



Planning and Development Department  
**LONG RANGE PLANNING DIVISION**

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# **COASTAL RESILIENCY PROJECT LOCAL COASTAL PROGRAM AMENDMENT**

Board of Supervisors Hearing  
November 6, 2018

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# Purpose



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Prepare for, mitigate, and respond to hazards from sea level rise

- Coastal Land Use Plan
- Article II, Coastal Zoning Ordinance
- Clear, consistent guidance



# Presentation Overview

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- LCP Amendment Process
- Sea Level Rise
- Key Policy Issues



# Project Process

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- **Four Phases:**
  - Modeling and Mapping
  - Vulnerability Assessment
  - Draft Policies
  - Public Outreach



# Hearings - 2018

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## □ **Board Briefing:**

- February 13

## □ **Hearings:**

### ▣ Montecito Planning Commission

- May 16
- July 18

### ▣ County Planning Commission

- August 1 and 29



# Project Status

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- Planning Commission Recommendations
- Coastal Commission Review



# Sea Level Rise

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## Coastal Resiliency Project Projections

Time Period	Low SLR (inches)	Medium SLR (in.)	High SLR (in.)
By 2030	0.04	3.5	10.2
By 2060	2.8	11.8	27.2
By 2100	10.6	30.7	60.2

Source: "Sea Level Rise for the Coasts of California, Oregon, and Washington," National Research Council, 2012

# State of California 2017 Update

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Time Period	“Likely” Range (2-in-3 chance)	1-in-20 Chance
By 2030	4.8 to 7.2 inches	8.4 inches or greater
By 2050	8.4 to 14.4 inches	16.8 inches or greater
By 2100	13.2 to 43.2 inches	55.2 inches or greater

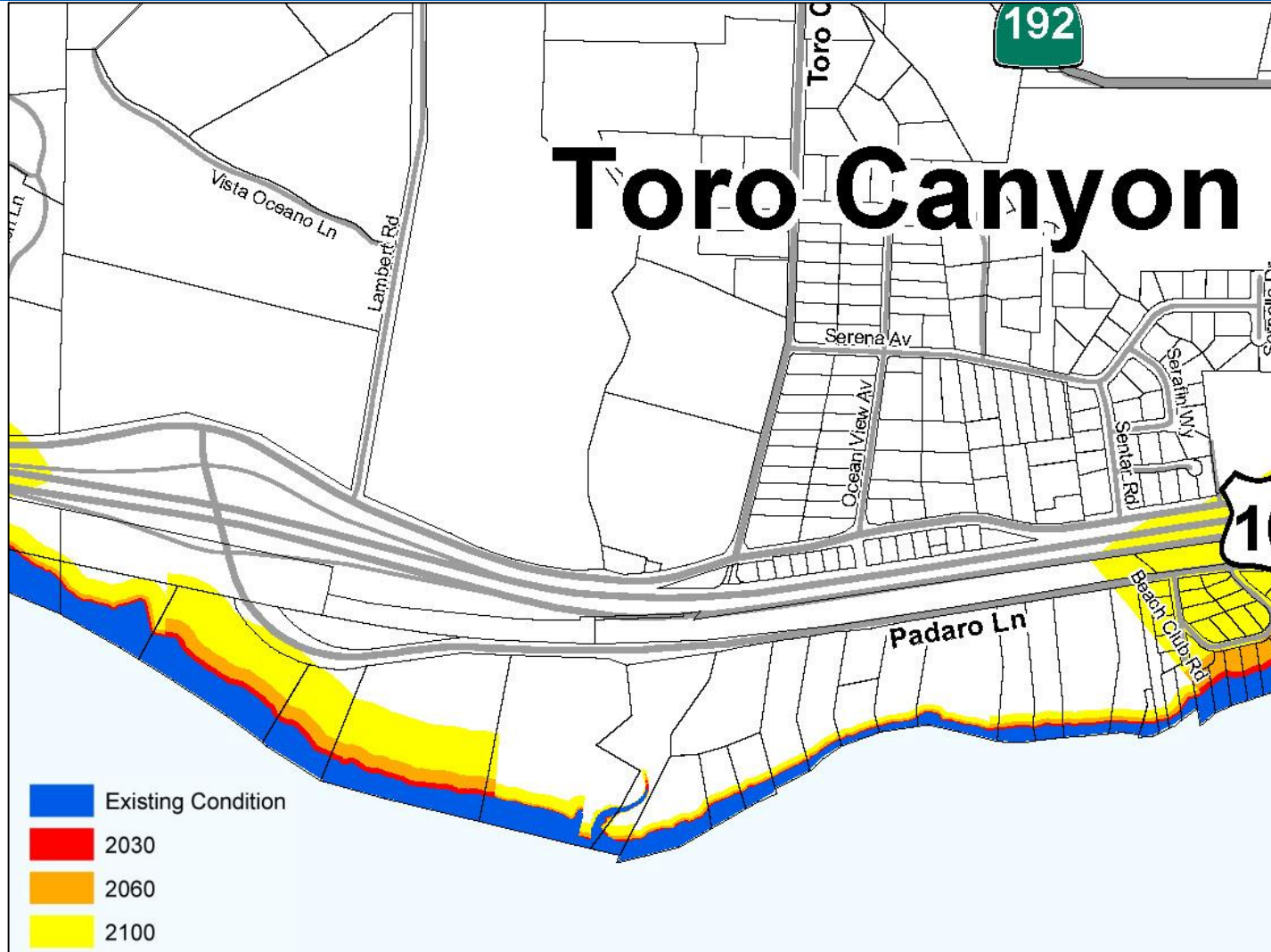
Medium SLR (in.)
3.5
11.8
30.7





# Coastal Hazard Screening Areas

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# Key Amendments



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- Hazard Screening Maps
- Reporting
- Setbacks
- Notice to Property Owner
- Subdivisions



