



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 11, 2024
AGENDA DATE: July 18, 2024
SUBJECT: **Five-Year Review of Uses in the Harbor Commercial Zone**
TO: Planning Commission
FROM: City of Santa Barbara Waterfront Department
 Cesar Barrios, Waterfront Business Manager
 Mike Wiltshire, Waterfront Director

I. PROJECT DESCRIPTION

The Harbor Commercial (HC) Zone strives to assure that the Santa Barbara Harbor (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, the HC Zone is intended to provide a desirable environment by preserving and protecting surrounding land uses in terms of light, air and existing visual amenities.

Santa Barbara Municipal Code §28.70.030 requires that, at least every five years, the Harbor Commission 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.

On March 21, 2024, the Harbor Commission reviewed the current mix of uses in the HC Zone and found them to be adequate to ensure that Santa Barbara Harbor remains a working harbor (see Exhibit A for Harbor Commission Meeting Minutes). A Memorandum to the Harbor Commission prepared by Waterfront Department staff, which contains a complete discussion of the current mix of uses, is provided in Exhibit B.

II. RECOMMENDATION

Staff recommends the Planning Commission review the extent and nature of the uses in the harbor and shoreline area of the Harbor Commercial (HC) Zone, discussed in Exhibit B, and confirm the uses are consistent with the purpose and intent of SBMC Chapter 28.70.



Zoning Map: Harbor Commercial (HC) Zone with Coastal Overlay (S-D-3) in teal

III. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Per SBMC Chapter 28.70, the primary uses within the Harbor must be ocean-dependent; and visitor-serving uses must be secondary. However, Stearns Wharf may be a mixture of visitor-serving, and ocean-dependent and ocean-related uses. The ordinance further defines what are considered acceptable uses for each.

The following ocean-dependent uses are identified as acceptable primary uses within the Harbor:

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

The following visitor-serving uses are identified as acceptable secondary uses within the Harbor:

- Museums and other cultural displays relating to the ocean.
- Bait and tackle shops.
- Boat sales, storage, construction and/or repair.
- Diving gear, boat, surfing and other ocean-related equipment rental.
- Fast food restaurants, other restaurants, and restaurants with entertainment and meeting facilities used in conjunction with the restaurant.
- Marine equipment and accessories sales and/or repair.
- Marine storage.
- Marine surveyor.
- Offices of businesses or persons engaged exclusively in ocean-related activities.
- Public parking lots.
- Sail manufacturing and/or repair.
- Seafood sales and processing.
- Marine oriented specialty and gift shops.
- Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
- Household hazardous waste collection facilities as defined in Chapter 28.04 of this title and exclusively serving the area within the H-C Zone.
- Other ocean-related uses as deemed appropriate by the Planning Commission.

Lastly, the following of visitor-serving, and ocean-dependent and ocean-related uses are identified as acceptable uses within Stearns Wharf:

- Art galleries.
- Bait and tackle shops.
- Boat sales, storage, construction and/or repair.
- Diving gear, boat, surfing and other ocean-related equipment rental.
- Fast food restaurants, other restaurants and restaurants with entertainment facilities used in conjunction with the restaurant.
- Marine equipment and accessories sales and/or repair.
- Marine service stations.
- Marine storage.
- Marine surveyors.

- Museums and other cultural displays relating to the ocean.
- Offices of businesses or persons engaged in ocean-related activities.
- Sail manufacturing and/or repair.
- Seafood sales and processing.
- Specialty and gift shops.
- Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
- Other ocean-dependent, ocean-related and visitor-serving uses as deemed appropriate by the Planning Commission.

B. COASTAL CONSISTENCY

The H-C Zone is located within the Appealable Jurisdiction of the Coastal Zone. Approval of all “development” (as defined by the Coastal Act)¹, requires approval of coastal permits, and must be found consistent with the California Coastal Act and the City’s Local Coastal Program (LCP) which implements the California Coastal Act. It should be noted, no development is being considered under this review by the Planning Commission.

The H-C Zone is in the Waterfront Component of the Land Use Plan (LUP), which encompasses the land area south of Cabrillo Boulevard to the Pacific Ocean, including Stearns Wharf and the Harbor facilities, stretching from the westerly end of Leadbetter Beach to the easterly end of East Beach. The LUP states that 80 percent of the land use of this area is Parks/Open Space, with the remaining 20 percent being the Harbor and Stearns Wharf, which include a mixture of visitor-serving, coastal-related, and coastal dependent uses.

This Component provides important beach access and visitor-serving, recreational, and coastal dependent services as well as sensitive lagoon and estuary habitats. As it is directly on the low-lying coast, this is the area most vulnerable to the impacts of coastal flooding and beach erosion, intensified by sea level rise.

IV. ENVIRONMENTAL REVIEW

The Planning Commission’s review is a confirmation of approved uses. No development is proposed as part of this review. Environmental review is required for any development proposals or improvements, during the coastal permit process.

¹ “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).”

V. RECOMMENDED FINDINGS

The Planning Commission finds the uses identified in Exhibit B of the Planning Commission staff report dated July 11, 2024, to be consistent with the uses allowed in SBMC Chapter 28.70.

