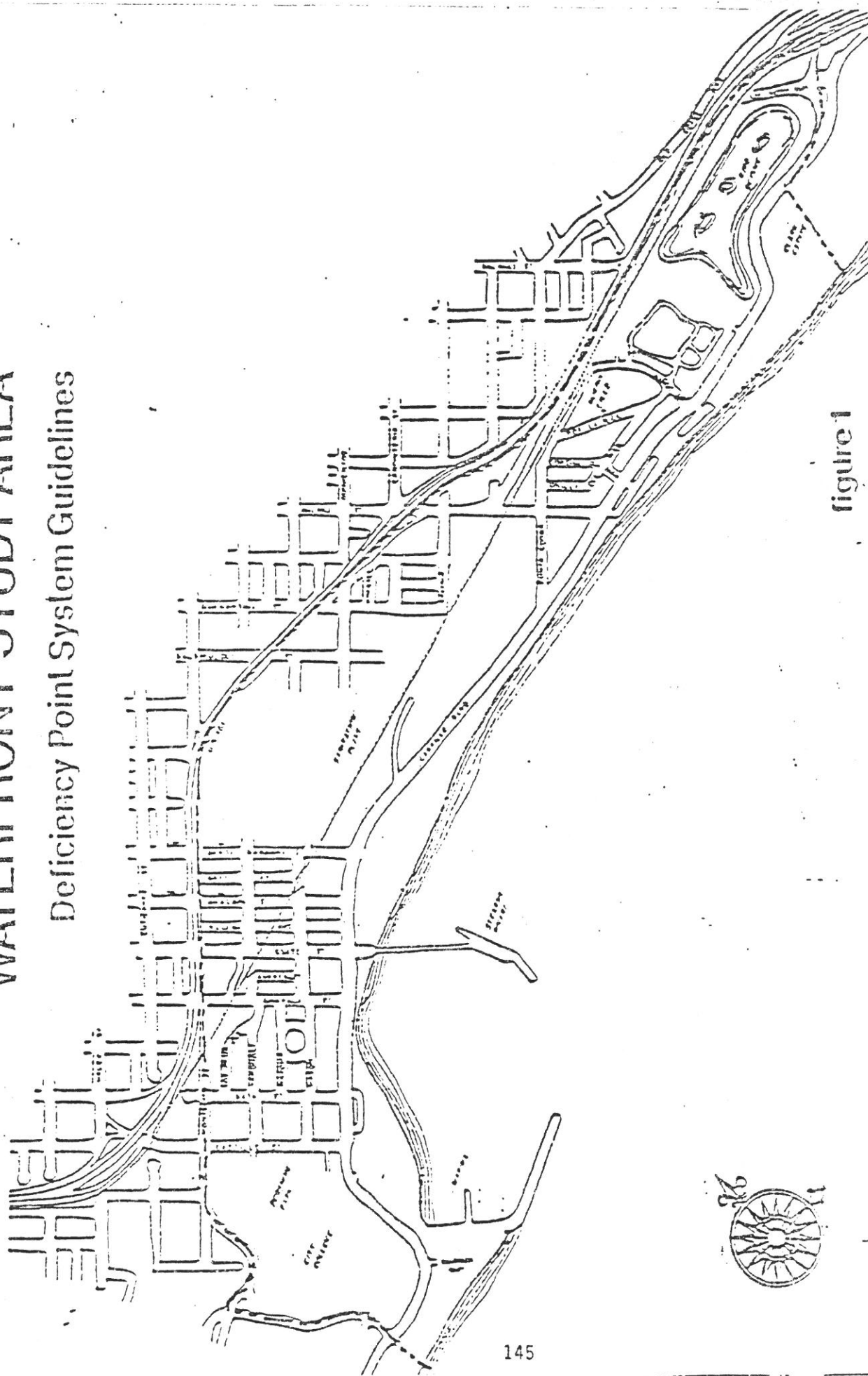


figure 1

TABLE 1

## SUMMARY OF RESERVED AND PROPOSED PROJECTS

PRIORITY	TYPE OF LAND USE	POTENTIAL DEVELOPMENT	CASTILLO MONTECITO	CASTILLO US 101	MILPAS US 101	CABRILLO US 101
1	COASTAL DEPENDENT	Harbor Preservation	10.05	29.16	0.00	1.89
		Stearns Wharf	3.70	6.40	0.00	2.36
		Boat Storage/Repair (Cabrillo Plaza)	0.00	0.00	0.00	0.00
		OMI-Ocean Industrial	0.00	0.00	0.00	0.00
2	ESSENTIAL PUBLIC SERVICES	Transportation Center Fire Station #2	1.05	2.31	0.00	0.00
		Fire Training Facility	0.00	0.00	0.00	0.00
		Sludge Treatment Facility	0.00	0.00	0.00	0.00
		Water Reclamation Project	0.00	0.00	0.00	0.00
		Peripheral Parking Lot	0.00	0.00	0.00	0.00
3	PUBLIC RECREATION	Chase Palm Park Expansion	0.00	0.00	0.00	0.00
		Clark Estate Parking Lot	0.00	0.00	0.41	0.94
		Bird Refuge Interpretive Center and Parking	0.00	0.00	0.00	0.00
		Recreation Center Expansion	0.00	0.00	0.41	0.94
			0.00	0.00	1.25	0.94
4	COMMERCIAL RECREATION	Childs Estate Zoo Community Building	0.00	0.00	3.33	3.31
5	VISITOR SERVING USES	Cabrillo Plaza	15.34	14.81	0.00	12.79
		Railroad Depot Center W. Cabrillo Motel	9.52	11.11	0.00	9.47
6	OTHER LAND USES	City College Expansion 701 Cacique Office/Comm.	0.00	0.00	0.00	0.00
			0.00	0.46	0.41	0.47
	TOTALS		39.66	64.33	5.81	33.11

## SUMMARY OF APPROVED PROJECT WEEKEND DATA

PROJECT NAME (ADDRESS)	CASTILLO MONTECITO	CASTILLO 101 SB	MILPAS 101 SB	CABRILLO 101 SB
STEARNS WHARF	7.40	13.42	0.00	4.73
PARK PLAZA	0.52	0.92	20.00	8.05
734 E. CARPINTERIA	0.00	0.00	0.00	0.00
GARDEN+MONTECITO	0.00	0.00	0.00	0.00
428 ORILLA DEL MAR	0.00	0.00	0.41	0.00
424 POR LA MAR	0.00	0.00	0.41	0.00
435 S. MILPAS ST	0.00	0.00	0.00	0.00
1039 ORILLA DEL MAR	0.00	0.00	0.41	0.47
214 STATE	1.05	0.92	0.00	0.94
35 STATE ST	0.52	0.92	0.00	0.47
701 CACIQUE	0.00	0.46	0.41	0.47
ANN. TRAFFIC INCR. 1979	3.17	2.77	2.50	2.36
ANN. TRAFFIC INCR. 1980	3.17	2.77	2.50	2.36
ANN. TRAFFIC INCR. 1981	3.17	2.77	2.50	2.36
ANN. TRAFFIC INCR. 1982	3.17	2.77	2.50	2.36
NAVY PIER	0.00	0.46	0.00	0.00
OLIVE & QUINIENTOS	0.00	0.00	0.00	0.00
428 POR LA MAR	0.00	0.00	0.41	0.00
FIRE TRAINING CENTER	0.00	0.00	0.00	0.00
816 CACIQUE ST	0.00	0.00	0.00	0.00
1111 E. CABRILLO BLVD	0.00	0.00	0.00	0.00
1039 ORRILLA DEL MAR	0.00	0.00	0.83	0.47
226 S. MILPAS	0.00	0.00	0.00	0.00
724 KIMBALL	0.00	0.00	0.00	0.00
721 CARPINTERIA ST	0.00	0.00	0.00	0.00
306 W. CABRILLO	0.00	0.00	0.00	0.00
15 CHAPALA ST.	0.00	0.00	0.00	0.00
232 NATOMA	0.52	0.92	0.00	0.00
1 STATE ST.	0.52	0.92	0.00	0.00
212 ANACAPA	0.52	1.38	0.00	0.00
315 BATH ST	0.52	1.38	0.00	0.00
SHERATON HOTEL (COFFEE)	0.00	0.00	0.83	0.47
APPROVED PROJECT TOTALS	24.33	32.85	33.74	25.58

# SUMMARY OF RESERVED PROJECT WEEKEND DATA

PROJECT NAME (ADDRESS) -----	CASTILLO MONTECITO -----	CASTILLO 101 SB -----	MILPAS 101 SB -----	CABRILLO 101 SB -----
HARBOR EXPANSION	10.05	29.16	0.00	1.89
STEARNS WHARF	3.70	6.48	0.00	2.36
RESERVED PROJECT TOTALS	13.75	35.64	0.00	4.26



