

Planning Commission Public Comments



CASE NUMBER PL20-0039 – Agenda Item **#7B** FOR PARTICIPANTS ON ZOOM

https://ventura-org-rma.zoom.us/webinar/register/WN_KJ5Bn9jeQXKfYuQAyCEwqg

Members of the public who wish to speak, please press the raise hand button on Zoom now and you will be connected at the appropriate time. If participating by telephone, please press * and then **9** to be queued. This is for agenda item **#7B**



CASE NUMBER PL20-0039 – Agenda Item #7B **PARA PARTICIPANTES EN ZOOM**

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Miembros del público que deseen hablar, presionen el botón de levantar la mano en Zoom ahora y se conectarán en el momento adecuado. Si participa por teléfono, presione * y luego 9 para estar en la cola. Esto es para el tema #7B de la agenda.

February 20, 2025

Planning Commission Hearing

Local Coastal Program Amendments to the Coastal Area Plan and Coastal Zoning Ordinance for Sea Level Rise and Coastal Hazards

Case No. PL20-0039

Item No. 7b



Resource Management Agency, Planning Division

Aaron Engstrom, Case Planner

Dave Ward, AICP, Planning Director

Presentation Overview



1. Project Background
2. Summary of CAP Amendments
3. Summary of CZO Amendments
4. CEQA, General Plan, and Public Noticing
5. Recommended Actions



Project Background

Project Background



1. VC Resilient Coastal Adaptation Project
2. Planning Area
3. Project Description
4. Application of Sea Level Rise Science for Local Adaptation



Project Background:VC Resilient



2 Phases

Phase I – Understand Sea level rise risk and adaptation options

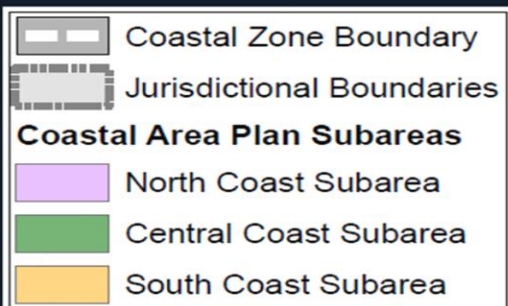
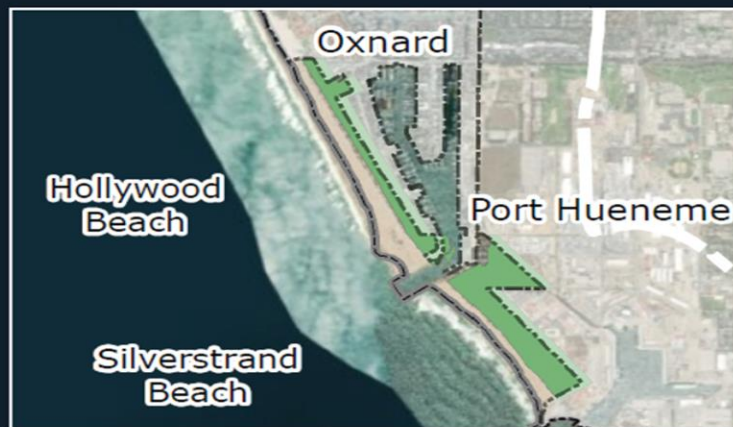
- Vulnerability Assessment
- Adaptation Strategies
- Public Outreach and Public Hearings at the Board of Supervisors and Planning Commission

Phase II –Local Coastal Program Amendments

- County Working Group
- Additional Public Outreach
- Proposed Amendments

County of
Santa Barbara

Total county coastline (unincorporated + cities)	42.8 miles
Total unincorporated coastline	29.2 miles
North Coast	12.3 miles
Central Coast	2.8 miles
South Coast (including Naval Base)	14.1 miles
Naval Base	6.5 miles
Ventura	5.2 miles
Oxnard	6.7 miles
Port Hueneme	1.8 miles



City of
Ventura

Oxnard

Oxnard

Port Hueneme

Camarillo

Thousand Oaks

Naval Base

County of
Los Angeles

Project Description: Local Coastal Program



- Add New Section for Coastal Hazards and Sea Level Rise (CAP Section 4.1.6). Three Goals, 75 Policies, and 13 Programs:
 - Reduce Risks
 - Natural Adaptation
 - Reduce Greenhouse Gas Emissions
- Updates to other sections for sea level rise



Project Description: Coastal Zoning Ordinance



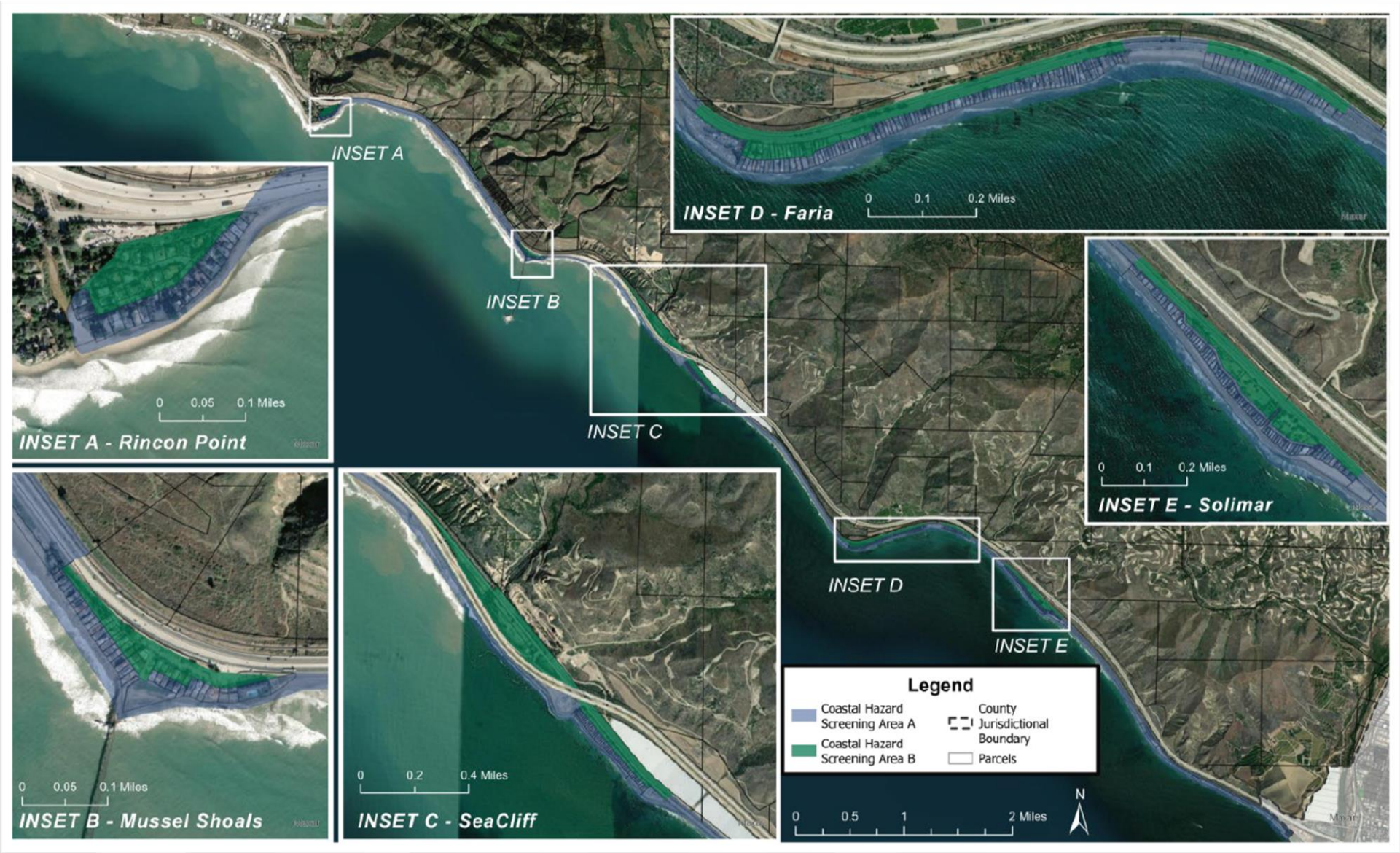
Hazards and Shoreline Protective Devices