VI. NEXT STEPS

The Harbor Commission, in conjunction with the Waterfront Department, will continue to review and manage the uses within the HC Zone, and will return to the Planning Commission for the next five-year review in 2029.

Exhibits:

- A. Harbor Commission Meeting Minutes for March 21, 2024
- B. City of Santa Barbara Waterfront Department Memorandum, dated March 21, 2024

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132-A Harbor Way, Santa Barbara, CA 93109
Phone: (805) 564-5525



**CITY OF SANTA BARBARA
HARBOR COMMISSION**

REGULAR MEETING MINUTES

**March 21, 2024 at 6:30 p.m.
Santa Barbara City Hall, Council Chambers
735 Anacapa Street, Santa Barbara, CA 93101
www.SantaBarbaraCA.gov**

CALL TO ORDER

Chair Stedman called the meeting to order at 6:30 p.m.

ROLL CALL

Commissioners Present:

- John Stedman, Chair
- Adam Stanowick, Vice Chair
- Suzanne Cohen
- Kate Ford
- Michael Nelson
- Merit McCrea

Commissioners Absent:

- Seth Anderson

Commission Liaisons Present:

- None

Staff Present:

- Mike Wiltshire, Waterfront Director
- Cesar Barrios, Waterfront Business Manager
- Niko Lopez, Administrative Assistant

CHANGES TO THE AGENDA

There were no changes to the Agenda

GENERAL PUBLIC COMMENT

Members of the Public: Patrick Boyle; Chris Voss

WORKGROUP REPORTS

Vice-Chair Stanowick stated that the Budget Workgroup met on March 14, 2024 with the Waterfront Department and reviewed components of the proposed Fiscal Year (FY) 2025 budget. Vice-Chair Stanowick mentioned that there is a tentative Budget Workgroup meeting scheduled for April 11, and a Special Harbor Commission meeting scheduled for April 24 to allow the full Commission to discuss the budget before the May 16th Harbor Commission meeting.

Commissioner Ford announced that the Strategic Planning Workgroup met on March 13, 2024 with Director Wiltshire to discuss challenges, perspectives, and outcomes of a strategic planning process. They shared initial aspirations for the workgroup. The Workgroup plans to review existing planning documentation including the Local Coastal Program Land Use Plan and Vision 2030 Performance Metrics. A future Workgroup meeting will be scheduled prior to bringing information back to the full Harbor Commission.

CONSENT CALENDAR

Motion:

- Commissioners Cohen/Ford to approve the Consent Calendar with the following change: add *'and forward to City Council as they were written by the workgroup'* to Motion 5 of Item 4 so that it reads *"Commissioners Cohen/Anderson to approve recommendations 6, 9, 10, 11, 22 as described in Attachment 5 of the staff report and forward to City Council as they were written by the workgroup."*

Vote:

- Unanimous roll call vote (Absent: Commissioner Anderson)

1. Approval of the Minutes

Recommendation: That Harbor Commission waive further reading and approve the Minutes from the Regular Meeting of February 15, 2024.

NEW BUSINESS

2. Five-Year Lease Agreement with the National Oceanic and Atmospheric Administration

Recommendation: That Harbor Commission recommend City Council approve a five-year lease agreement with the National Oceanic and Atmospheric Administration for office space located at 113 Harbor Way, at a rent of \$1,505 per month.

Documents:

- PowerPoint presentation prepared by staff
- March 21, 2024, report prepared by the Waterfront Business Manager

Speakers:

- Staff: Waterfront Business Manager Cesar Barrios; Waterfront Director Mike Wiltshire
- Members of the Public: None

Motion:

- Commissioners McCrea/Nelson to recommend City Council approve a five-year lease agreement with the National Oceanic and Atmospheric Administration for office space located at 113 Harbor Way, at a rent of \$1,505 per month.

Vote:

- Unanimous roll call vote (Absent: Commissioner Anderson)

3. Five-Year Review of Uses in the Harbor Commercial Zone

Recommendation: That Harbor Commission:

- A. Review the extent and nature of the uses in the Harbor and shoreline area of the Harbor Commercial Zone per Municipal Code section 28.70.030; and
- B. Recommend to the Planning Commission that the present mix of uses will ensure that the Harbor remains a working Harbor.

Documents:

- PowerPoint presentation prepared by staff
- March 21, 2024, report prepared by the Waterfront Business Manager

Speakers:

- Staff: Waterfront Business Manager Cesar Barrios; Waterfront Director Mike Wiltshire
- Members of the Public: Kim Selkoe

Motion:

- Commissioners McCrea/Ford to recommend to the Planning Commission that the present mix of uses will ensure that the Harbor remains a working Harbor.

Vote:

- Unanimous roll call vote (Absent: Commissioner Anderson)

4. Discussion on City Council Revisions of Citywide Guidelines for Advisory Groups

Recommendation: That Harbor Commission receive an update from staff on City Council's efforts to revise the Guidelines for the City of Santa Barbara Advisory Groups. Discuss and take action as necessary.