TABLE 4

## SUMMARY OF PROPOSED PROJECT WEEKEND DATA

PROJECT NAME (ADDRESS)	CASTILLO MONTECITO	CASTILLO 101 SB	MILPAS 101 SB	CABRILLO 101 SB
RAILROAD HOTEL	9.52	11.11	0.00	9.47
CHASE PALM PARK EXPAN.	0.00	0.00	0.00	0.00
CLARK ESTATE	0.00	0.00	0.41	0.94
BIRD REFUGE CENTER	0.00	0.00	0.41	0.94
REC. CENTER EXPANSION	0.00	0.00	1.25	0.94
CABRILLO PLZ. BOAT STR	0.00	0.00	0.00	0.00
TRANSPORTATION CENTER	1.05	2.31	0.00	0.00
CITY COLLEGE EXPANSION	0.00	0.00	0.00	0.00
CHILDS ESTATE ZOO	0.00	0.00	3.33	3.31
CABRILLO PLAZA	6.87	9.72	0.00	8.05
24 W. CABRILLO	1.05	1.85	0.00	0.00
ZOOLOGICAL GARDENS	0.00	0.46	3.33	6.16
1801 CABRILLO BLVD	0.00	0.00	2.50	6.16
PROPOSED PROJECT TOTALS	18.51	25.46	11.24	36.01
TOTAL APPROVED+RESERVED	38.09	68.50	33.74	29.84
TOTAL ALL PROJECTS	56.60	93.96	44.99	65.86

WATS DEFICIENCY POINT  
BASIC CALCULATION PROCEDURE

The following is an extract from the WATS Technical Appendix and describes the method used in WATS to calculate intersection capacity.

CAPACITY CALCULATIONS:

A "throat capacity" method for performing capacity calculations was devised that was compatible with the computer technique used. This method is based on critical lane summation capacity calculations and was checked against that technique to assure it is accurate.

This method assumes the following:

- Each left or right turn has a capacity of 150 vehicles per hour.
- Each thru lane has a capacity of 1375 vehicles per hour.
- Right or Left turn lanes are coded as thru lanes if they carry heavy traffic volumes i.e., greater than 200 vehicles per hour.
- One-way street approaches (but not Tee intersections) are coded as having double the number of lanes to account for the lack of approaching traffic conflicts.

The capacity determination process has six steps.

1. Total capacities are first found for each approach by adding together the capacities of each available lane.
2. Total existing or future approach volumes are determined for each intersection approach.
3. Approach volumes are divided by the corresponding approach capacity.
4. The maximum of each axle is determined; i.e., the highest of the north and south, and the highest of the east and west approaches. If there is a missing approach such as for a three legged Tee intersection, then whatever approach exists becomes the maximum.
5. The two maximums are added together.
6. The resulting number, which is the volume to capacity (V/C) ratio, is compared to the following table to determine what level of service the intersection operates at:

0.0 - 0.599	A
0.6 - 0.699	B
0.7 - 0.799	C
0.8 - 0.899	D
0.9 - 0.999	E
Greater than 1.0	F

Project Location - WATS Development Area 3  
Project Description - 100 Room Motel  
Existing Use of Site - 2 Single Family Residences

SAMPLE INTERSECTION  
CASTILLO ST./U.S. 101  
DERIVATION OF BASIC VOLUME TO CAPACITY RATIO

151

```

: INBOUND      84
:
: PROJECT TRIPS:
: 35 x .08 = 1.84
:
:
:
:
:
:
:
:

```

15. *Orthotrichum*

OUTBOUND 51¢  
PROJECT TRIPS:  
23 x .51 = 17.85

152



SAMPLE INTERSECTION  
CASTILLO ST./U.S. 101  
PROJECT ADDED VOLUME TO CAPACITY RATIO

```

: BASE + PROJECT VOL:
: 360 + 1.84 = 361.84:
:
: NEW V/C:
: 361.84/2750 = .131:
:
:
:
:

```

U.S. 101 SB

BASE + PROJECT VOL:  
470 + 7.82 = 477.82

NEW V/C:  
477.82/1525 = .313

CASTILLO ST.

```

:
:
: BASE + PROJECT VOL.:
: 760 + 17.85 = 777.85:
:
: NEW V/C:
: 777.85/2750 = .283 :

```

INTERSECTION VOLUME TO CAPACITY WITH PROJECT:

$.313 + .283 = .596$

PROJECT USED CAPACITY =  $.596 - .584 = .012$

% OF SURPLUS CAPACITY USED =  $.012/.216 = 5.6\%$

PROJECT WATS DEFICIENCY POINTS FOR THIS INTERSECTION = 5.6

## REFINED WATS POINT SYSTEM

There are four concepts which underlie what WATS deficiency points are and how those points are assessed. These are:

- o The characteristics of Waterfront Area traffic.
- o The concept of diversion.
- o The critical entrance intersections.
- o The principal of surplus capacity.

Each of these points are discussed below:

### TRAFFIC CHARACTERISTICS:

The peak traffic demand in the Waterfront area is on Sunday afternoons during the summer months. Various machine and manual traffic counts, observations, and parking utilization counts bear this fact out. As such, the summer Sunday afternoon peak hour of traffic should be considered as the standard measure for any traffic analysis which is conducted within the area. The same is true for WATS point determinations. Points are assessed based upon the Sunday peak hour of traffic on the adjacent street system. It is possible to have a project, such as an office building, which has a large weekday trip generation rate associated with it have few WATS points. Offices do not tend to generate Sunday traffic.

In the past, it had been the practice to assess WATS points based upon the Sunday PM peak hour traffic generation, or the weekday PM peak hour traffic generation, whichever was the greatest. This is not consistent with the principal of assessing a project's impacts based upon the peak hour of traffic on the adjacent street system. Thus in the Tables attached, it is possible to find what appear to be discrepancies between points previously awarded and points being awarded under the refined system. All of the points awarded under the refined system are based upon the Sunday PM peak hour traffic generation of the various projects.

### DIVERSION

Diversion is, in some respects, synonymous with trip distribution. In developing trip distribution patterns, estimates are made, based upon surveys and other data, of the sources and destinations of drivers who would use a facility. This data is utilized to distribute trips onto the adjacent street system to develop a model of traffic patterns which could reasonably be expected to occur if the development were built. These trip distribution patterns serve as the basis for level of service calculations. Diversion represents a change from the existing or expected norm.

With the case of the Waterfront area, the cause of diversion is related to the traffic signals on U.S. Highway 101. Drivers who would normally be expected to drive to one of the signalized intersections and depart the Highway for a Waterfront destination may in fact depart the Highway before reaching their destinations and travel the surface streets. In addition, many drivers who are travelling from the central City can be expected to bypass the signalized area and use the existing underpasses at Castillo Street or Milpas Street to reach a Waterfront destination. These actions add a considerable traffic load to intersections which would otherwise not be expected to carry the heavy traffic volumes which are experienced. In fact, it is the act of diverted traffic which resulted in the development of the WATS deficiency point system. This is especially true of the Castillo Street intersection with the U.S. 101 southbound ramps. Diverted traffic constitutes a significant portion of the traffic which uses that intersection.

The location of a project within the Waterfront area to a large degree determines the amount of diverted traffic which the project will generate. Where it would be more inconvenient, or as inconvenient to divert from the signalized portions of U.S. Highway 101, drivers are less likely to do so. In fact, diversion estimates range from less than 10% for the area surrounding the Bird Refuge to almost 80% for the area around the Harbor.

#### CRITICAL INTERSECTIONS

Within WATS five critical intersections were identified as being impacted by traffic generation and diversion. These intersections are: Cabrillo/Castillo, Castillo/Montecito, Castillo/U.S. 101, Milpas/U.S. 101, Cabrillo/U.S. 101. The intersection of Cabrillo/Castillo was assumed to have been upgraded in its geometric configuration. As such, the intersection would be no longer considered critical. The improvements recommended in the WATS have not been completed, therefore, the intersection is still being considered as critical. Improvements are expected to be implemented as soon as field surveys indicate that the intersection is coming close to operating at an unacceptable level of service.

#### SURPLUS CAPACITY

Surplus capacity refers to the unused intersection capacity between the level of service (LOS) at which an intersection operates and before it exceeds level of service "C". When WATS was undertaken, traffic counts and a base volume to capacity (V/C) ratio was calculated for each of the area intersections. The amount of surplus capacity which an intersection was measured to have was the difference between the base V/C and a V/C of .80. Traffic generated by new projects impacts intersections by using a percentage of the capacity which remains between the base capacity and LOS "C" at each intersection.

This percentage correlates directly with WATS points. As is stated on page 92 of WATS:

"The deficiency points relate to how much surplus capacity is used at the sensitive intersections before traffic flows exceed Level of Service "C". For example, West Beach Build out Alternative B would generate some traffic that would be diverted from U.S. 101 onto the local street system and utilize 20 percent of the surplus capacity at the most sensitive intersection."