- Decks and porches connections
- Increase in Public Noticing Period

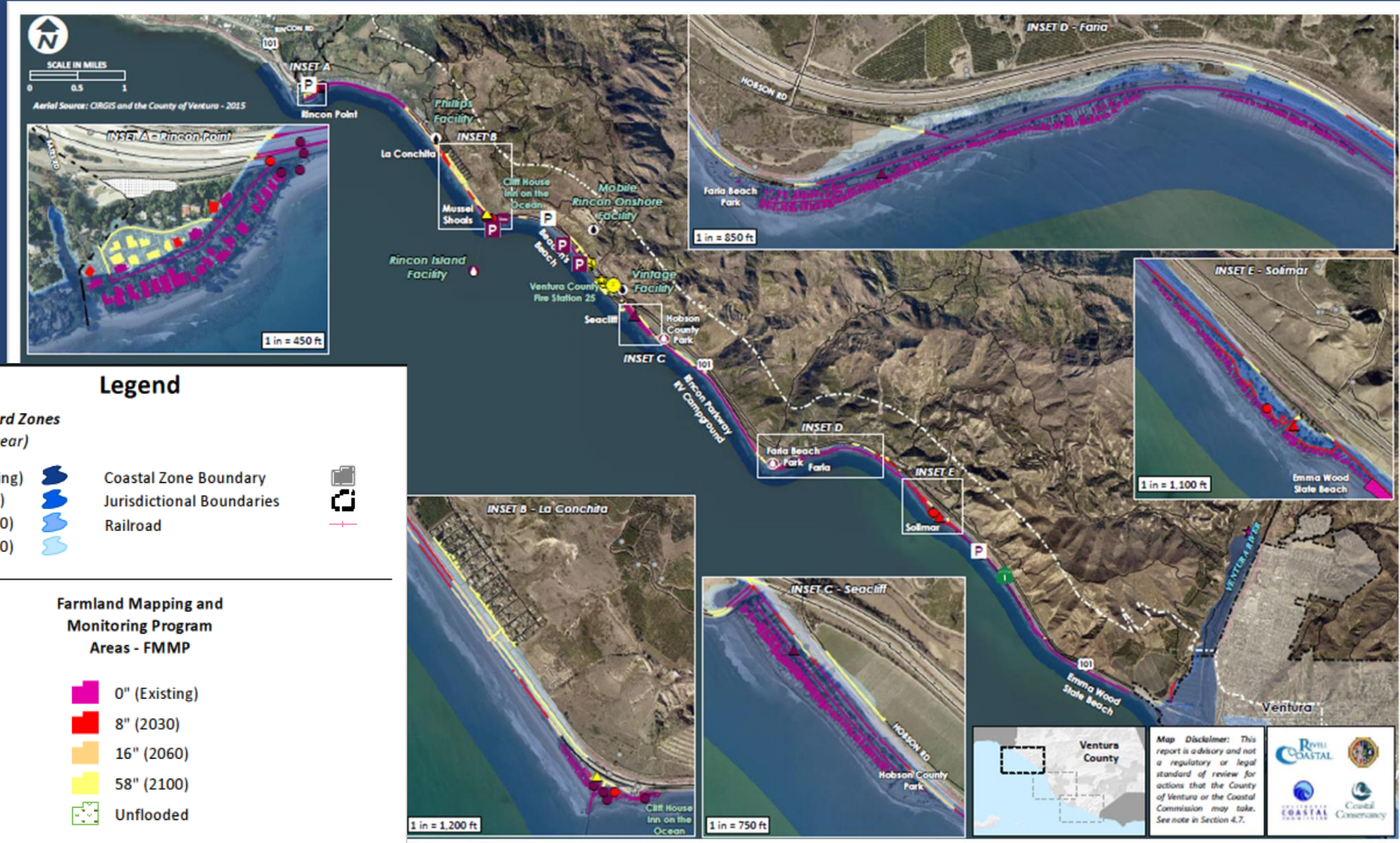
Appendix for Coastal Hazards Reporting Requirements



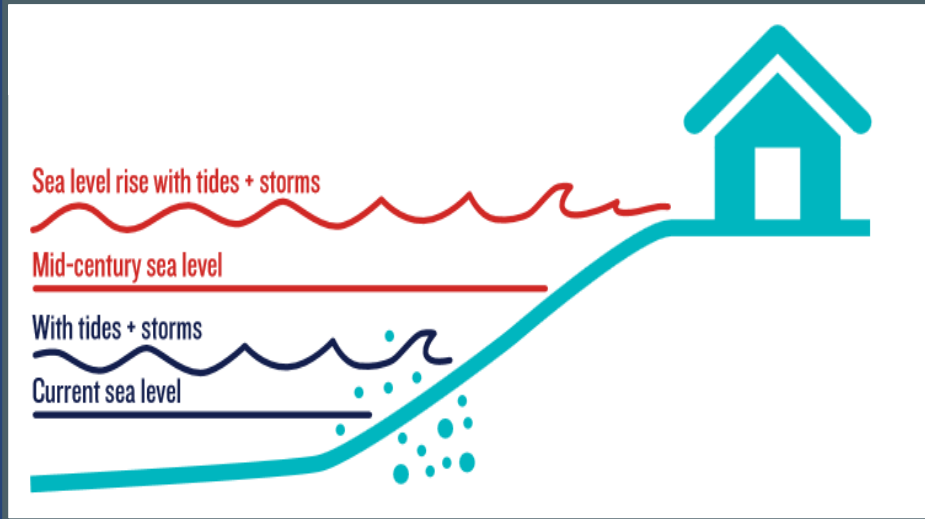
Coastal Hazard Screening Areas – North Coast