Documents:

- PowerPoint presentation prepared by staff
- March 21, 2024, report prepared by the Waterfront Director

Speakers:

- Staff: Waterfront Director Mike Wiltshire
- Members of the Public: None

Discussion:

- Commissioner's questions were answered

DEPARTMENT UPDATE

5. Director's Report

- Cancellation of Leadbetter Restroom Project
- Upcoming Harbor Commission Topics

Documents:

- PowerPoint presentation prepared by staff
- March 21, 2024, report prepared by the Waterfront Director

Speakers:

- Staff: Waterfront Director Mike Wiltshire
- Members of the Public: None

Discussion:

- Commissioner's questions were answered

COMMISSION AND STAFF COMMUNICATIONS

Commissioner McCrea requested information related to any possible changes to how Harbor Patrol officers are armed in the future. Director Wiltshire reminded the Commission that this was not an agenda item and stated that SB2 will have more requirements for law enforcement officers and that the Waterfront Department is working through that now.

Vice-Chair Stanowick thanked staff for the email related to future important council items. Chair Stedman reiterated this and stated that communications from staff have been regular.

ADJOURNMENT

Motion:

- Commissioner Cohen to adjourn the meeting at 8:04 p.m.

Vote:

- Unanimous voice vote (Absent: Commissioner Anderson)

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: March 21, 2024
To: Harbor Commission
From: Mike Wiltshire, Waterfront Director
Subject: **Five-Year Review of Uses in the Harbor Commercial Zone**

RECOMMENDATION: That Harbor Commission:

- A. Review the extent and nature of the uses in the Harbor and shoreline area of the Harbor Commercial Zone per Municipal Code section 28.70.030; and
- B. Recommend to the Planning Commission that the present mix of uses will ensure that the Harbor remains a working Harbor.

BACKGROUND:

Municipal Code section 28.70.030.D. (Attachment 1) mandates that "At least once every five (5) years from March 30, 1993, the Board of Harbor Commissioners shall review the extent and nature of the uses existing in the Harbor and shoreline area of the Harbor Commercial Zone (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 report is also forwarded to the California Coastal Commission.

EXECUTIVE SUMMARY:

In 2019 the California Coastal Commission certified the Coastal Land Use Plan, replacing the previous Harbor Master Plan, in which it identified and defined "Ocean-Dependent/Ocean-Related" and "Visitor Serving" uses as being the primary uses allowable in the HC Zone. This report summarizes the existing uses in the HC Zone to ensure that the Harbor remains within the guidelines established in the Coastal Land Use Plan, the Local Coastal Plan, and within the scope of the Zoning Ordinance.

This report reviews lease changes, marina slip uses, commercial fishing and other harbor area businesses uses.

DISCUSSION:

1. OCEAN-DEPENDENT USES

Ocean-dependent uses include those uses that ensure the Harbor will remain a working harbor. The Harbor currently includes 20 ocean-dependent uses occupying 15,840 square feet of interior space and 176,012 square feet of exterior

space (Attachment 2). Ocean-dependent uses range from boat mooring and marine-oriented government facilities (Channel Islands National Marine Sanctuary offices) to a boatyard /repair facility and a marine fuel dock.

1.A. Ocean-Dependent Changes in Use

There have been no changes in use since 2019.

1.B. Ocean-Dependent Lease Changes

There have been no Ocean Dependent Lease changes since 2019

2. OCEAN-RELATED USES

Ocean-related uses are considered secondary harbor uses that aid in ensuring the harbor remains a working harbor as well as providing a desirable environment for the public. Currently there are 14 ocean related uses occupying 17,156 square feet of interior space and 1,276 feet of exterior space (Attachment 3). Ocean-related uses include the Santa Barbara Maritime Museum, a retail diving gear shop (Blue Water Hunter), ocean-related offices (Santa Barbara Fish Market headquarters), and marine equipment (Ocean Aire Electronics), to name a few.

2.A. Ocean-Related Changes in Use

There have been no changes in use since 2019.

2.B. Ocean-Related Lease Changes

There have been no Ocean-Related Lease changes since 2019.

3. VISITOR-SERVING USES

Visitor-serving uses are considered secondary harbor uses that aid in ensuring the harbor remains a working harbor as well as providing a desirable environment for the public. Currently there are 13 visitor-serving uses occupying 20,827 square feet of interior space and 4,160 feet of exterior space (Attachment 4). Visitor-serving uses include primarily restaurant and retail establishments.

3.A. Visitor-Serving Changes in Use

There have been no changes in use since 2019.

3.B. Visitor-Serving Lease Changes

There have been no Visitor-Serving Lease changes since 2019.

4. **STEARNS WHARF USES**

The 1980 Coastal Development Permit for rehabilitating Stearns Wharf states that the “building area will be utilized predominantly for visitor serving commercial uses...” The Wharf remains predominantly visitor serving (Attachment 5). There are currently 16 businesses operating on Stearns Wharf occupying 32,720 square feet of interior space and 13,883 square feet of exterior space. Stearns Wharf uses are made up primarily by restaurant and retail establishments and include Moby Dick Restaurant, Char West and the Santa Barbara Shellfish Company, to name a few.

4.A. **Stearns Wharf Changes in Use**

There has been no change in use since 2019.