As is stated above, the concept of a WATS point is directly related to the use of surplus capacity "at the most sensitive intersection." The points are, therefore, intersection specific.

In the past, the amount of excess capacity which a project used at its most sensitive intersection was assumed to be an area wide impact. The total of these most severe impacts was the total number of WATS points assessed. Table 1 shows this relationship as it was applied for the three reserved projects established in the LCP.

TABLE 1

PROJECT	INTERSECTION			
	CASTILLO MONTECITO	CASTILLO U.S. 101	MILPAS U.S. 101	CABRILLO U.S. 101
Stearns Wharf		19.90		
Park Plaza			20.00	
Harbor Expansion		29.16		

Although the intersection which the Park Plaza project affects the most is not the same as the most critical intersection for the other two reserved projects, the total WATS points assigned to the reserved projects was 70. The compounding of the effects of the three projects on the total Waterfront Area was assumed, even though the maximum impact to be realized was 50% of the excess capacity of the Castillo/U.S. 101 intersection.

A part of the reason for the simplification was due to the technical difficulty of assessing the individual impacts of a project on each of the critical intersections for the area. In addition, the totalling of individual project impacts into an area wide impact would insure that conservative estimates of impacts were maintained.



## THE REFINED PROCEDURE

Table 2 uses the same three reserved projects to demonstrate how it is proposed to maintain the WATS deficiency point system. The most significant aspect of this refinement is that the traffic impacts associated with a project will be tracked for each of the critical intersections in the Waterfront Area, each project will still be assigned points, but those points will be intersection specific. Each time that a WATS point determination is requested, a report on that project, plus the current total of points assessed for each intersection will be furnished. A copy of sample report is attached as Attachment "I".

**TABLE 2**

<u>PROJECT</u>	<u>INTERSECTION</u>			
	<u>CASTILLO MONTECITO</u>	<u>CASTILLO U.S. 101</u>	<u>MILPAS U.S. 101</u>	<u>CABRILLO U.S. 101</u>
Stearns Wharf	11.10	19.90	0	7.09
Park Plaza	6.42	0.52	20.00	8.05
Harbor Expansion	10.05	29.16	0	1.89
<hr style="border-top: 1px dashed black;"/>				
TOTALS	27.75	49.58	20.00	17.03

With respect to the three reserved projects, the maximum impact which will be realized on the area intersections will be at the intersection of Castillo and U.S. 101. There are other intersections which will be affected by each of the reserved projects, however, all of the intersections would continue to operate at an acceptable level of service.

If the WATS Point Guidelines are refined to require an intersection by intersection accounting of point and project totals, it will provide decision makers of a much clearer indication of the effects of a specific project. The refined procedure still makes use of the concept of points and the concept of a 100 point total, however, the attainment of that maximum does not imply that all intersections are operating at the unacceptable level. The procedure, although more complex to operate, will provide the greatest degree of flexibility for decision makers and result in the most uniform application of the WATS point system.

PROJ . NAME: SAMPLE PROJECT  
 PROJECT ADDRESS: 999999 CABRILLO  
 PROJECT DESCRIPTION: 100 ROOM MOTEL  
 REPLACED USES: 2 SINGLE FAMILY RESIDENCES

STATUS: E  
 WATS AREA: 3

# WEEKEND DATA

# WEEKDAY DATA

NET IN TRIPS 35  
 NET OUT TRIPS 23

NET IN TRIPS 35  
 NET OUT TRIPS 23

BASE PROJ % CAP.  
 V/C V/C USED

BASE PROJ % CAP.  
 V/C V/C USED

## CRITICAL INTERSECTIONS

CASTILLO ST + MONTECITO ST  
 CASTILLO ST + US 101 SB  
 MILPAS ST. + US 101 NB  
 CABRILLO BLVD + US 101 SB

.611 .618 3.70  
 .584 .596 5.55  
 .560 .560 0.00  
 .589 .591 0.94

.629 .636 4.09  
 .530 .542 4.44  
 .609 .609 0.00  
 .639 .639 0.00

## POINTS USED TEROUGE TEIS PROJECT

## CRITICAL INTERSECTIONS

STATUS-A  
 W/DAY W/END

STATUS-R  
 W/DAY W/END

STATUS-P  
 W/DAY W/END

TOTAL POIN  
 W/DAY W/END

CASTILLO ST + MONTECITO ST  
 CASTILLO ST + US 101 SB  
 MILPAS ST. + US 101 NB  
 CABRILLO BLVD + US 101 SB

27.36 24.21 11.10 13.75  
 27.74 32.27 20.73 35.64  
 31.90 32.47 0.00 0.00  
 5.58 24.57 0.00 4.25

22.19 18.48  
 23.68 25.44  
 3.13 5.81  
 13.65 24.12

60.65 56.4  
 72.15 93.3  
 35.03 38.2  
 19.23 52.9

RESOLUTION NO. 83-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA BARBARA ESTABLISHING AND DETERMINING PRIORITIES FOR DEVELOPMENT IN THE WATERFRONT AREA CONSISTENT WITH SECTION 30254 OF THE COASTAL ACT AND PURSUANT TO POLICIES 11.2 AND 12.1 OF THE LOCAL COASTAL PLAN.

WHEREAS, on October 5, 1982 the City Council adopted the Waterfront Area Transportation Study Guidelines Deficiency Point System as part of the Phase III implementation program and pursuant to Policy 12.1 of the adopted Local Coastal Program; and

WHEREAS, the Local Coastal Program and the above referred guidelines in referring to the Waterfront Area Transportation Study established that four (4) critical intersections in the area would be subject to traffic congestion above Level of Service "C" if development exceeds one hundred (100) deficiency points; and

WHEREAS, the Local Coastal Program and the above referenced guidelines, in order to be consistent with the Coastal Act, established that Coastal priorities could not be precluded by other development; and,

WHEREAS, the Local Coastal Program stipulates in Policy 12.1 that when it becomes evident that the number of deficiency points reaches eighty (80), the City Council adopt the necessary resolution establishing development priorities; and,

WHEREAS, on February 8, 1983 the City Council and Planning Commission met in joint session and directed staff to refine the point system and set priorities; and,

WHEREAS, the refinement of the system shows that if all pending projects are approved, four (4) critical intersections will approach or exceed the eighty (80) point level; and,

WHEREAS, development may occur in certain areas of the Waterfront which have a minor effect on certain of the four (4) intersections and a greater effect on others; and,

WHEREAS, due to such distribution, it is possible for development in the low priority categories to occur in certain areas if such development does not affect intersections which have reached eighty (80) points;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA:

1. That the Public Works and Community Development Departments continue to monitor the deficiency point system based on the refined WATS system and in accordance with the revised Waterfront Area Transportation Study Guidelines Deficiency Point System; and

2. That when any one or more of the four (4) critical intersections reach eighty (80) deficiency points, the remaining twenty (20) points used from the impacted intersection(s) shall be allocated as follows:

<u>Priority</u>	<u>Land Use</u>	<u>Points to be allocated</u>
1	Coastal Dependent Uses	3
2	Essential Public Services and Regionally Important Industries	5
3	Public Recreation	2
4	Commercial Recreation	2
5	Visitor Serving Uses	10
6	All Other Types of Land Uses	0

Adopted July 26, 1983



RESOLUTION NO. 82-179

A RESOLUTION OF THE CITY OF SANTA BARBARA ADOPTING GUIDELINES REQUIRED BY THE LOCAL COASTAL PROGRAM, PHASE III - IMPLEMENTATION.

WHEREAS, in June 1981, the State Coastal Commission certified the Land Use Plan of the City's Local Coastal Program; and

WHEREAS, Policy 11.2 of the Land Use Plan requires that until the crosstown freeway corridor is improved, the City limit development to that which can be accommodated by a modified local street network through the "deficiency point" system; and

WHEREAS, Policy 12.1 of the Land Use Plan requires that a refined version of the deficiency point system be developed and applied to new projects in the Waterfront Area; and

WHEREAS, Policy 9.2 of the Land Use Plan requires that design guidelines be developed for use by the Architectural Board of Review, Landmarks Committee and Planning Commission in their review of new developments in the Waterfront Area; and

WHEREAS, Policy 12.2 of the Land Use Plan requires that criteria be established for protecting, maintaining and enhancing the visual qualities of the City's Waterfront Area; and

WHEREAS, Policy 6.1 of the Land Use Plan requires that criteria be established for protecting, maintaining and enhancing the visual qualities of the City's Waterfront Area; and

WHEREAS, Policy 6.10 of the Land Use Plan requires a setback buffer for native vegetation in all developments; and

WHEREAS, Policy 6.11 of the Land Use Plan prohibits development within the stream channel except under very limited circumstances; and

WHEREAS, the Planning Commission held noticed public hearings regarding said guidelines and recommended approval to the City Council; and

WHEREAS, the City Council held a noticed public hearing where they considered the staff and Planning Commission recommendations and received public input regarding the proposed guidelines;

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the following guidelines prepared in accordance with the City's Coastal Land Use Plan:

1. WATS (Waterfront Area Transportation Study) Deficiency Points Guidelines.
2. Waterfront Area Design Guidelines.
3. Waterfront Area Aesthetic Criteria for New Development Assessment.
4. Creek Protection Guidelines.