Mapped Vulnerabilities: North Coast



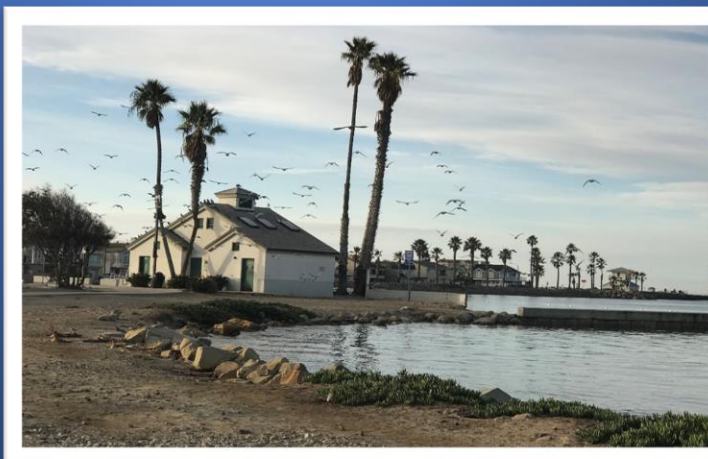
Sea Level Rise and Related Hazards



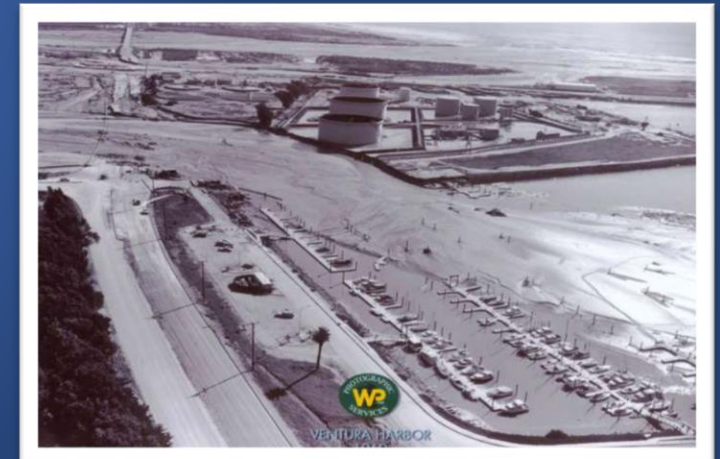
Coastal Erosion



Wave Flooding

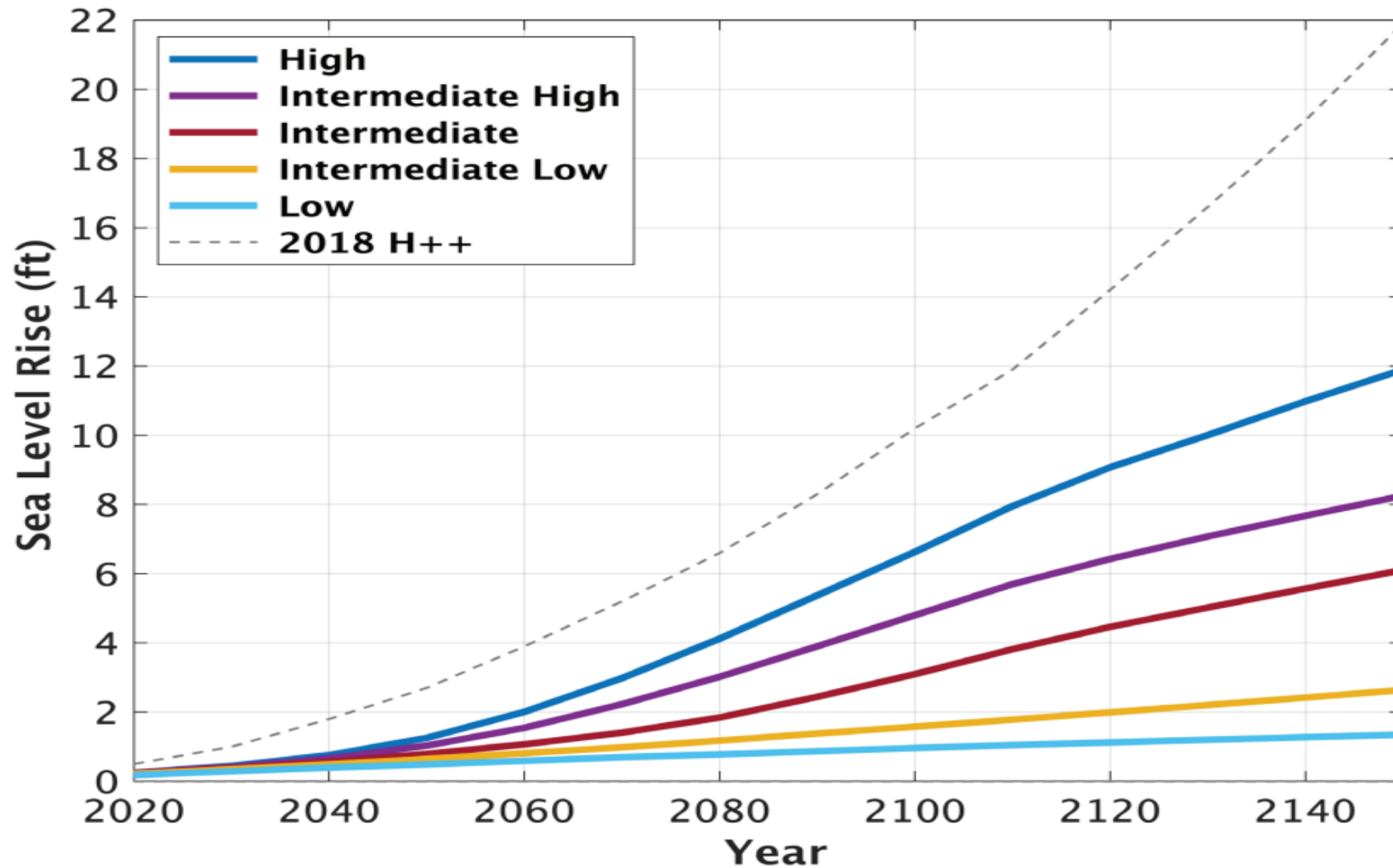


Tidal Inundation



Fluvial (River) Flooding

Sea Level Rise Projections



Santa Barbara Tidal Gauge



YEAR	LOW	INT-LOW	INTERMEDIATE	INT-HIGH	HIGH
2020	0.1	0.2	0.2	0.2	0.2
2030	0.2	0.3	0.3	0.3	0.4
2040	0.3	0.4	0.4	0.5	0.6
2050	0.3	0.5	0.6	0.9	1.1
2060	0.4	0.6	0.9	1.4	1.8
2070	0.5	0.7	1.2	2.0	2.7
2080	0.5	0.9	1.6	2.8	3.8
2090	0.5	1.1	2.1	3.5	5.0
2100	0.6	1.2	2.8	4.5	6.3
2110	0.6	1.4	3.4	5.3	7.5
2120	0.7	1.5	4.0	6.0	8.6
2130	0.7	1.7	4.4	6.6	9.5
2140	0.7	1.9	4.9	7.1	10.4
2150	0.8	2.0	5.5	7.6	11.3

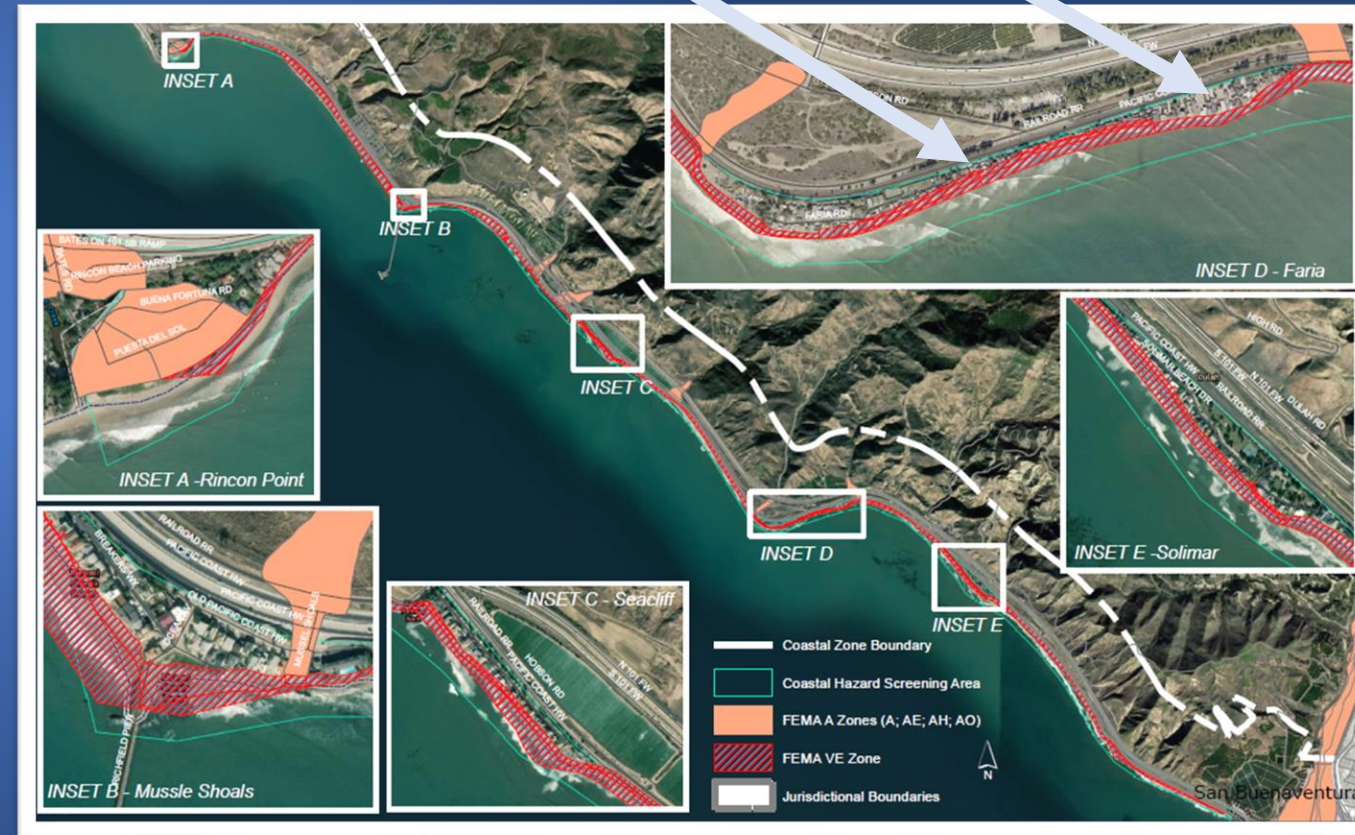
North Coast: FEMA and Sea Level Rise



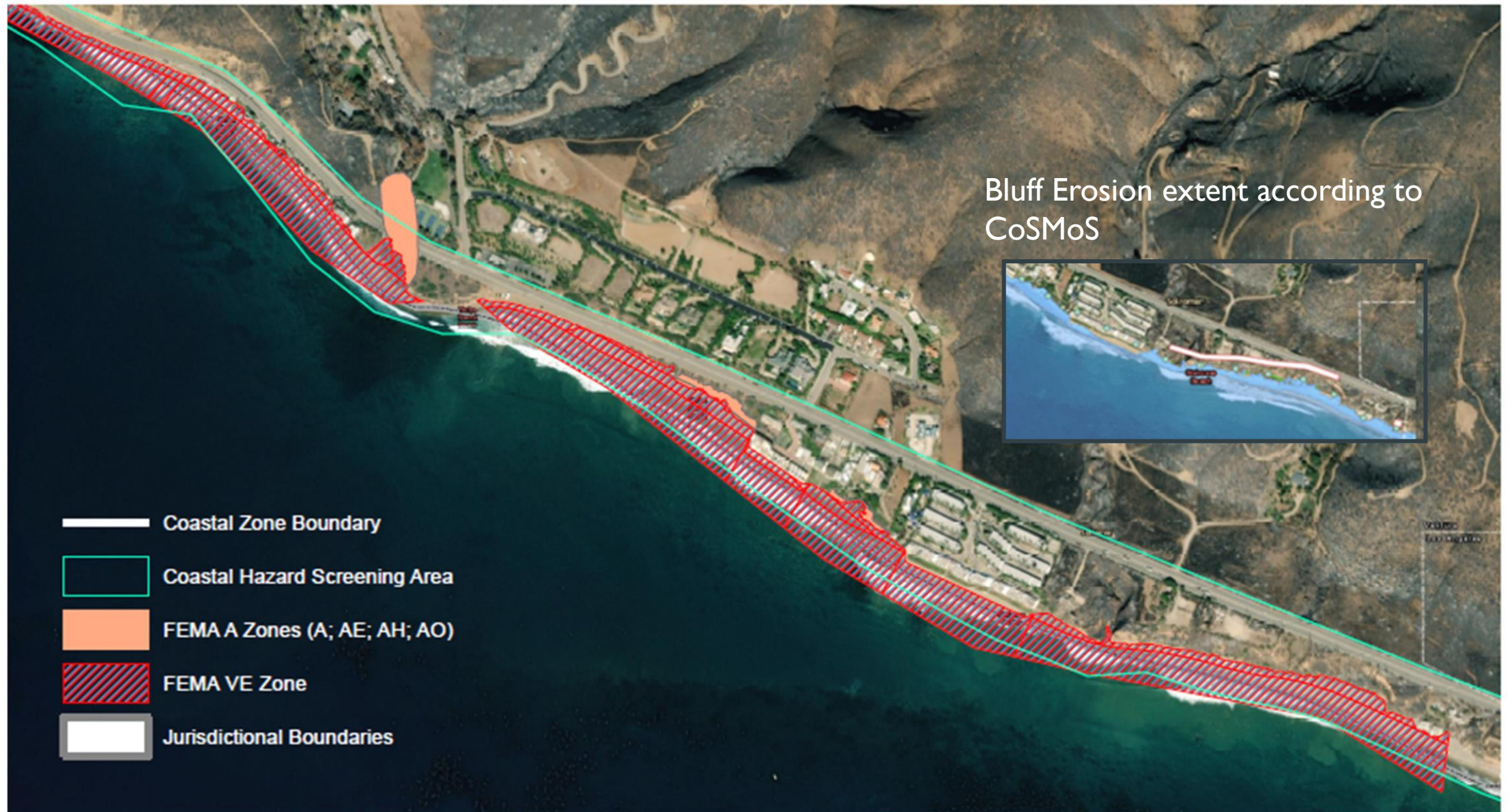
2021 Federal Emergency Management Agency (FEMA) Flood Zone Map Revisions: Substantial Increases in Base Flood Elevations