5. **EXPIRING LEASES & VACANCIES**

Twenty Five (25) Harbor leases and four (8) Stearns Wharf leases will expire during the next five years. It is anticipated that most of the tenants will renew their leases. During the leasing process, the Department will evaluate each business use in accordance with the Local Coastal Plan and City lease criteria.

6. **COMMERCIAL FISHING**

A variety of commercial fisheries operate out of the harbor. The California Department of Fish and Wildlife’s 2022 report for Santa Barbara commercial fisheries (latest data available) is expressed both in landings and “ex vessel” value (money paid directly to fishermen for their catch). Results reflect an ongoing trend in decreased landings over the past few years, combined with steady overall value.

Landings: Sea urchins continued as the chief contributor to Santa Barbara’s port landings, at 1.1 million pounds, followed by red rock crab (280,000 pounds), California lobster (279,000 pounds), sablefish (182,993 pounds), yellow rock crab (165,000 pounds), and Rockfish (77,000 pounds). Notable in this data, however, is the continuous drop-off in the urchin landings in several years, due primarily to environmental fluctuations that have depleted some island kelp stocks, the animals’ primary food stock.

Value: While landings have slightly decreased, the value of those landings has remained steady at about \$14 million, equivalent to about \$35 million in overall economic benefit, considering ancillary value to trucking firms, ice providers, distributors, retail stores, restaurants, and such. The notable trend here is the growing disparity between landings, trending downward, and value, remaining

steady. It should be noted, however, that all fisheries are sustainably harvested, regulated by state and federal agencies.

7. SLIP USES

Approximately 5-7% (60-82) of harbor slips are used by commercial fishing vessels, 88% (983) are occupied by recreational vessels and an additional 6% (64) are for miscellaneous use such as visitor berthing, yacht brokerage slips, and slips for federal and local government vessels. Approximately 83 slips are used by persons who live aboard their vessels, a decrease of 17 since 2019. Currently, there is no wait list for liveaboard permits. The permits are available at the Waterfront offices for \$143 per month (as of July 1, 2023).

Approximately 43 designated slips are reserved for vessels visiting the Harbor. In addition to these slips, Harbor Patrol makes permitted slips available as visitor slips when resident vessels leave the Harbor for extended periods. Visitor slips are used by both commercial and pleasure boats. On average, 83 slips have been available for visitor's use each month during the last five years. Over the past five years, an average of 16 of the 83 visitor slips were used by commercial vessels, 23 were used by recreational boats, and the remaining 44 were unoccupied.

8. PERMITTED MOORING AREA

In 2006 the City implemented a permitted mooring area east of Stearns Wharf, the goal of which is to reduce the number of vessel groundings on East Beach and provide additional opportunity for individuals seeking mooring space in City waters. Currently, 20 of 46 mooring sites have been assigned at a permit cost of \$350 per year.

9. BEACH PERMITS

West Beach permits are issued to a maximum of 50 owners of outrigger canoes, small sailboats (monohull boats up to 16 feet in length) and rowing dories for \$350 per vessel per year. In addition, there are also eight outrigger rack permits that are rented for \$1,800 per year. Both permits allow the owners to store their vessel adjacent to the SB Seashell Association lease area. Currently, the Waterfront Department has permits available in the following categories: one outrigger rack, two small sailboat/ rowing dory permits, two outrigger permits, and one permit for a tomol.

Catamaran Beach permits are issued to a maximum of 65 owners of catamarans to store their vessels on a designated area of Leadbetter Beach, just west of the Santa Barbara Yacht Club. The permits are available between March and October. The permits cost \$300 per vessel per season. The department has issued 29 Catamaran Beach permits for the current season.

10. OTHER HARBOR AREA USES

Business Activity Permits (BAP) are issued to businesses operating in the Harbor that do not have a fixed place of business in the harbor and are not subject to a lease or license agreement. The BAP policy was established to:

- A. Promote business throughout the Harbor area in a safe, orderly, and professional manner;
- B. Encourage the offering of essential marine related services; and
- C. Increase the opportunities for small businesses that have no fixed place of business or lease in the Harbor.

As of March 1, 2024, there are 67 businesses presently operating under Business Activity Permits. These businesses provide services such as boat detailing, engine repair, marine canvas, rigging, underwater maintenance, varnishing, and woodworking. Additionally, a maximum of 12 of the permits are held by Coast Guard licensed six-passenger charter operators who provide diving, fishing, and sailing opportunities to their clients. Staff believes the availability of a wide range of dockside services contributes significantly to the working nature of the Harbor.

11. CRUISE SHIPS

Santa Barbara has been a destination for cruise ships since 2002. These ships typically visit Santa Barbara during the off-peak business seasons from January to May and then again from late September to November. Passengers disembark from the cruise ship tenders at the Santa Barbara Landing, which is a secure facility approved by the Department of Homeland Security. Visits by cruise ships during these non-peak seasons have proven to be a vital part of the local business economy and have garnered strong support from the Santa Barbara Chamber of Commerce, Visit Santa Barbara, and the Downtown Organization.