Adopted October 5, 1982

**V. MISCELLANEOUS ITEMS**

CITY OF SANTA BARBARA

MEMORANDUM

DATE: June 10, 1982  
TO: Planning Commission  
FROM: Planning Division MM/JMH  
SUBJECT: Need for Resolution to Protect Biotic Communities

Policy 6.1 of the Local Coastal Program (LCP) Land Use Plan (LUP) states:

"The City through ordinance, resolutions, and development controls shall protect, preserve, and, where feasible, restore the biotic communities designated in the City's Conservation Element of the General Plan and any future annexations to the City, consistent with PRC 30240.

Actions

- o City to enact necessary ordinances, resolutions, and development controls."

The remaining policies in the Water and Marine Environments section of the LUP refer more specifically to protection of the various biotic communities in the Coastal Zone. In addition, there are several policies in the Conservation Element (attached) which relate to the protection of biotic communities.

With the implementation of the various protective procedures proposed as part of the LCP (e.g., restrictions and standards for bluff face development, seawalls, revetments, etc. and creek guidelines) biotic communities will be adequately protected.

Beyond those implementation measures already scheduled to be included in LCP Phase III, it is unnecessary to pursue other "ordinances, resolutions and development controls" at this time. All new development will be reviewed to assure compliance with the LUP and the associated Coastal Act Policies. These existing policies provide adequate indication of the City's desire to protect biotic communities.

Attachment

JMH:wr/cer



## CONSERVATION ELEMENT

### Biological Resources

#### GOALS

- o Enhance and preserve the City's critical ecological resources in order to provide a high quality environment necessary to sustain the City's ecosystem.

#### SUBGOALS

- o Develop a permanent park, recreation and open space system which maintains important ecological systems while providing open space and recreational needs.
- o Maintain, protect and enhance marine resources within the City boundaries.
- o Increase public understanding of the relationship between the maintenance of the City ecosystem and the welfare of the general public.
- o Encourage the conservation of existing tracts of agricultural land.

#### POLICIES

- 1.0 A set of land-use suitability guidelines shall be developed for use of land planning and the environmental review process.
- 2.0 Redevelopment and renovation of the central city shall be encouraged in order to preserve existing resources.
- 3.0 Goleta Slough shall be preserved and restored as a coastal wetland ecosystem.
- 4.0 Remaining Coastal Perennial Grasslands shall be preserved, where feasible.
- 5.0 The habitats of rare and endangered species shall be preserved.
- 6.0 Intertidal and marine resources shall be maintained or enhanced.
- 7.0 Prime agricultural lands zoned for agricultural use shall be conserved wherever possible.
- 8.0 The use of City-owned vacant properties for community gardens shall be encouraged.
- 9.0 The biotic resources of the Harbor shall be maintained, so far as possible within the framework of the LCP and other Harbor Restoration plans.
- 10.0 Programs shall be developed to maintain a productive urban biotic community.

### IMPLEMENTATION STRATEGIES

- 1.0 A set of land-use suitability guidelines shall be developed for use in land planning and the environmental review process.
  - 1.1 Develop criteria to evaluate and assess the ecological significance of biotic communities found to exist within the City. This information would be used to identify healthy, abundant communities, as well as rare or endangered communities.
  - 1.2 Conduct a study to recommend suitable land uses and and/or acquisition priorities for pristine or near-pristine communities previously inventoried by the City (Santa Barbara Planning Task Force, 1974).
  - 1.3 Where not preempted by the Federal Flood Insurance Program, land-use regulations will be developed for the creek influence zones of Mission, Sycamore, San Roque, and Arroyo Burro Creeks.
    - a. Assign the task of conducting a biological study of the creek influence zones to the Community Development Department. This study is to determine the general land uses within the zone which would be compatible with the maintenance of the existing biological communities of the creeks, and is not intended to consider the development of public recreation facilities within the creeks.
    - b. Enact a flood control and creek ordinance which would include provisions to restrict channelization in natural creek bottoms and structural developments within the 100-year floodplain in natural creek areas.
    - c. Conduct a feasibility study on the replacement of concrete bottoms of channelized creek sections with natural bottoms and/or the use of mitigation measures to increase the habitat diversity of channelized creeks.
    - d. Increase fines under Municipal Code Chapter 14.56, which restricts dumping into creeks, and charge the Santa Barbara Flood Control District with reporting violations and the City Police Department with investigating such reports.
- 2.0 Redevelopment and renovation of the central city shall be encouraged in order to preserve existing resources.
  - 2.1 Develop a program of tax incentives and transferable development rights to encourage the rehabilitation, restoration or redevelopment of deteriorating neighborhoods.



- 2.2 Modify existing subdivision requirements and performance standards to provide adequate landscaped area where housing is being replaced with higher density housing.
- 2.3 Identify trees of horticultural value within the City and institute a program to replace such trees on a one-to-one basis if they are lost (due to causes other than noncompatibility with Santa Barbara climate).
- 3.0 Goleta Slough shall be preserved and restored as a coastal wetland ecosystem.
  - 3.1 Develop a master plan for the ecological management of the Slough. The plan should provide for maintenance of the wetlands by natural physical and biological actions as much as possible. The Master Plan should make provision for educational facilities in the Slough region, but not within the Slough, to be developed and administered by the City in cooperation with the University of California at Santa Barbara. All areas of the Slough and airport land extending north to Hollister Avenue, exclusive of the airport facilities, should be included in the Master Plan.
  - 3.2 Continue to restrict pedestrian and vehicular access in order to reduce adverse environmental impact to the Slough.
  - 3.3 Rezone the Goleta Slough, as defined by the City, as open space.
  - 3.4 Initiate a study to consider the environmental and economic impacts of replacing and/or relocating sewage facilities currently degrading the Slough.
- 4.0 Remaining Coastal Perennial Grasslands shall be preserved, where feasible.
  - 4.1 Conduct a study to determine whether access should be restricted into the remaining grasslands and what types of limited recreational uses, in conjunction with educational and scientific use, would be compatible with their preservation. In the interim, access should be restricted if possible to only carefully monitored scientific studies.
- 5.0 The habitats of rare and endangered species shall be preserved.
  - 5.1 Require that a complete vegetation survey be conducted at an appropriate time of the year for any proposed action which would cause large scale changes in vegetation patterns in Coastal Strand, Coastal Sage Scrub and Chaparral communities and the Goleta Slough. The survey should be funded by those proposing the potential environmental change. If any rare and endangered plants are located, mitigation measures will be required to maintain and preserve the plant's habitat in the area in which it has been found.

- 5.2 Include provisions in the Goleta Slough master plan to aid in the recovery of the Light-footed Clapper Rail.
  - 5.3 Include provisions in the Goleta Slough master plan of the current reduction of Belding's Savannah Sparrow and implement such measures as necessary and feasible to reverse this trend, provided that such measures do not affect populations of other rare and endangered organisms.
  - 5.4 Prohibit the use of long-term, persistent pesticides by the City and conduct a study of the use of other pesticides by City parks, schools, and other agencies with the intention of developing limits on such use.
- 6.0 Intertidal and marine resources shall be maintained or enhanced.
- 6.1 Post Fish and Game laws on the taking of intertidal organisms at beach access points and encourage vigorous enforcement of those laws by the appropriate agency.
  - 6.2 Restrict clifftop developments on the Mesa by appropriate setbacks (determined by site specific geologic surveys required as part of the subdivision) to prevent acceleration of cliff erosion. Mitigation measures to prevent cliff-face "weeping" should also be instituted.
  - 6.3 Prohibit off-shore dumping of sediments near kelp beds or reefs.
  - 6.4 Conduct a study to determine disposal sites for dredged material such that the material can aid in beach replenishment without significantly impacting major marine resources.
  - 6.5 Continue monitoring of organisms at the sewage outfall in conjunction with the Coastal Water Research project. Such monitoring will be used to determine the environmental impact of Santa Barbara's sewage outfall over a long term.
  - 6.6 Conduct a feasibility study on the construction of wastewater reclamation facilities, provided this can be accomplished without significant degradation of the groundwater basin.
- 7.0 Prime agricultural lands zoned for agricultural use shall be conserved wherever possible.
- 7.1 Develop a zoning classification for agricultural lands.
  - 7.2 Develop a program of incentives and regulations which would encourage the retention of prime agricultural land so zoned in that use.