- The North Coast increased by an average of 12 feet, and the South Coast averaged an 8-foot increase
- If new development plans for 6.6 feet of sea level rise, that amount would be about equal or less than the height required by FEMA.

Some development is in and other is out of FEMA



South Coast: FEMA and Sea Level Rise



Bluff Erosion extent according to CoSMoS

Central Coast: FEMA and Sea Level Rise



FEMA zones do not include existing development

Flood risk from harbor and port



Coastal Hazard Screening Areas – Central Coast

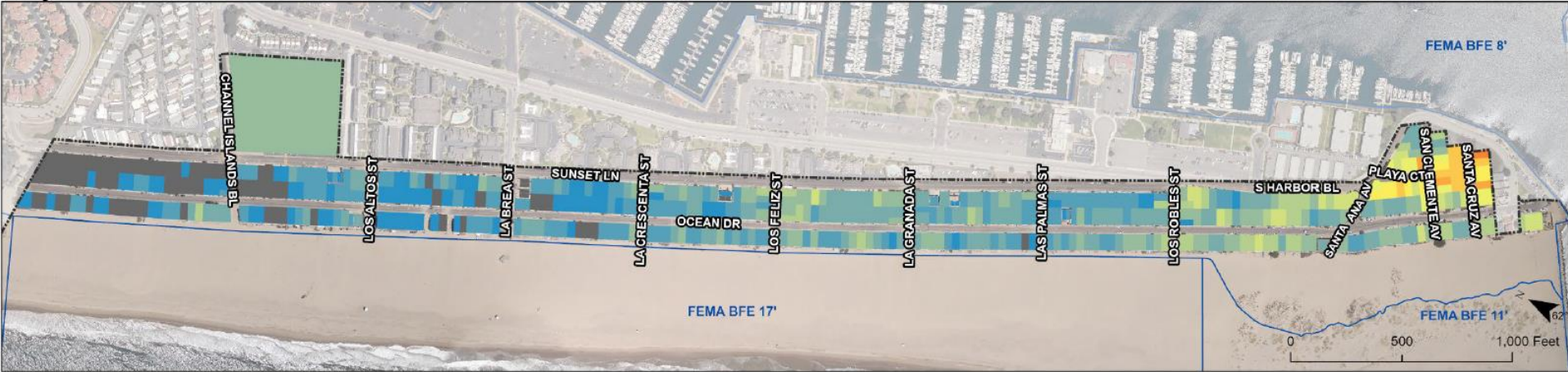


Flood Depth Analysis – Central Coast

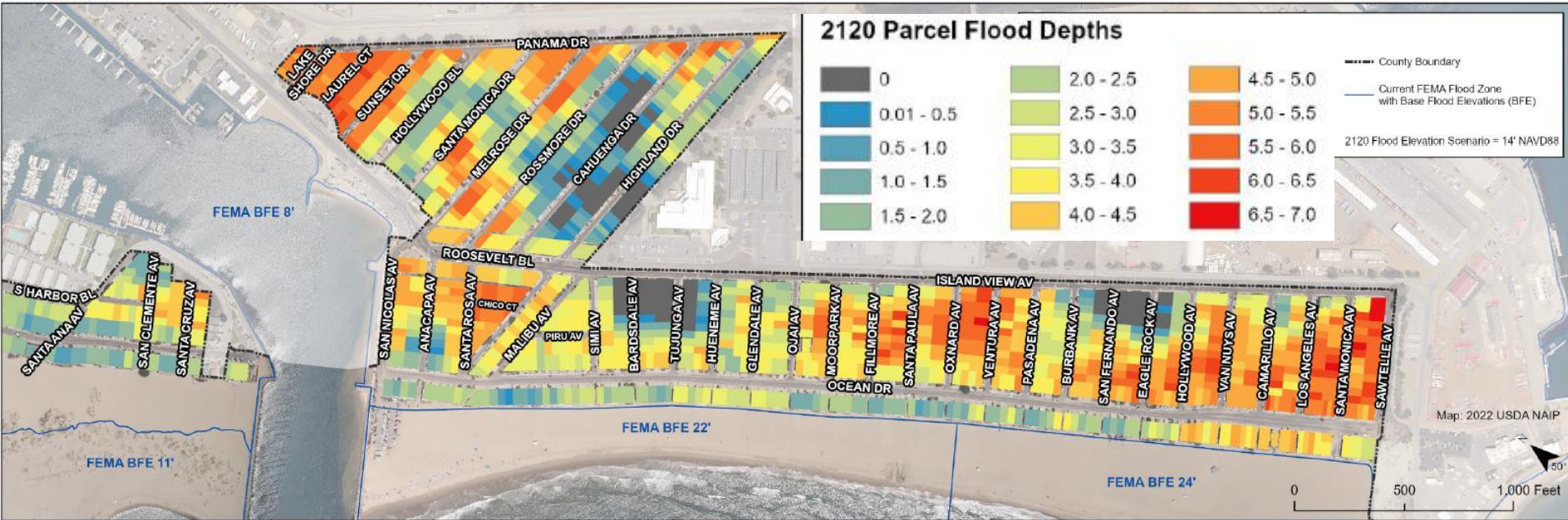


FUTURE FLOOD DEPTHS BY PARCEL FOR HOLLYWOOD AND SILVER STRAND VENTURA COUNTY, CA

Hollywood



Silver Strand





Summary of Coastal Area Plan Amendments

Local Coastal Program



Land Use Plan

Coastal Area Plan (CAP)

- Goals, policies and programs

Local Implementation Plan

Coastal Zoning Ordinance (CZO)

- Permitting procedures, allowable use, development standards

Categorical Exclusion Order (CatEx)

- Excludes development in certain geographic areas from a coastal development permit

CAP

+

CZO

+

CatEx =

Local

Coastal Program
(**LCP**)



Coastal Area Plan Amendments

Chapter 4

4.1.4: Coastal Trail

4.1.6: Hazards, Rising Tides, and Beach Erosion (New Section. Moves Hazards and Erosion Sections from Chapters 4.3, 4.4, and 4.5)

A. Introduction

B. Narratives

Goal 1: Reduce Risks

Goal 2: Natural Adaptation

Goal 3: Climate Change

C. Programs

Minor edits to other sections



Coastal Area Plan

Goal I: Reduce Risks

- A. To reduce risks to life and property from hazards while increasing resilience to coastal hazards.
- B. Includes 49 Policies
- C. Limiting caissons to principal use or internal accessory dwelling
- D. Clarifying shoreline protection device standards and development
- E. Recordation of Notice
- F. Public Works Projects

Table 1 - Expected Life and Sea Level Rise Scenarios for Coastal Development, Identified by Proposed Use

<u>Proposed Use</u>	<u>Expected Life (Years)</u>	<u>Sea Level Rise Scenario</u>
<u>Natural Surface Trails/ Coastal Trail/Easily Removable Development</u>	5	Intermediate
<u>Public: Restrooms, Visitor Facilities, Concession Stands, and Ancillary Structures</u>	20	Intermediate
<u>Industrial Uses</u>	100	Intermediate-High
<u>Wetlands/Riparian Habitats</u>	20	Low
<u>Roads/Parking Lots Sidewalks</u>	40	Intermediate-High
<u>Infrastructure/Utilities that are not initiated by Public Works</u>	Between 50-100 years with Planning Director Discretion	Intermediate-High
<u>Wireless Communication Facilities (freestanding)</u>	20	Intermediate-High
<u>Residential/Commercial</u>	100	Intermediate-High
<u>Manufactured Homes</u>	40	Intermediate-High
<u>Public Works Initiated Projects other than Roads/Parking Lots/ Sidewalks. Includes, but is not limited to, Bridges, Levees, and Stream Alterations (Channels, Dams)</u>	As determined by the Public Works Director in coordination with Planning Director; minimum of 75 years	Intermediate-High or as determined by the Public Works Director in coordination with Planning Director (see Policy 1.41 below)
<u>Habitat Mitigation Plan/Restoration Plan</u>	5	Low
<u>Other Use</u>	Planning Director Discretion or as specified in a neighborhood/corridor scale plan	Planning Director Discretion or as specified in a neighborhood/corridor scale plan