# Nonconforming Development

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- Existing development may become nonconforming
- Repair and maintenance allowed
- New 50% redevelopment threshold
  - ▣ Cumulative alterations



# Shoreline Protective Devices



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## Current Policy

- ❑ Existing development: Allowed
- ❑ New development: Not allowed

## Proposed Policy

- ❑ Stricter standards
- ❑ Prioritize natural methods



# Coastal Commission Draft Revisions

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- Incorporated:
  - Minor revisions
  - High scenario for subdivisions
  - Minor development
  - Adaptive management
  - NTPO



# Coastal Commission Draft Revisions

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- Five significant policy issues
- Not incorporated
- Likely modifications during certification
- Staff requests direction



# Issue 1 – Existing Development

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- Two options:
  - LCP certification (PC/Staff)
  - January 1, 1977 (CCC)
  
- Threshold effects:
  - Redevelopment baseline (CLUP Appendix A)
  - Disallow shoreline protection (Policy 3-4)

# Issue 2 – Development Removal

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- Applicant shall remove structure if it:
  - ▣ Encroaches on public trust land
  - ▣ Requires shoreline protective device





# Issue 3 – Future Shoreline Protection

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- Coastal Act: allows for existing structures
  - ▣ Policy 3-13
- CCC: Waive upon receiving CDP
  - ▣ Foreclose future, legal options



# Issue 4 – Shoreline Protective Devices

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## □ Coastal Development Permits:

(Article II Section 35-172.13.3)

- 20-year limit
- Monitoring, annual / 5-year report
- Remove if no longer needed



# Issue 5 – Elevate Nonconforming Structure

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- Staff/PC: Exempt from redevelopment threshold
- CCC: Not exempt



# Environmental Review

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- CEQA Guidelines Section 15265
- Exempts adoption of local coastal programs



# Recommended Actions

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- a) Make the findings for approval, including CEQA findings
- b) Determine the project is exempt from CEQA
- c) Adopt a Resolution amending the CLUP
- d) Adopt an Ordinance amending Article II



# Public Resources Code Section 30260

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## Article II, Section 35-154:

...

- 3. Processing.** No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Section 35-174 (Development Plans), ~~and~~ with Section 35-169 (Coastal Development Permits), and with the specific findings required by Public Resources Code Section 30260. In addition to the other information required under Section 35-174 (Development Plans), the following information must be filed with a Preliminary or Final Development Plan application . . .

# Anticipated Life

**Policy 3-10:** Coastal hazard setbacks shall be determined based upon the anticipated life of development. The anticipated life of development shall be defined as follows:

- a) Temporary structures, or moveable or expendable construction (e.g., trails, boardwalks, bike racks, playgrounds): 5 years
- b) Ancillary development or amenity structures (e.g., shoreline restrooms, parking lots): 25 years.
- c) Mobile homes: 30 years.
- d) Residential or commercial structures, accessory dwelling units, or manufactured homes: 75 years.
- e) Critical infrastructure (e.g., emergency medical facilities, bridges, water treatment plants): 100 years.

Notwithstanding Policy 1-3, where there are conflicts between this policy and coastal hazard setback policies or other provisions set forth in any community plans and/or existing ordinance, the most restrictive standard using the longest anticipated life of development or hazard analysis timeframe shall take precedence.



# Outreach

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- Public Outreach
  - ▣ Technical Stakeholder Group
  - ▣ Public Meetings and Workshops
  - ▣ Media
  
- Coastal Commission consultation
  
  
- Senate Bill 18



# Planning Commissions

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- MPC recommended adoption to CPC
- CPC recommended adoption to BOS
  - ▣ Accepted most MPC revisions except:
    - 100 year anticipated life
    - High sea level rise scenario



# Other Policy Areas

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- Protection of Public Access and Recreation
  - ▣ Mitigate impacts
  - ▣ Adaptation in County beach park plans
  
- Environmentally Sensitive Habitats
  - ▣ Minimum riparian buffers



# Other Policy Areas

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- Shoreline Management Planning
  - ▣ Regionally collaborate
  
- Transportation Resources
  - ▣ Consult with Caltrans and railroad
  - ▣ Adaption in County road projects



# Protection of Public Access and Recreation

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- County shall:
  - ▣ Pursue new public access ways
  - ▣ Mitigate unavoidable impacts
  - ▣ Incorporate adaptation in County beach park development plans

# Environmentally Sensitive Habitats

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- Riparian buffers:
  - ▣ Rural: 100 feet
  - ▣ Urban: 50 feet



# Upcoming Resiliency Projects

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- Safety Element Update
- Circulation Element Update
- Future Environmental Justice Element
- SBCAG Regional Transportation Vulnerability Assessment