8.0 The use of City-owned vacant properties for community gardens shall be encouraged.

- 8.1 Encourage the provision of small areas of community gardening where new multiple housing units are planned.
- 8.2 Inventory those City-owned lands which are vacant and have water service to the site.
- 8.3 Notify interested persons of the number, size and availability of vacant, City-owned lands which are suitable for use as new community gardens.

9.0 The biotic resources of the Harbor shall be maintained, so far as possible within the framework of the LCP and other Harbor Restoration Plans.

- 9.1 Construction which would substantially decrease the current rate of tidal flushing in the Harbor should be avoided if feasible alternatives are available.
- 9.2 Continue the study of littoral sand drift with the objective of developing feasible alternatives to additional breakwater construction to reduce sand deposition in harbor channels.
- 9.3 Evaluate the feasibility of onshore boat storage and pull-out facilities as an alternative to harbor expansion.
- 9.4 Provide for onshore disposal of toxic wastes from shipyard facilities.

10.0 Programs shall be developed to maintain a productive urban biotic community.

- 10.1 Prepare a Master Plan for the Andree Clark Bird Refuge. The Master Plan shall include:
  - a. Determination of existing biotic conditions in the Refuge.
  - b. A detailed management plan for restoration and maintenance of the Refuge.
  - c. Provisions for development of educational programs run by volunteers.
- 10.2 Require the City Parks Department and Animal Control to investigate the advisability of trapping dogs which are currently running loose in the Andree Park Bird Refuge. These animals would be returned to the owners only after payment of fines imposed under Section 6.08.030 of the Municipal Code.

- 10.3 Develop an ecological reserves program in conjunction with land-use suitability guidelines to acquire and/or preserve parcels within the City large enough to represent natural biotic communities.
- 10.4 Encourage the use of native or fire retardant shrubs or trees, particularly those that provide food for wildlife, in landscaping of golf courses and as a mitigation measure of land development.
- 10.5 Develop a program to regulate off-road recreation vehicle use within the City. The program should include:
  - a. Restrictions on ORV use to land already damaged by current use or areas of low ecological value as determined through land use suitability criteria.
  - b. License private property owners to develop ORV parks which are managed such that the deleterious impacts of ORV use (including wind and water erosion and sedimentation) are limited to those licensed areas.
  - c. Approve an ordinance designating ORV use on private and public lands (other than those areas licensed as ORV parks) a nuisance subject to fines if that use causes significant environmental impacts. A study should be made prior to ordinance approval to determine the amount of ORV use which causes significant environmental impact.

CITY OF SANTA BARBARA

MEMORANDUM

DATE: July 8, 1982  
TO: Planning Commission  
FROM: Planning Division MM/JMH  
SUBJECT: Implementation of Policies 9.5 and 11.5 of the  
LCP Land Use Plan Relating to Parking

Policy 9.5 of the LCP Land Use Plan reads as follows:

"All parking facilities shall be screened from public view in a method suggested by the City's Scenic Highways Element of the General Plan.

Actions

- Adopt a City parking/landscaping ordinance to reflect the above policy."

The related section of the City's Scenic Highways Element reads as follows:

"Adequate standards for the planning, location and design of the Cabrillo Boulevard realignment, if that occurs, should be applied in order to take advantage of the best scenic values within the corridor.

"Toward this end, planning and design for Cabrillo Boulevard should provide for roadside parking areas and look-outs wherever scenic vistas are warranted. Parking areas on the ocean side should be designed and treated in such a way as to preserve the view of the shoreline from the highway. A good example of such design can be found in Shoreline Park, where lots are depressed and landscaped so that their impact on the scenic vista is minimized."

In late 1980, the City revised its parking ordinance and adopted new requirements for landscaping, including provisions for screening of parking lots outlined in Section 28.90.050 (attached).

The Planning Staff believes that, to achieve the requirements of Policy 9.5, it is not necessary to amend the Parking Ordinance. The Coastal Overlay Zone could easily contain a provision requiring that parking lots placed on the ocean side of those streets closest to the ocean be depressed so as not to interrupt views. Another alternative would be to include a provision requiring that any parking lot anywhere in the Coastal Zone be depressed when its construction at natural grades would adversely affect coastal views.



Policy 11.5 of the LCP Land Use Plan reads as follows:

"All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements."

Actions

- The City shall investigate the creation of a Waterfront Area Parking District.
- The City, through its discretionary review of projects, shall individually evaluate the parking needs of new developments and may, based upon site-specific considerations, require parking in excess of the minimum ordinance requirements.

Instead of amending the Parking Ordinance, the Planning Staff proposes to include a finding for approval in the Coastal Overlay Zone regarding the provision of adequate parking.

CONCLUSION:

Instead of amending the Parking Ordinance, which applies City-wide, to include provisions relating only to the Coastal Zone, the Planning Staff is including findings for approval in the proposed Coastal Overlay Zone which would cover parking considerations found in Policies 9.5 and 11.5 of the LUP.

Attachment

JMH:wr/cer



g. The maximum grade for the driveway (vehicle ramp) serving a one-family dwelling shall not exceed sixteen percent (16%), except when the distance from the street pavement to the rearmost portion of any structure on the subject parcel is one hundred fifty feet (150') or less in which case the maximum grade shall not exceed twenty percent (20%).

4. BICYCLE PARKING. All bicycle parking facilities must be designed and constructed pursuant to the following:

a. All facilities intended for permanent use shall provide a method for securing or locking the bicycle. A rack or space shall be provided for locking both the frame and the wheels.

b. All bicycle areas shall be accessible and lighted, on an all-weather surface.

c. A typical bicycle space shall be a minimum of two and one-half (2-1/2) feet in width and six (6) feet in length or less, if a permanent device is provided to stand the bicycle on end. A backout or maneuvering space of approximately five feet (5') shall be provided. (Ord. 4063, 1980; Ord. 3710, 1974; Ord. 2585, 1957)

#### 28.90.050 Landscaping and Lighting.

1. GENERAL. In an effort to encourage the development of more attractive parking lots in commercial, industrial, and multiple-family use areas, to provide for attractive and durable screening between such parking lots and adjoining areas, and to lessen the effect of commercial and industrial uses upon adjoining residential uses, the following requirements shall be met. Landscape plans shall be prepared by an architect or landscape architect registered in the State of California, unless said requirement is waived by the Architectural Board of Review in projects containing fewer than twenty (20) parking spaces. The landscaping standards set forth below are required for all parking areas, parking lots, automobile service stations and automobile service stations/mini-markets except for one- or two-family dwellings.

2. FENCES AND WALLS. Where any parking area is for commercial, multiple-family residential, or industrial use and the parking area or driveway abuts property used for residential purposes, it shall be separated therefrom by an approved wall or fence at least six (6) feet in height, except (a) within ten (10) feet of a driveway extending onto a street and within twenty (20) feet of the front property line, the fence shall be three and one-half (3-1/2) feet in height as required by Santa Barbara Municipal Code §26.67.170.2(b); (b) within ten (10) feet of the front property line, the wall or fence shall be three and one-half (3-1/2) feet; (c) subject to approval by the Architectural Board of Review, said walls or fences may be lowered or eliminated in proportion to the degree of screening provided by differences in elevation, mounding, existing planting, and other similar factors.

3. PERIMETER PLANTERS. Where such parking areas and/or driveways abut a street, a planting area at least five (5) feet in depth shall be provided and an ornamental wall or fence three-and-one-half (3-1/2) feet in height shall be provided, except if the planting area is eight (8) feet or greater in depth and suitable screen planting is provided, the ornamental fence or wall may be omitted. Where parking areas or driveways abut a neighboring building or a property line not adjoining a street, a planting area at least five (5) feet in depth shall be provided. The Architectural Board of Review may waive the requirement regarding the five (5) foot planting area not adjoining a street where alternative landscape designs are presented that result in landscaping that is equally effective.

4. INTERIOR PLANTERS. In addition to the perimeter planters, there shall be planting areas to relieve the expanse of paving. Said interior planters shall be at least four (4) feet in width, and shall be located in such a way that there will be not more than eight (8) parking spaces without an intervening planter. Said planters shall have trees and either shrubs or groundcover.

5. GRADING. Grading should be utilized as much as possible to screen parking lots, by lowering or raising the parking area or by providing earth mounds or berms. If approved by the Architectural Board of Review, mounding or berms may be substituted for an ornamental wall or fence.

6. ORNAMENTAL WALLS OR FENCES. Ornamental walls or fences shall be subject to Architectural Board of Review approval and shall be constructed of materials compatible with adjacent buildings and surroundings.

7. PLANTING. Planting shall consist of trees, shrubs and groundcover. The use of drought tolerant plants is encouraged, as is the use of flowering vines on fences and walls. Trees shall be planted on a minimum ratio of one (1) tree per five (5) parking spaces, with at least two-thirds of the trees fifteen (15) gallon size or larger, and the balance not less than five (5) gallon.