Over the last five years, the cruise ship industry has experienced inconsistent activity levels, largely due to the unprecedented impacts of the global pandemic. The year 2020 witnessed a significant downturn in cruise ship visits as the pandemic imposed strict limitations on the cruise industry. This downturn was even more pronounced in 2021, when visits came to an abrupt standstill, reflecting the industry's compliance with health regulations and the global effort to contain the spread of COVID-19. However, with the eventual easing of restrictions, there was a surge in activity in 2022, as a pent-up demand for travel led to around 30 cruise ship visits to the city, a significant increase compared to the pre-pandemic five-year average of 22 visits. The following year, in 2023, the number of visits normalized to this average, and looking ahead, 15 visits are on the schedule for 2024. As the pattern of visits fluctuates, the City of Santa Barbara is actively reviewing its cruise ship program, taking a proactive approach to align with both

the evolving landscape of tourism and the expectations of the local community to ensure a balance between economic benefits and community interests.

12. **UPCOMING CHANGES OF USE**

An upcoming change of use request is underway seeking approval to convert Brophy & Sons retail leased space into an expansion of the existing Brophy Brother's clam bar located in the 119 Harbor Way building in the Santa Barbara Harbor. This change of use aims to enhance the dining experience and accommodate the growing demand for seafood offerings in the harbor area. Concurrently, there is a pending change of use application for the Conway Family Wines retail space, located at 217 Stearns Wharf, to expand its wine tasting and public seating area. Both of these projects are subject to City review and will necessitate obtaining a Coastal Development Permit to ensure compliance with coastal as well as Americans with Disabilities Act (ADA) regulations.

CONCLUSION

Staff believes the current mix of uses is adequate to ensure that the harbor remains a working harbor. Additionally, the Department's lease and slip management policies and procedures will help to preserve the working Harbor well into the future.

Attachments:

1. M.C. Chapter 28.70.030 – Harbor Commercial Zone
2. Ocean-Dependent Uses
3. Ocean-Related Uses
4. Visitor-Serving Uses
5. Stearns Wharf Uses
6. Site Map – Harbor Area
7. Site Map – Stearns Wharf

Prepared by: Cesar A. Barrios, Waterfront Business Manager

Municipal Code Chapter 28.70.030

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.

A. Primary harbor uses:

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

B. Secondary harbor uses:

1. Museums and other cultural displays relating to the ocean.
2. Bait and tackle shops.
3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants, and restaurants with entertainment and meeting facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine storage.
8. Marine surveyor.
9. Offices of businesses or persons engaged exclusively in ocean-related activities.
10. Public parking lots.
11. Sail manufacturing and/or repair.
12. Seafood sales and processing.
13. Marine oriented specialty and gift shops.
14. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
15. Household hazardous waste collection facilities as defined in Section 28.04.405 of this Title and exclusively serving the area within the H-C Zone.
16. Other ocean-related uses as deemed appropriate by the Planning Commission.

C. Stearns Wharf uses:

1. Art galleries.
2. Bait and tackle shops.

3. Boat sales, storage, construction and/or repair.
4. Diving gear, boat, surfing and other ocean-related equipment rental.
5. Fast food restaurants, other restaurants and restaurants with entertainment facilities used in conjunction with the restaurant.
6. Marine equipment and accessories sales and/or repair.
7. Marine service stations.
8. Marine storage.
9. Marine surveyors.
10. Museums and other cultural displays relating to the ocean.
11. Offices of businesses or persons engaged in ocean-related activities.
12. Sail manufacturing and/or repair.
13. Seafood sales and processing.
14. Specialty and gift shops.
15. Stores which sell liquor, groceries and food which do not exceed 2,500 square feet in gross floor area.
16. Other ocean-dependent, ocean-related and visitor-serving uses as deemed appropriate by the Planning Commission.

D. Five year review of uses:

At least once every five (5) years from March 30, 1993, 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. A review of the mix of uses may occur at any other time at the direction of the Board of Harbor Commissioners or Planning Commission. Subsequent reviews shall be at five (5) year intervals thereafter. The Coastal Commission shall receive a copy of the recommendation and accompanying background materials associated with each review. (Ord. 5459, Section 3, 2008; Ord. 4825, 1993; Ord. 4808, 1993; Ord. 4428, 1986; Ord. 4170, 1982.)