Coastal Area Plan –New Goals and Programs



Goal 2: Natural Adaptation

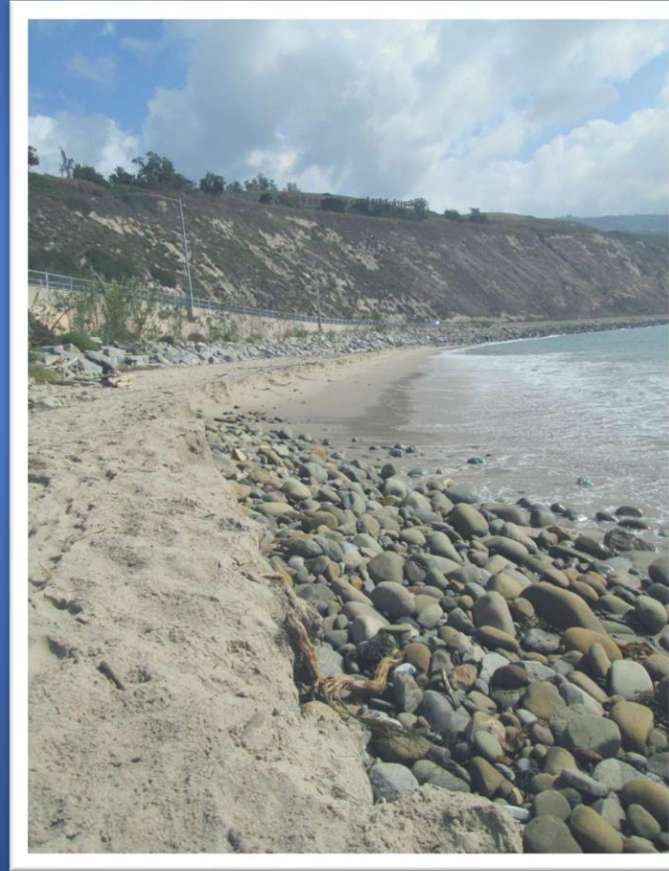
- A. To conserve and protect coastal habitat, agricultural lands, and public beaches from harm and degradation
- B. Includes 19 policies

Goal 3: Climate Change

- A. To reduce greenhouse gas emissions from land uses and development in the coastal zone.
- B. Includes 7 policies

Programs

- A. 13 programs



Minor edits to:

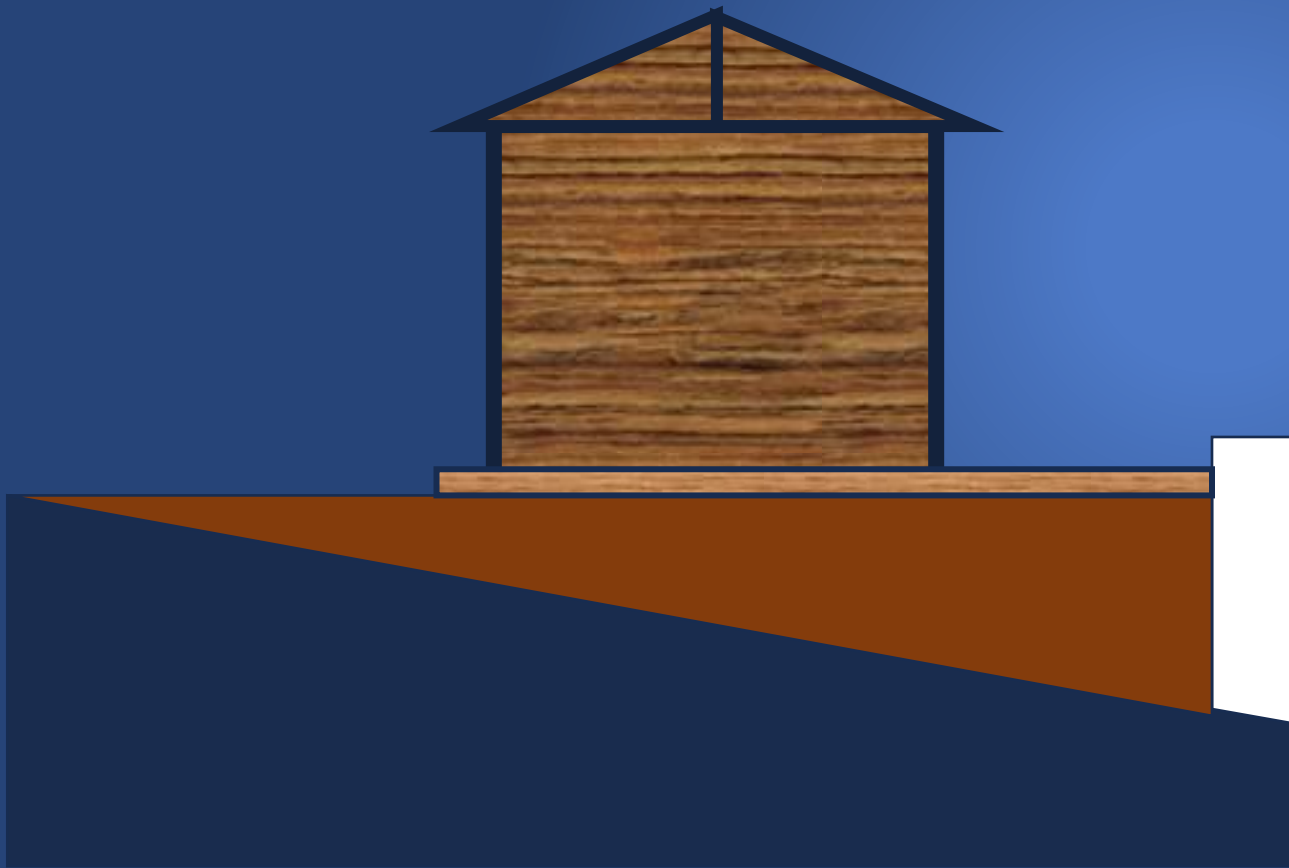
Access
Agriculture
Archaeological
Coastal Trail
Energy
Public Works
Recreation/Access

Shoreline Structure that has not been Designed for Coastal Resilience



North and South Coasts (Existing Development)

- Designed with reliance on seawall
- Defer to Coastal Act on seawall modifications