8. CURB PROTECTION. Planters adjoining vehicular traffic areas shall be protected by concrete curbs or the equivalent, as approved by the Architectural Board of Review. The minimum dimensions listed herein may include the protecting curb.

9. RETAINING WALLS. Retaining walls shall be set back at least three (3) feet from parking areas and driveways and the footing design shall allow for appropriate planting in such intervening spaces.

10. PARKING LOT LIGHTING. Parking lot light fixtures placement shall be subject to approval by the Architectural Board of Review. Excessive glare shall not be permitted and the lights shall be arranged to reflect light away from adjoining residential property and streets.

11. IRRIGATION PLAN. A sprinkler system or drip irrigation system designed to provide complete coverage of all planted areas is required. (Ord. 4063, 1980.)

#### 28.90.060 Availability of Parking Spaces and Maneuvering Areas.

All required parking spaces and areas for maneuvering of vehicles on all parking lots shall be available for parking and maneuvering of motor vehicles and shall not be used for storage of any items inconsistent with such availability. (Ord. 4063, 1980.)

**VI. RECORD OF PUBLIC INPUT**



Public Hearings on  
LCP Phase III

<u>Hearing Board</u>	<u>Date</u>
Landmarks Committee	June 23, 1982
Harbor Commission	July 15, 1982
Parks and Recreation Commission	August 4, 1982
Planning Commission	June 10, 1982 July 8, 1982 July 22, 1982 August 26, 1982 October 7, 1982 October 14, 1982 January 13, 1983 April 14, 1983 May 12, 1983 November 8, 1984
City Council Ordinance Committee	August 10, 1982 August 31, 1982
City Council	September 7, 1982 September 21, 1982 September 28, 1982 October 5, 1982 October 12, 1982 October 26, 1982 November 2, 1982 November 9, 1982 November 16, 1982 December 7, 1982 January 18, 1983 January 25, 1983 July 26, 1983 December 11, 1984 January 2, 1985 January 22, 1985 February 5, 1985

Hearing Body	Date	Subject	Speakers & Comments	Comments/Actions
Landmarks Committee	6/23/82	Draft Waterfront Design Guidelines	- None	- Endorsed Guidelines
Parks and Recreation Commission	8/4/82	PR Zone, Waterfront Design Guidelines & Creek Guidelines	- None	- Endorsed Zone and Guidelines
Planning Commission	6/10/82	Public Hearing LCP Phase III:		
		1. ODM-1	<ul style="list-style-type: none"><li>- <u>Tom Arneson</u>, Chamber of Commerce - concerned with LUP findings and anti-demolition policy.</li><li>- <u>Tony Fischer</u>, attorney for W.D.W. &amp; Co. - noted that rezoning only encompasses portions some parcels; also concern regarding changes to M-1 zone. Suggested zone be called "Ocean Oriented."</li><li>- <u>Ron Cook</u>, attorney for Jock family - desired broader definition of allowed uses.</li><li>- <u>Harold Scala</u>, owner of Channel Paper - noted it was difficult to find tenants in the area.</li><li>- <u>William Forsleger</u>, building manager in the area, noted it was difficult to find tenants.</li><li>- <u>Chuck Dreier</u> inquired about effects on residential areas.</li></ul>	<ul style="list-style-type: none"><li>- Recommended adoption of OM-1 Zone with amendments: change title to "Ocean Oriented" from "Ocean Dependent," the zone shall provide for ocean-dependent and related industrial uses; include wording in the findings to allow non-ocean-related uses if land would otherwise have no <u>feasible</u> economic value.</li></ul>
		2. Clark Estate Rezoning from E-1 to PUD	<ul style="list-style-type: none"><li>- <u>James H. Hurley, Jr.</u>, attorney for Clark Estate - indicated no development planned now and does not oppose rezoning.</li></ul>	- Recommended rezoning to PUD.



## 3. WATS

## Guidelines

- Tom Arneson, Chamber of Commerce - questioned

- Recommended the adoption of WATS Guidelines.

- Priorities were set as had been established in the LUP.

## 4. Niotic

- None

## Communities

- Recommended that no further action is needed.

Planning  
Commission

7/8/82

Public Hearing  
LCP Phase III:

## 1. PR Zone

- Ms. Trescher, for La Mesa Improvement Assn. - requested continuance for more time to develop comments.

- Mrs. Gates inquired about beach access adjacent to lighthouse.

- Mr. Mackel, for S.B. Cemetery Assn. - asked about effects on a parcel owned by the cemetery.

- Mr. Suzuki, manager Montecito Country Club - inquired why Club was not zoned PR.

- Dave Mitchell, City Parks Dept. - requested that small parcel near Washington School not be zoned PR as will soon be sold.

- Continued to 7/22/82

- Staff noted that the PR zone applied only to publicly owned park and beach land.

## 2. HRC 1 &amp; 2

- Art Henzell, attorney for Park Plaza - concerned that ancillary uses such as conference facilities will be allowed.

- Julie Main asked about effect on Los Patos Way.

- Continued to 7/22/82

## 3. SD-3

- Tony Fischer, attorney for Bill Wright - expressed concern in "vested rights," "appealable developments," and change of intensity use.

- Mrs. Gates inquired regarding parking.

- Mr. Henzell questioned "vested rights."

- Continued to 7/22/82

- LUP policy requires parking for peak needs.

- "vested rights, appealable developments and intensity of use" are as defined by Coastal Act.

Date	Subject	Speakers & Comments	Comments/Actions
	4. Parking Ordinance	<ul style="list-style-type: none"> <li>- Tim Mahoney, Chamber of Commerce - questioned Policy 11.5 and provision of "peak" parking needs; requested the word "peak" be removed.</li> <li>- Mark Parker asked about depression of parking lots.</li> </ul>	<ul style="list-style-type: none"> <li>- Continued to 7/22/82</li> <li>- Provision of peak parking needs is a policy in LUP.</li> <li>- Necessary as area is a parking deficit area.</li> </ul>
	5. Waterfront Design Guidelines	<ul style="list-style-type: none"> <li>- Mark Parker concerned about height limits.</li> <li>- Dave Mitchell, City Parks Dept. - expressed interest in pursuing a new street tree plan.</li> </ul>	<ul style="list-style-type: none"> <li>- Continued to 7/22/82</li> <li>- City Charter limits heights in hotel zones to 45 feet. Guidelines are consistent with Charter.</li> <li>- Continued to 7/22/82</li> </ul>
	6. Waterfront Aesthetic Criteria	<ul style="list-style-type: none"> <li>- None</li> </ul>	
	7. Creek Guidelines	<ul style="list-style-type: none"> <li>- None</li> </ul>	<ul style="list-style-type: none"> <li>- Continued to 7/22/82</li> </ul>
	8. Housing	<ul style="list-style-type: none"> <li>- Mark Parker asked if rehabilitation of a building like Bekins would require the addition of new housing.</li> </ul>	<ul style="list-style-type: none"> <li>- Continued to 7/22/82</li> <li>- \$65590 requires replacement housing for demolition or conversion of affordable housing.</li> </ul>

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Planning  
Commission

7/22/82 LCP Phase III:

## 1. PR Zone

- Shirley Aggele, concerned citizen - felt that parcel of land adjacent to Washington School should be retained by the City for open space.
- Mr. Brooks, concerned citizen - felt land next to Washington School should remain a part of La Mesa Park and be zoned.
- Gary Ricks, attorney for Montecito Country Club - concerned that the map boundaries at the Club encompassed areas beyond the coastal zone.

- Recommended that property near La Mesa Park be retained by the City as open space to be zoned P-R.
- Recommended establishment of the PR zone excluding City College, Washington School, Mesa Lane, Thousand Steps.
- Requested staff to investigate Country Club boundary.
- Recommended SD-3 zone with wording amendments.
- Heights limited by Charter. Setback modification procedures already established.

Hearing Body	Date	Subject	Speakers & Comments	Comments/Actions
		3. Parking Ordinance	- None	- Recommended no need for amendments.
		4. Waterfront Area Design Guidelines	- None	- Recommended adoption of Guidelines.
		5. Waterfront Aesthetic Criteria	- None	- Recommended adoption of criteria.
		6. Creek Protection Guidelines	- None	- Recommended adoption of Creek Guidelines.
		7. HRC 1 & 2	<ul style="list-style-type: none"> <li>- Art Henzell, attorney for Park Plaza - asked if the Park Plaza Hotel/Conference Center had been rezoned to HRC-1 at the last meeting.</li> <li>- Tim Mahoney, Chamber of Commerce - concerned about the required setbacks.</li> </ul>	<ul style="list-style-type: none"> <li>- Recommended HRC 1 &amp; 2 zones with amendment to "three stories not to exceed 45 feet," and to allow ancillary uses such as conference facilities.</li> <li>- Staff noted the intent was to decrease development intensity to assure view corridors.</li> </ul>

Planning Commission	7/22/82	LCP Phase III:		
		1. Rezoning southeast corner Salinas St. & Old Coast Highway	- None	- Recommended rezoning from C-P to R-3.
		2. Rezoning between Salinas St. & Old Coast Highway	- None	- Recommended rezoning from R-4 to R-3.