Ocean-Dependent Uses

Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2019?	Notes
113 Harbor Way	Channel Islands National Marine Sanctuary Offices	452		Primary - marine-oriented government facility	No	
117-A Harbor Way	Santa Barbara Fish Market	1,137		Primary - marine-oriented government facility	No	
118 Harbor Way	Santa Barbara Sailing Club		8,677	Secondary - boat storage	No	
122 Harbor Way	Harbor Marine Works		35,798	Primary - boat yard/repair facility	No	
130 Harbor Way	Santa Barbara Yacht Club	5,936	67,469	Primary - other	No	
132-A Harbor Way	Waterfront Administrative Offices and Harbor Patrol	4,096		Primary - marine-oriented government facility	No	City owned/operated
117-C Harbor Way	City Maintenance Shop	1,996		Primary - marine-oriented government facility	No	City owned/operated
301 West Cabrillo	Sea Landing	2,223	20,909	Primary - boat mooring	No	
303 West Cabrillo	Santa Barbara Sailing Center		18,993	Primary - boat mooring	No	
City Pier	Open-Air Saturday Fisherman's Market			Secondary - seafood sales	No	
City Pier	McCormix Fuel Dock		1,543	Primary - fuel dock	No	
City Pier	US Coast Guard Cutter Blackfin			Primary - boat mooring	No	US Government
Marina One	SB Youth Foundation		2,500	Primary - boat mooring	No	
Marina Four	Marina 4-B Lease Area Marine Spill Response Corporation, NOAA		7,560	Primary - boat mooring	No	US Government
Rock Groin	Channel Islands Marine Wildlife Institute		2,500	Primary - boat mooring	No	
Rock Groin	UCSB Sailing		5,563	Primary - boat mooring	No	
West Beach	SB Seashell Association		4,500	Primary - boat mooring	No	Annual license agreement
Cabrillo Landing	Commercial Fisherman of Santa Barbara			Primary - boat mooring	No	
Cabrillo Landing	Sunset Kidd Charters			Primary - boat mooring	No	
Cabrillo Landing	Santa Barbara Water Taxi			Primary - boat mooring	No	
Total Square Feet		15,840	176,012			

Ocean-Related Uses

Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2014?	Notes
113 Harbor Way	SB Maritime Museum	6,820	892	Secondary - museum	No	
117-B Harbor Way	Paddle Sports	956	384	Secondary - ocean-related equipment rental	No	
117-D Harbor Way	Blue Water Hunter	878		Secondary - diving gear	No	
117-G Harbor Way	Marine Services	493		Secondary - marine engines, repair	No	
125 Harbor Way #3, 4, and 5	Chandlery Yacht Sales	483		Secondary - boat sales	No	
125 Harbor Way #6	Harbor Mail Center	140		Secondary - other	No	
125 Harbor Way #7	Oceanaire Electronics	339		Secondary - marine equipment	No	
125 Harbor Way #1, 10, and 11	Seacoast Yacht Sales	562		Secondary - boat sales	No	
125 Harbor Way #12	Fuel Dock Office	218		Secondary - ocean-related office	No	
125 Harbor Way #13 and 24	Sunset Kidd Yacht Sales	326		Secondary - boat sales	No	
125 Harbor Way #16	Marine Center Classroom	782		Secondary - other	No	City owned/operated
125 Harbor Way #21	Maryanski/Turner Research	167		Secondary- ocean-related research office space	No	
132-B Harbor way	West Marine	4,258		Secondary - marine equipment	No	
132-B-2 Harbor Way	SB Fish Market Offices	734		Secondary - ocean-related office	No	
Total Square Feet		17,156	1,276			

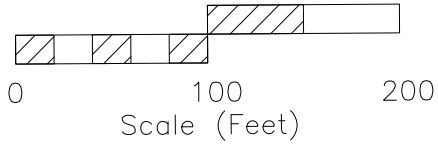
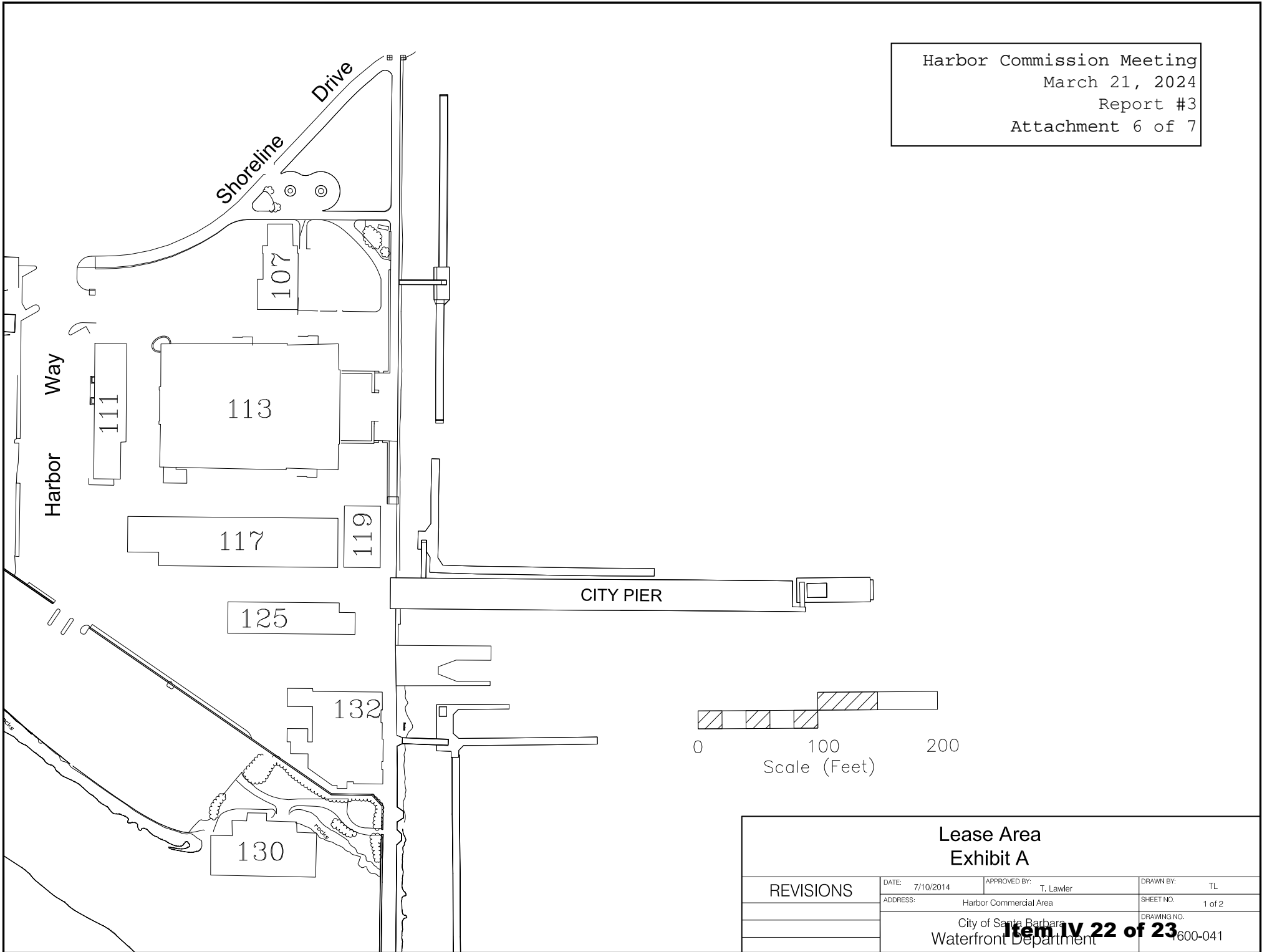
Visitor-Serving Uses