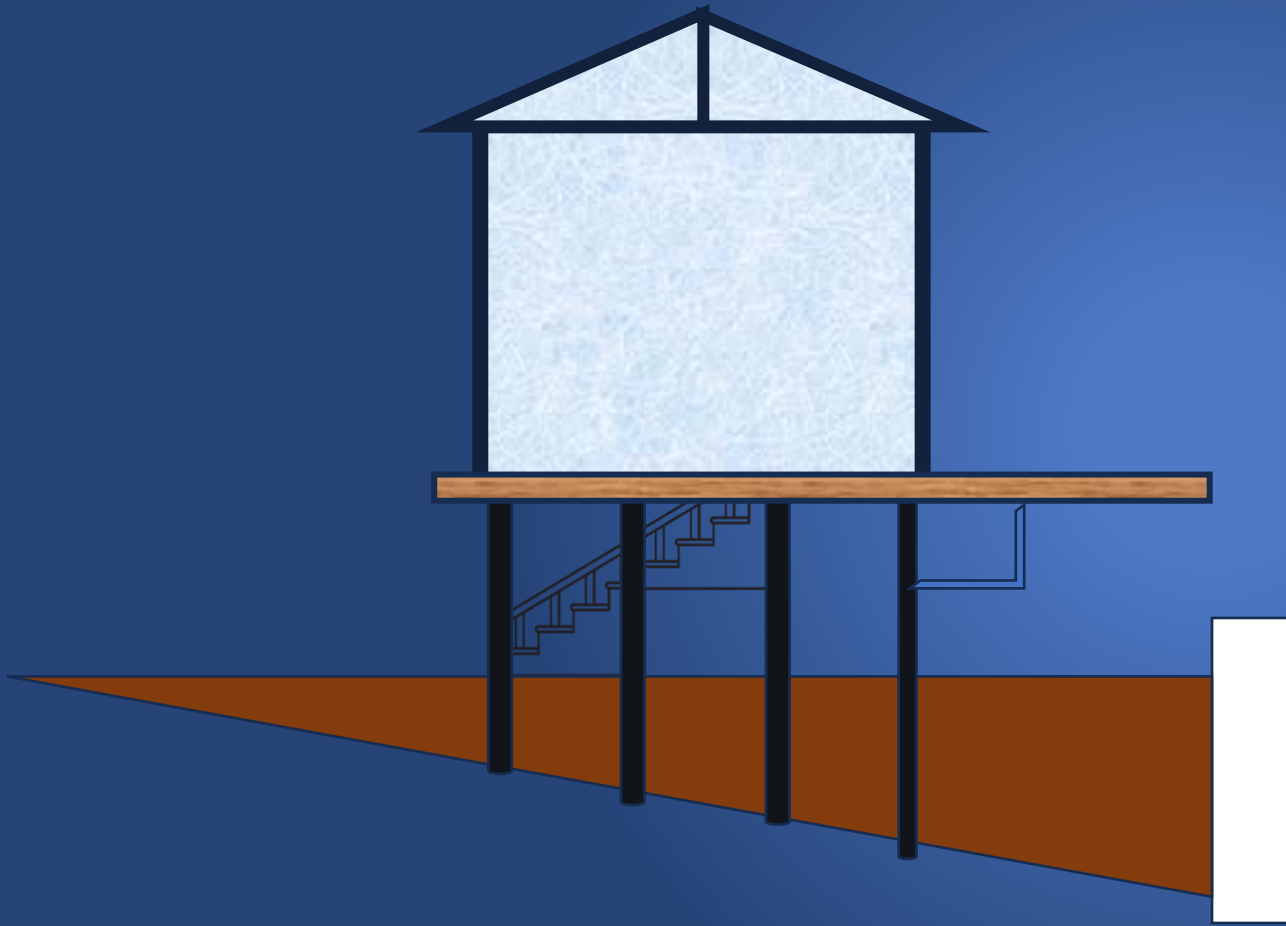


Shoreline Structure Designed for Coastal Resilience



North and South Coasts (New Development)

- Designed without reliance on seawall
- Protects from floods behind seawalls
- May maintain seawall, but not make it larger

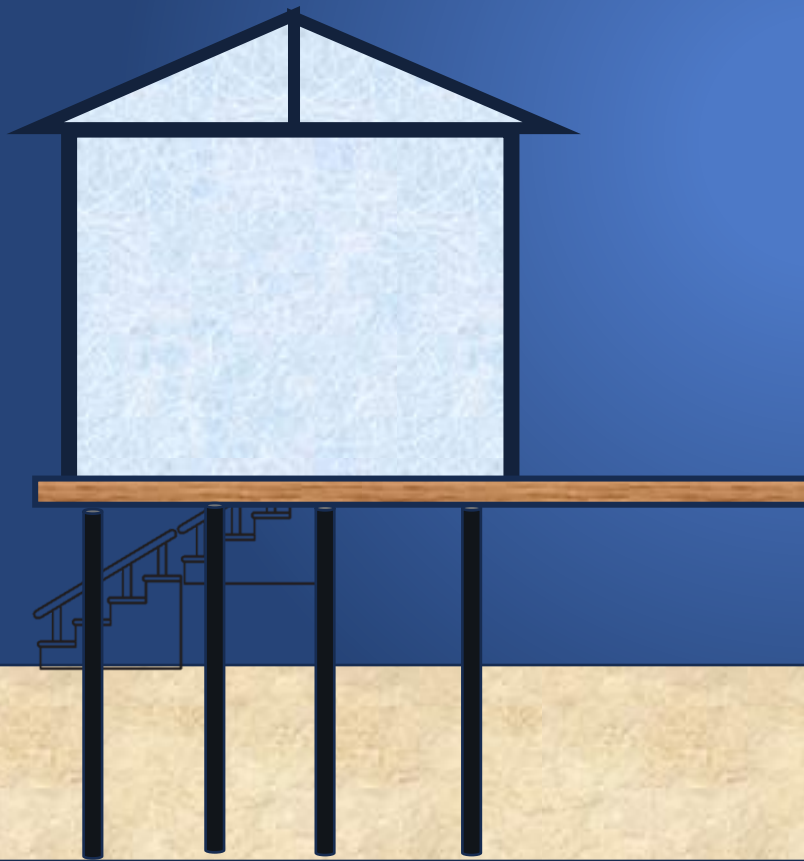


Shoreline Structure Designed for Coastal Resilience



Central Coast (New Development)

- Wide beaches and sediment management protects from storms
- May build berms, dunes, & eventually may need berms/dunes with engineered foundations





Visual Analysis of Proposed Elevation



Public viewsheds of the ocean

Coastal Act Section 30251: *“The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance...”*

Elevation for sea level rise

- Coastal Commission 2024 Guidance: *In some cases, it may be appropriate to update height limitations to allow for elevation in response to sea level rise hazards. However, such decisions will require trade-offs and will need to strike a balance in terms of adapting to sea level rise and protecting visual resources and community character in line with the requirements of the Coastal Act.*

Visual Analysis of Proposed Elevation (cont.)



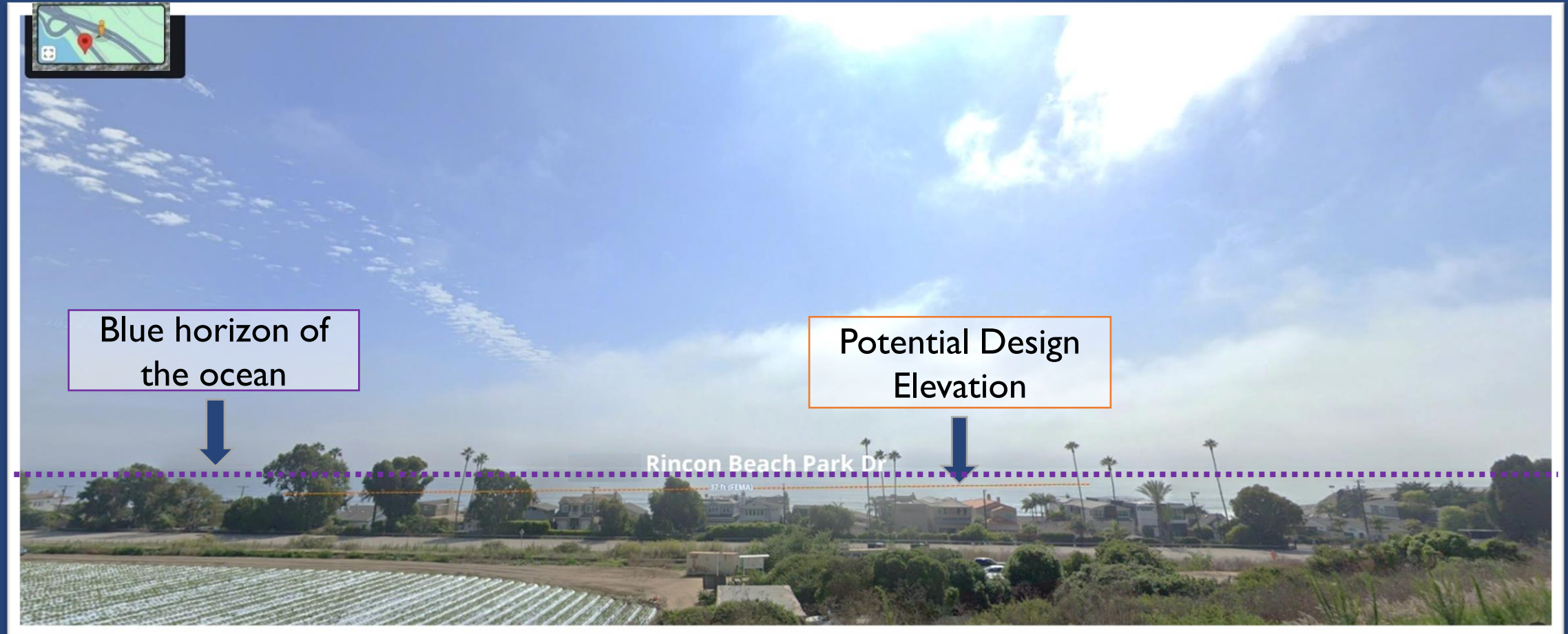
Example: Faria



Visual Analysis of Proposed Elevation (cont.)



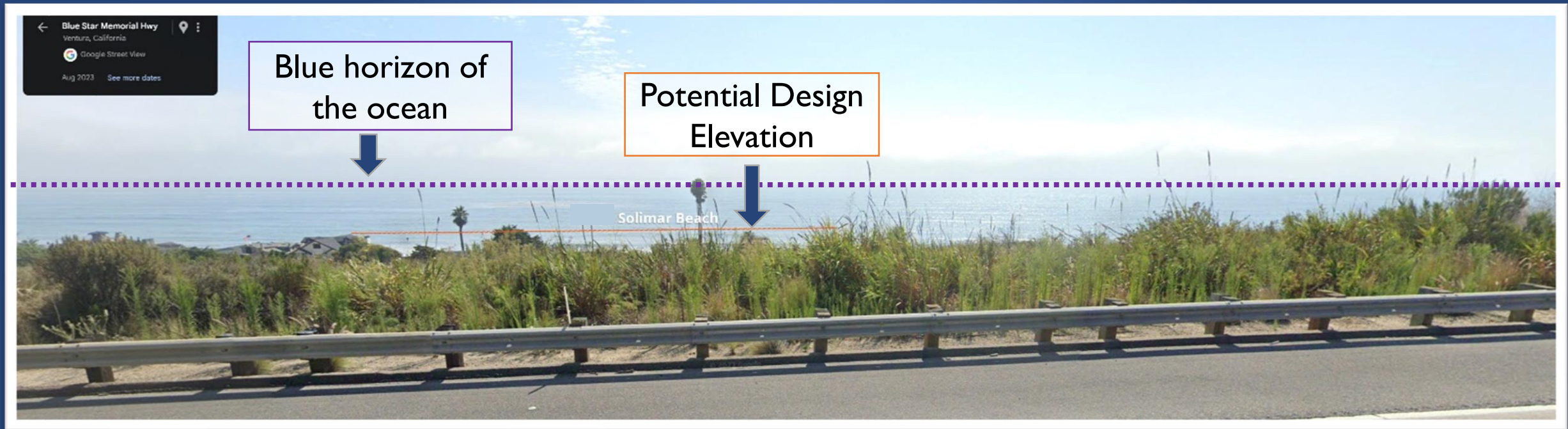
Example: Seacliff



Visual Analysis of Proposed Elevation (cont.)