Date	Subject	Speakers & Comments	Comments/Actions
	3. Rezoning Kingswood Village & East Beach Condos and boundary change amendment	- Stan Abbott, attorney for owners of Kingswood Village and East Beach Condos - requested continuance for two weeks for time to respond.	- Recommended rezoning from R-4 to R-3 and boundary amendment with comment that reconsideration would be granted at next meeting if Mr. Abbott so requested.
	4. Rezoning between Cabrillo Blvd.; SPRR and Salsipuedes St.	- None	- Recommended rezoning from M-1 to IIRC-2.
	5. Change LCP map designation at southwest corner of Montecito and Castillo Streets	- None	- Recommended LCP map designation change from Hotel & Residential to Commercial.
	6. Rezoning Las Gaviotas subdivision	- None	- Recommended rezoning from E-1 to A-1.
	7. Rezoning southeast corner of Cliff Dr. and Light-house Rd., and change land use designation	- None	- Recommended rezoning from R-2 C-P to E-3 and change land use designation from Commercial to Residential 5 dwellings/acre.



## Comments/Actions

## Speakers &amp; Comments

- Recommended adoption of HC zone, rezoning from C-M to HC and extend zone to include wharf and entire harbor.

- Recommend amendment to Conservation Element.

- Recommend amending zoning ordinance regarding cultural resources.

- Recommended that in the HRC zone, second and third floors allow general office uses with a CUP, giving priority to uses allowed in the Coastal Act.

8. Rezoning Harbor area and extend zone - None

9. Amendment to Conservation Element for protection of paleo-logical resources - None

10. Add section to Municipal Code to protect cultural resources - None

Building heights in Waterfront Area - Mark Parker interested in potential of Rekins building; would height modifications be allowed, would other than ocean-related office uses be allowed on the second and above floor, requested C-M zoning.

- Hearing set for 9/21/82

Set the date for public hearing for LCP Phase III - None

City Council 9/21/82 LCP Phase III rezonings and minor amendments:

Introduce Ordinances and Public Hearing:

1. Rezoning - None  
corner of  
Salinas St.  
& Old Coast  
Highway

- Introduced the rezoning ordinance.

2. Rezoning - None  
between  
Salinas St.  
& Old Coast  
Highway

- Introduced the rezoning ordinance.

3. Introduce ordinance rezoning Kingswood Village and East Beach Condos

- Amy Albano, for Kingswood Village Tenants' Assn. - supported rezoning to preserve homes.
- Eric Hvolboll, attorney for Hughtette Clark - affirmed Mrs. Clark's support of the rezoning.
- Tom Winfield, attorney for Dade Properties - requested continuance for 30 days to permit discussion with Coastal Commission staff or be referred back to Planning Commission for reconsideration as hotel use on the property had not been considered. He questioned the appropriate zoning for the property and suggested that Hotel-Commercial zoning would correspond to neighboring properties. He referred to Coastal Act sections, indicating that the use of private lands for visitor-serving uses shall have preference over private residential development. Rezoning would not "protect and encourage visitor services." He pointed out that the zone change required environmental review under CEQA.

- Continued to 9/28/82 to allow City Attorney to address Mr. Winfield's comments.
- Staff indicated that the City's LCP encourages the protection of housing opportunities and that at the time the LUP was certified, an evaluation of existing visitor-serving uses had shown the City provided adequate land.
- Mayor indicated that a new mixed use zone had been created in the coastal zone to encourage housing.
- Rezoning to carry out the LCP were given statutory exemption from CEQA.

5. Introduce ordinance rezoning corner of Lighthouse Rd. and El Faro - None
- Introduced ordinance to rezone.
6. Introduce ordinance rezoning Las Caviotas Subdivision - None
- Introduced ordinance to rezone.
7. Introduce ordinance rezoning Clark Estate - None
- Introduced ordinance to rezone.
- 8a. Introduce ordinance establishing PR zone - Emerson Smith, sailing instructor at UCSB -  
recommended dredging West Beach area to create a quiet water area.
- Continued to 9/28/82
- Quiet sailing area to be addressed in Harbor Master Plan.
- 8b. PR rezoning - Continued to 9/28/82
9. HC zone - Continued to 9/28/82
10. OM-1 zone - Continued to 9/28/82
11. HRC 1 & 2 zone - Continued to 9/28/82
12. SD-3 zone - Continued to 9/28/82

City Council      9/28/82      LCP Phase III  
rezonings and  
minor amend-  
ments:

Introduce  
Ordinances and  
Public Hearing:

1. Rezone portion of Kingswood Village and East Beach Condos
  - Tom Winfield, attorney representing Dade Securities and L'Ermitage Hotel - argued that now property would have two zonings, which is contrary to the Zoning Ordinance, unless otherwise recommended by the Planning Commission. Requested continuance to meet with City and Coastal Commission staff.
  - Amy Albano, Kingswood Tenants' Assn. - reaffirmed support for rezoning as Kingswood was a home to almost 300 families.

- Introduced ordinance to rezone Kingswood Village and East Beach Condos.
- Noted Planning Commission could act on zone boundary alignment before ordinance adoption.
- Declared new ordinance relating to LCP amendments (boundary changes and rezoning at Kingswood, El Faro and Montecito St.) a project and referred it to environmental review

2. Establish PR zone and rezone properties
  - None

- Introduced ordinance to establish zone and requested preparation of rezoning ordinance. Zoned parcel near Washington School "PR."

3. Establish HC zone and rezone properties
  - None

- Introduced ordinance to establish zone and requested preparation of rezoning ordinance.

4. Establish OM-1 zone and rezone properties
  - None

- Introduced ordinance to establish zone and requested preparation of rezoning ordinance.

5. Establish HRC 1 & 2 zones and rezone properties
  - None

- Introduced ordinance to establish zone and requested preparation of rezoning ordinance.



6. Establish SD-3 zone and rezone properties	- None	- Introduced ordinance to establish zone and requested preparation of rezoning ordinance.
Adoption of ordinance rezoning property at Lighthouse/ El Faro	- None	- Reconsidered adoption of the ordinance. - Referred for environmental review.
Adoption of ordinance rezoning property at corner of Salinas St. & Old Coast Highway	- None	- Ordinance adopted.
Adoption of ordinance rezoning property between Salinas St. & Old Coast Highway	- None	- Ordinance adopted.
Adoption of ordinance rezoning Las Gaviotas subdivision	- None	- Ordinance adopted.
Adoption of ordinance rezoning Clark Estate	- None	- Ordinance adopted.

Hearing Body	Date	Subject	Speakers & Comments	Comments/Actions
City Council	10/5/82	Adoption of ordinance rezoning Kingswood Village and East Beach Condos	- John Poucher, for owners of Kingswood Village - requested continuance as Mr. Winfield was unable to attend meeting.	- Continued to 10/26/82 - Referred to Planning Commission to act on alignment of zone boundary as it does not follow parcel lines.
		Adoption of PR zone ordinance	- None	- Ordinance adopted.
		Adoption of HC zone ordinance	- None	- Ordinance adopted.
		Adoption of OM-1 zone ordinance	- None	- Ordinance adopted.
		Adoption of HRC 1 & 2 zone ordinance	- None	- Ordinance adopted.
		Adoption of SD-3 zone ordinance	- None	- Ordinance adopted.
		Public Hearings on Ordinances and Guidelines for Phase III:		
		1. Adoption of resolution for WATS, Creek, Design and Aesthetic Criteria Guidelines	- None	- Resolution adopted.

- Requested a meeting with Street Tree Committee and Waterfront Design Subcommittee.

- Resolution adopted.

- Ordinance introduced.

- Ordinance introduced.

- Continued to 10/14/82 to allow property owner time to respond.