Location	Business Name	Interior Square Feet	Exterior Square Feet	Primary or Secondary Use Per Municipal Code	Change in Use Since 2019?	Notes
107 Harbor Way	Breakwater Restaurant	2,038	1,540	Secondary - restaurant	No	
113 Harbor Way	National Park Service. NOAA Visitor Center	324	200	Secondary- ocean-related cultural	No	
113 Harbor Way	Waterfront Grill	6,105	2,420	Secondary - restaurant	No	
117-E & H Harbor Way	Brophy's On the Alley *	*see Brophy's		Secondary - restaurant	No	
119-A Harbor Way	Brophy Brothers Restaurant	4,040		Secondary - restaurant	No	
119-B Harbor Way	Sushi Go-Go	198		Secondary - restaurant	No	
119-C Harbor Way	Brophys Mercantile	521		Secondary - marine-oriented specialty and gift shop	No	
119- D Harbor Way	Brophy Brothers Clam Bar *	*see Brophy's		Secondary - restaurant	No	
125 Harbor Way #8	Harbor Market	676		Secondary - store under 2,500 sq ft	No	
125 Harbor Way #14	Brophy Brothers Office	490		Secondary - restaurant office	No	
305 West Cabrillo	Boat Launch Mini-Mart	536		Secondary - store under 2,500 sq ft	No	
801 Shoreline Drive	Shoreline Beach Café	5,099		Secondary - restaurant	No	
113 Harbor Way	Verizon Cell Site	800		Secondary- other	No	
	Total Square Feet	20,827	4,160			

Stearns Wharf Uses

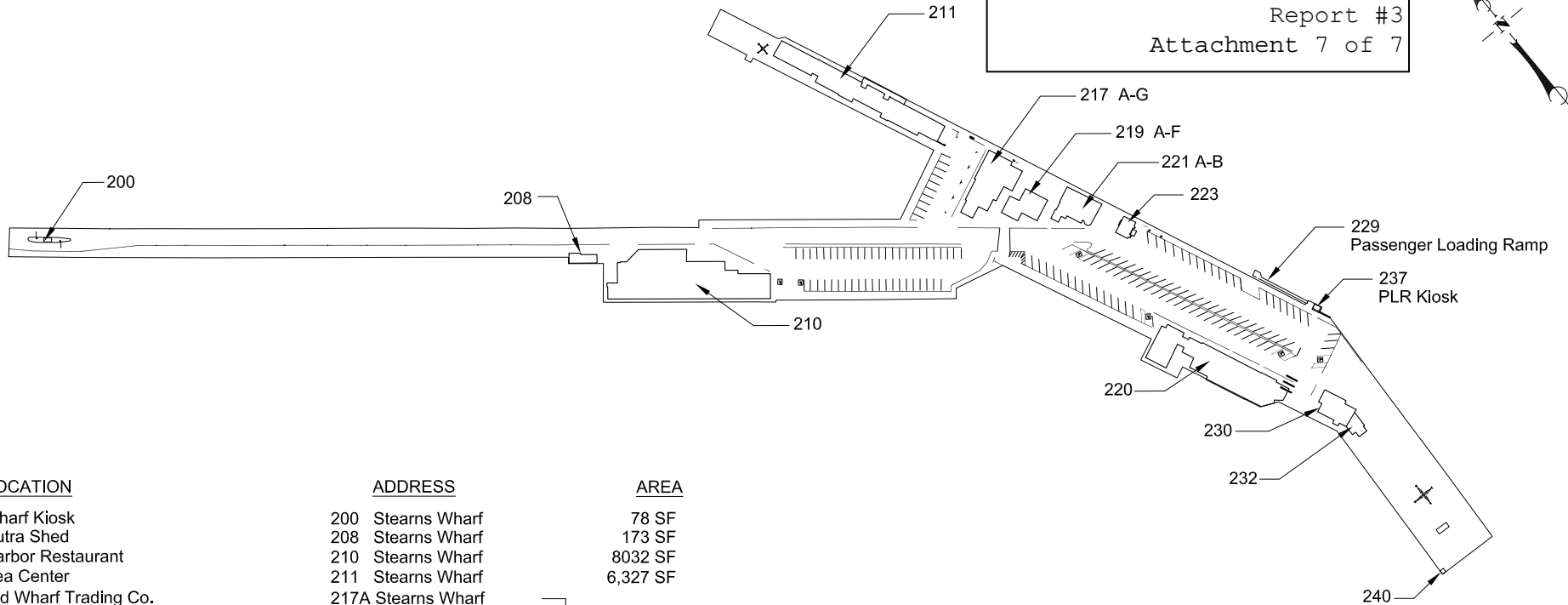
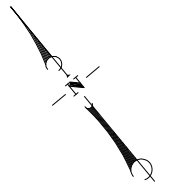
Stearns Wharf Address	Business Name	Interior Square Feet	Exterior Square Feet	Approved Category per Municipal Code	Change in Use Since 2019?	Notes
219-G	Celebration Cruises	50		Ocean-dependent other	No	
210	Harbor Restaurant and Valet Lot	11,312	12,900	Restaurant	No	
211	Santa Barbara Natural History Museum's Sea Center	6,327		Ocean-related museum	No	
217-A	Old Wharf Trading Company	2,369		Gift Shop	No	
217-C	Nature's Own Shells	423		Gift Shop	No	
217-E	Conway Vineyards - Lease Space	610		Store less than 2,500	No	* merged space of Coastal Treasures
217-G	Conway Vineyards - Deep Sea Wine Tasting	890		Store less than 2,500	No	
219-A	Great Pacific Ice Cream Co.	395		Specialty	No	
219-B	Mother Stearns Candy Co.	392		Specialty	No	
219-C	Deep Blue Sea	392		Gift Shop	No	
219-E	Sea Center Office	205	84	Office	No	
219-E	Maintenance Office	523		Office	No	City owned/operatd
220	Moby Dick Restaurant	6,190	899	Restaurant	No	
221	Char West	1,069		Restaurant	No	
221-B	Madame Rosinka	153		Specialty	No	
230	Santa Barbara Shellfish Company	1,160		Restaurant	No	
232	Stearns Wharf Bait and Tackle	260		Bait and Tackle Shop	No	
Total Square Feet		32,720	13,883			

Harbor Commission Meeting
 March 21, 2024
 Report #3
 Attachment 6 of 7



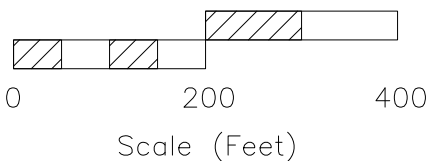
Lease Area Exhibit A			
REVISIONS	DATE: 7/10/2014	APPROVED BY: T. Lawler	DRAWN BY: TL
	ADDRESS: Harbor Commercial Area		SHEET NO. 1 of 2
City of Santa Barbara Waterfront Department			DRAWING NO. 1600-041

Item IV 22 of 23



LOCATION	ADDRESS	AREA
Wharf Kiosk	200 Stearns Wharf	78 SF
Dutra Shed	208 Stearns Wharf	173 SF
Harbor Restaurant	210 Stearns Wharf	8032 SF
Sea Center	211 Stearns Wharf	6,327 SF
Old Wharf Trading Co.	217A Stearns Wharf	2932 SF
Old Wharf Trading Co.	217D Stearns Wharf	
Nature's Own	217C Stearns Wharf	
Conway Lease Area	217E Stearns Wharf	
Conway Tasting Room	217G Stearns Wharf	
Great Pacific Ice Cream Co.	219A Stearns Wharf	1276 SF
Mother Stearns Candy	219B Stearns Wharf	
Deep Blue Sea	219C Stearns Wharf	
City Maintenance Office	219F Stearns Wharf	
Moby Dick Restaurant	220 Stearns Wharf	4586 SF
Char West Restaurant	221A Stearns Wharf	1546 SF
Madame Rosinka	221B Stearns Wharf	370 SF
City Maintenance Shed	223 Stearns Wharf	
Passenger Loading Ramp	229 Stearns Wharf	
Santa Barbara Shellfish	230 Stearns Wharf	1538 SF
Stearns Wharf Bait and Tackle	232 Stearns Wharf	
PLR Kiosk	237 Stearns Wharf	50 SF
Coast Guard Light	240 Stearns Wharf	

Wharf Total Area = 180,500 Square Feet



Stearns Wharf

City of Santa Barbara, Waterfront Department