2. Restudy  
waterfront  
street tree  
program

- None

3. Adoption  
of reso-  
lution to  
amend Weis-  
sman Safety  
and Con-  
serva-  
tion  
Element  
for bluff  
and paleon-  
tological  
protection

- None

4. Introduce  
ordinance  
protecting  
cultural  
resources

- None

5. Introduce  
ordinance  
expanding  
El Pueblo  
Viejo  
District

- None

Zoning  
Boundaries  
for Kings-  
wood Village

- None

10/7/82

Planning  
Commission

Hearing Body	Date	Subject	Speakers & Comments	Comments/Actions
Planning Commission	10/14/82	Determination of zone boundaries for Kingswood Village	- Tom Winfield, attorney for owners of El Escorial Hotel - noted that Kingswood Village Apartments ceased to exist on August 30, 1982; he felt there was no logical reason to establish a zone boundary where it was proposed; recommended rezoning entire parcel.	- Recommended that zone lines not follow existing parcel lines to conform with adopted LCP as there is an internal boundary made up of a private street which separates the uses on the property.
City Council	10/12/82	Adoption of ordinance for protection of paleontological resources	- None	- Ordinance adopted.
		Adoption of ordinance expanding El Pueblo Viejo District	- None	- Reintroduced ordinance as format had been amended.
City Council	10/26/82	Adoption of ordinance rezoning Kingswood Village and East Beach Condos	- Tom Winfield, attorney for Dade Securities - opposed zone change; requested continuance to work out solution with staff and Council.	- Continued to 11/9/82
		Adoption of ordinance expanding El Pueblo Viejo District	- None	- Ordinance adopted.



Hearing Body	Date	Subject	Speakers & Comments	Comments/Actions
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City Council 11/2/82 Adoption of ordinance rezoning property to PR - None - Ordinance adopted.

Adoption of ordinance rezoning property to HC - None - Ordinance adopted.

Adoption of ordinance rezoning property to OM-1 - None - Ordinance adopted.

Adoption of ordinance rezoning property to HRC 1 & 2 - None - Reintroduced ordinance as a typographical error had been made.

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City Council 11/9/82 Introduction of ordinance rezoning property to SD-3 - None - Continued to 1/18/83 to allow preparation of a map to describe the boundaries.

Adoption of ordinance rezoning property to HRC 1 & 2 - None - Ordinance adopted.

Adoption of  
ordinance  
rezoning  
Kingswood  
Village and  
East Beach  
Condos

- Tom Winfield, attorney for Dade Securities - requested a time certain for continuance

- Continued to 11/16/82
- City Administrator noted that a time certain would be set.

City Council 11/16/82

Adoption of  
ordinance  
rezoning  
Kingswood  
Village and  
East Beach  
Condos

- None

- Continued to 12/7/82

City Council 12/7/82

Adoption of  
ordinance  
rezoning  
Kingswood  
Village and  
East Beach  
Condos

- Amy Albano, tenant at Kingswood - inquired about who attended closed session meetings.

- Ordinance tabled.
- It was indicated who generally attended closed session meetings.

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City Council 1/18/83

Introduction  
of ordinance  
rezoning  
properties to  
SD-3

- None

- Ordinance introduced.

City Council 1/25/83

Adoption of  
of ordinance  
rezoning  
properties to  
SD-3

- None

- Ordinance adopted.

Hearing Body	Date	Subject	Speakers & Comments	Comments/Actions
		Schedule work session on development priorities and WATS Guidelines in coastal zone	- None	- Work session set for 2/8/83.
City Council/ Planning Commission	2/8/83	Joint work session on development priorities and WATS points	- None	- Discussion held.
Planning Commission	4/14/83	Discussion of revised WATS points Guidelines and Allocation System	- <u>Tony Fischer</u> , attorney - inquired about a moratorium in the Waterfront Area. - <u>Tim Mahoney</u> , Chamber of Commerce - supported the guidelines as originally adopted.	- Recommended amending page 2, Part V, LCP Implementation Program to recommendations of Public Works and technical traffic studies by traffic engineers. - Staff noted there was no moratorium currently. - Continued to 5/12/83
Planning Commission	5/12/83	Review of revised WATS Guidelines	- <u>Tony Fischer</u> , attorney - asked for definition of development and which projects would be assessed deficiency points.	- Recommended adoption and inclusion of revised Guidelines into LCP Phase III. - Coastal Act defined "development."
City Council	7/26/83	Review of revised WATS system	- None	- Endorsed revised WATS system to be included in LCP Phase III. - Adopted resolution establishing development priorities.

## Comments/Actions

## Speakers &amp; Comments

## Subject

## Date

## Hearing Body

- Recommended rezoning of Kingswood Village and East Beach Condos as it carries out the LUP which is not a point in the settlement agreement.

- Tom Winfield, attorney for El Escorial Hotel - requested a continuance to December 12, 1984; stated downzoning is a breach of the settlement agreement.
- Letter from East Beach Homeowners Assn., 11/4/84.
- Sam Murphy, resident 6658 Del Parque - noted majority of residents are opposed to using the condos as hotel units and time-share.
- Tony Fischer, attorney for Sheraton Hotel - supported rezoning, concern for protecting housing and quality of life.
- Ann Belmar, resident East Beach Condos - opposed to downzoning as it devalued the property.

- Continued to 1/2/85

City Council 12/11/84 Rezoning of Kingswood Village and East Beach Condos

In support of rezoning:

- Vicky Blum, Network
  - Nic Paget-Clarke, Tenants Union
  - Sam Murphy, owner East Beach Condo
  - Tony Fischer, attorney for Sheraton
- Opposing rezoning:
- Tom Winfield, attorney for El Escorial
  - Don Sharpe, architect for El Escorial
  - Annabelle Morelhardt, owner East Beach Condo

Other:

- Don Smith, tenant, Kingswood Village - questioned likelihood of rent increases.
- Provisions of settlement agreement restricted rent increases.

City Council 1/2/85 Hearing on rezoning Kingswood Village and East Beach

- Approved rezoning of properties and directed preparation of two separate ordinances: one for the Kingswood Village property and one for the East Beach Condos.

- Dick Dwan, resident East Beach Condos - supported downzoning for East Beach Condos.
- Tom Winfield, attorney - opposed downzoning.
- Louise Boucher, Citizens Planning Assn. - support the staff and City Attorney recommendations.
- Tony Fischer, attorney for Sheraton Hotel.



Hearing Body	Date	Subject	Speakers & Comments	Comments/Actions
City Council	1/22/85	Rezoning of Kingswood Village and East Beach Condos; introduction of ordinances	- None	- Introduced ordinances.
City Council	2/5/85	Adoption of Kingswood Village/East Beach Condos rezoning ordinances		- Ordinances adopted.

VII. RESOLUTION NO. 85-095 REGARDING PHASE III IMPLEMENTATION

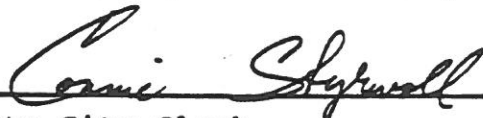
STATE OF CALIFORNIA  
COUNTY OF SANTA BARBARA  
CITY OF SANTA BARBARA

SS

I, RICHARD D. THOMAS, City Clerk in and for the City of Santa Barbara, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of the original  
Resolution No. 85-095 of the Council of the City of Santa Barbara, which was duly and regularly adopted by said Council of the City of Santa Barbara at a regular meeting of said Council held July 9, 1985.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of said City to be affixed this 9th day of July, 1985.

(SEAL)

  
Deputy City Clerk  
City of Santa Barbara

**RECEIVED**

JUL 11 1985

CITY PLANNING DEPARTMENT  
SANTA BARBARA, CALIF.

RESOLUTION NO. 85-095

A RESOLUTION OF THE COUNCIL OF  
THE CITY OF SANTA BARBARA FINDING  
THE PHASE III IMPLEMENTATION OF  
THE CITY'S LOCAL COASTAL PROGRAM  
CONSISTENT WITH THE CITY'S COASTAL  
LAND USE PLAN AND CERTIFYING THAT  
IT WILL BE CARRIED OUT IN CONFORMITY  
WITH THE STATE COASTAL ACT.

WHEREAS, in June 1981, the State Coastal Commission  
certified the Land Use Plan of the City's Local Coastal Program; and

WHEREAS, Section 30513 of the Coastal Act requires  
the City to submit to the Coastal Commission the zoning ordinances,  
zoning maps and other implementing actions to carry out the Land Use  
Plan; and

WHEREAS, the Landmarks Committee, Harbor Commission  
and Parks and Recreation Commission held public hearings and endorsed  
portions of the implementing actions; and

WHEREAS, the Planning Commission held noticed public  
hearings regarding the implementing actions and recommend approval to  
the City Council; and

WHEREAS, the City Council held noticed public  
hearings where they considered the Staff and Planning Commission  
recommendations and received public input regarding the proposed  
implementing actions; and

WHEREAS, the City Council approved the various  
guidelines, General Plan Amendments, zoning ordinances and rezoning of  
properties necessary for Phase III Implementation;

NOW, THEREFORE, BE IT RESOLVED that the City Council  
finds the Phase III Implementation package (Exhibit A) to be prepared in  
accordance with the City's Coastal Land Use Plan and further certifies  
that the City's Local Coastal Program is intended to be carried out in a  
manner fully in conformity with the State Coastal Act.

Adopted July 9, 1985