Example: Solimar



Visual Analysis of Proposed Elevation (cont.)



Communities with No Impacts



Mussel Shoals



Rincon Point

Visual Analysis of Proposed Elevation (cont.)



Communities with No Impacts



Silver Strand

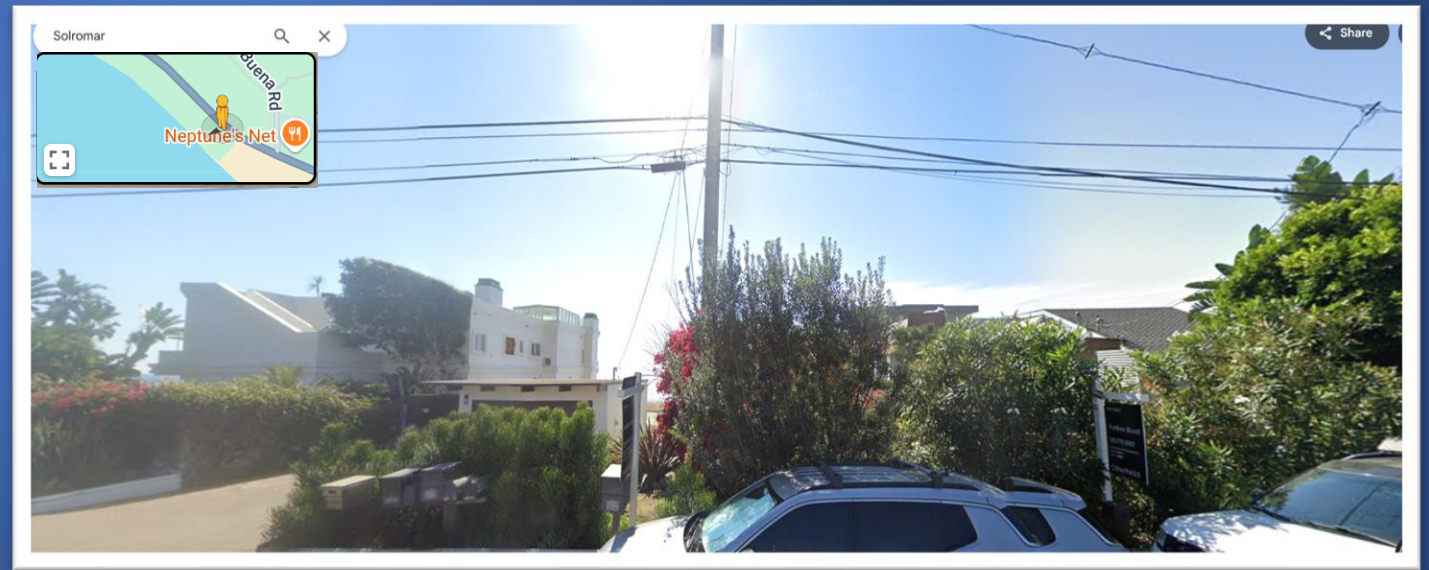


Hollywood Beach

Visual Analysis of Proposed Elevation (cont.)



Communities with No Impacts



Solromar

Visual Analysis of Proposed Elevation (cont.)



Results

- Existing FEMA regulations prevail over sea level rise at Faria and Seacliff
- Where sea level rise prevailed, the difference in elevation above FEMA was about one foot in Solimar
- There would be no impact on views of the ocean from a handful of existing communities

Ocean Views from the Highway

Coastal Subarea	Ocean Views Along the Highways (miles)	Development Along the Highways (miles)	Percentage of Public Ocean Views Along the Highways
North Coast (Hwy 101)	8.96	2.60	77.5%
South Coast (PCH)	6.96	0.56	92.6%
Both North & South Coasts	15.92	3.16	83.4%

Community-Scale Planning



- Amendments do not include detailed plans for all aspects of Existing Communities
- Policy 1.5 allows for neighborhood scale and corridor scale plans and hazard reports
- Program 4.7 supports working with landowners to develop neighborhood scale plans.





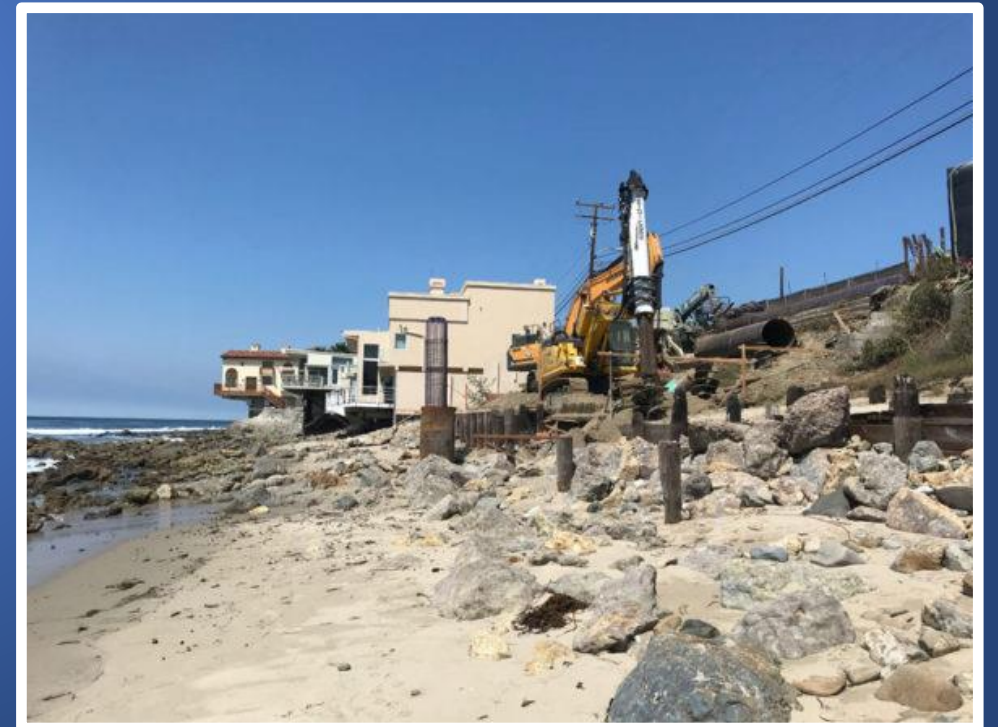
Summary of Coastal Zoning Ordinance Amendments



Article 2

Sec. 8172-1 Applications of Definitions

- Beach Area
- Coastal Waters
- Shoreline Protective Device
- Substantial Redevelopment





Substantial Redevelopment

- How to measure 50% replacement of principal structure
- Trigger for design for coastal hazards and sea level rise
- Harmonizes local policies with FEMA 50% measurement for “Substantial Improvement”
- Measured cumulatively from date amendments are certified

CZO Amendments



Article 4

Sec. 8174-5 Permitted Uses by Zone

- References exemptions for ministerial shoreline protective devices
- Clarifies uncovered decks less than 30 inches above the grade allowed with ministerial permit

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE										
	C O S	C A	C R	C R E	C R 1	C R 2	R B	R B H	C R P D	C C	CM
SHORELINE PROTECTIVE DEVICES (See Sec. 8175-5.12.2), <u>including construction, repair, and/or maintenance</u>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none">• If exempt per Sec. 8174-6.3.2, or 8174-6.3.6 or Sec. 8175-5.12.3(b).	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

<u>Uncovered Porches and Decks Not More than 30" Above Finished Grade, per Sec. 8175-4.4</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>	<u>ZC</u>
<ul style="list-style-type: none">• <u>30" or More in Height Above the Finished Grade</u>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD



Article 5

Sec. 8175-3 General Requirements

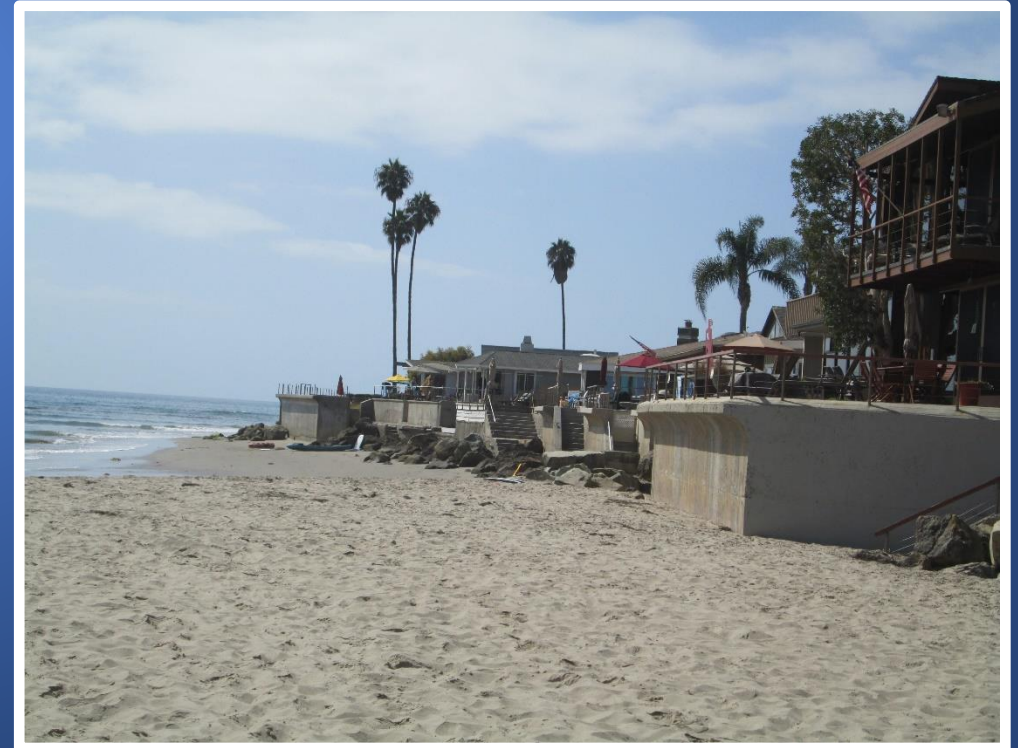
- Connections of structures for non-habitable accessory structures
 - In Hazards Screening Area, standards for: design (1) at or above the design flood elevation (2) below the design flood elevation
- Building height requirements
 - RB and RBH zones use design flood elevation from the **Coastal Hazards Analysis Report** or 18 inches above the highest point of the road centerline



Article 5

Sec. 8175-5 Standards and Conditions for Uses

- Oil and Gas Resources and Related Industrial Development
- Public Works Facilities
- Shoreline Protective Devices

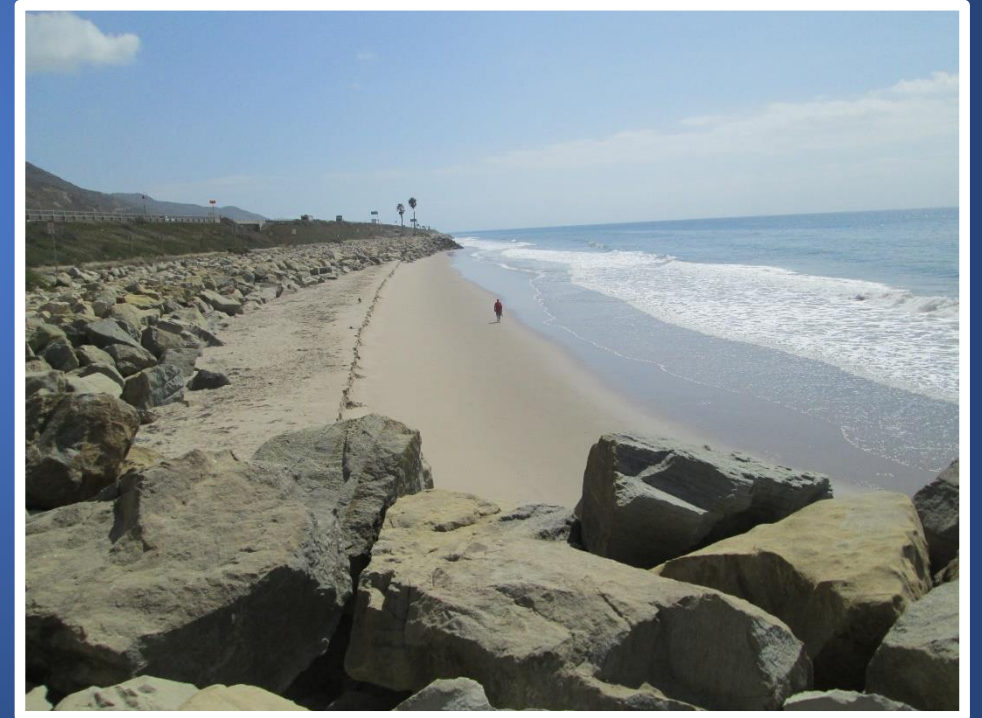




Article 8

Sec. 8178-4 Mitigation of Potential Hazards

- Coastal Area Plan Policies for Design in Coastal Hazard Screening Areas
- Geotechnical Reports





Article II

Sec. 8181-3 Permits

Additional Findings for Development in Coastal Hazards Screening Areas

Sec. 8181-6 Hearing Procedures

Public noticing for zoning ordinances increased from 10 days to 20 days

Sec. 8181-10 Modification, Suspension and Revocation

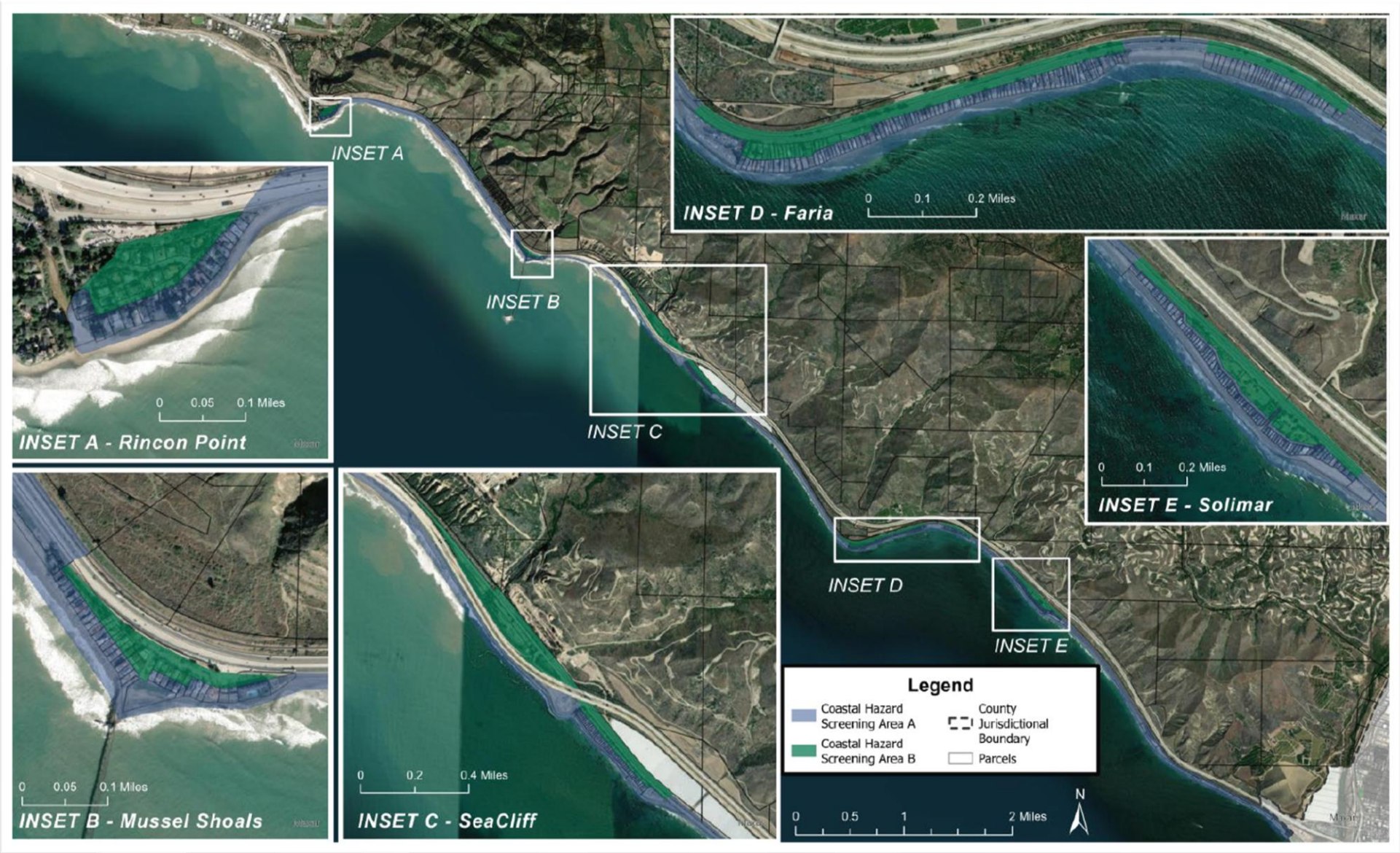
Permit modification requirements for shoreline protective devices



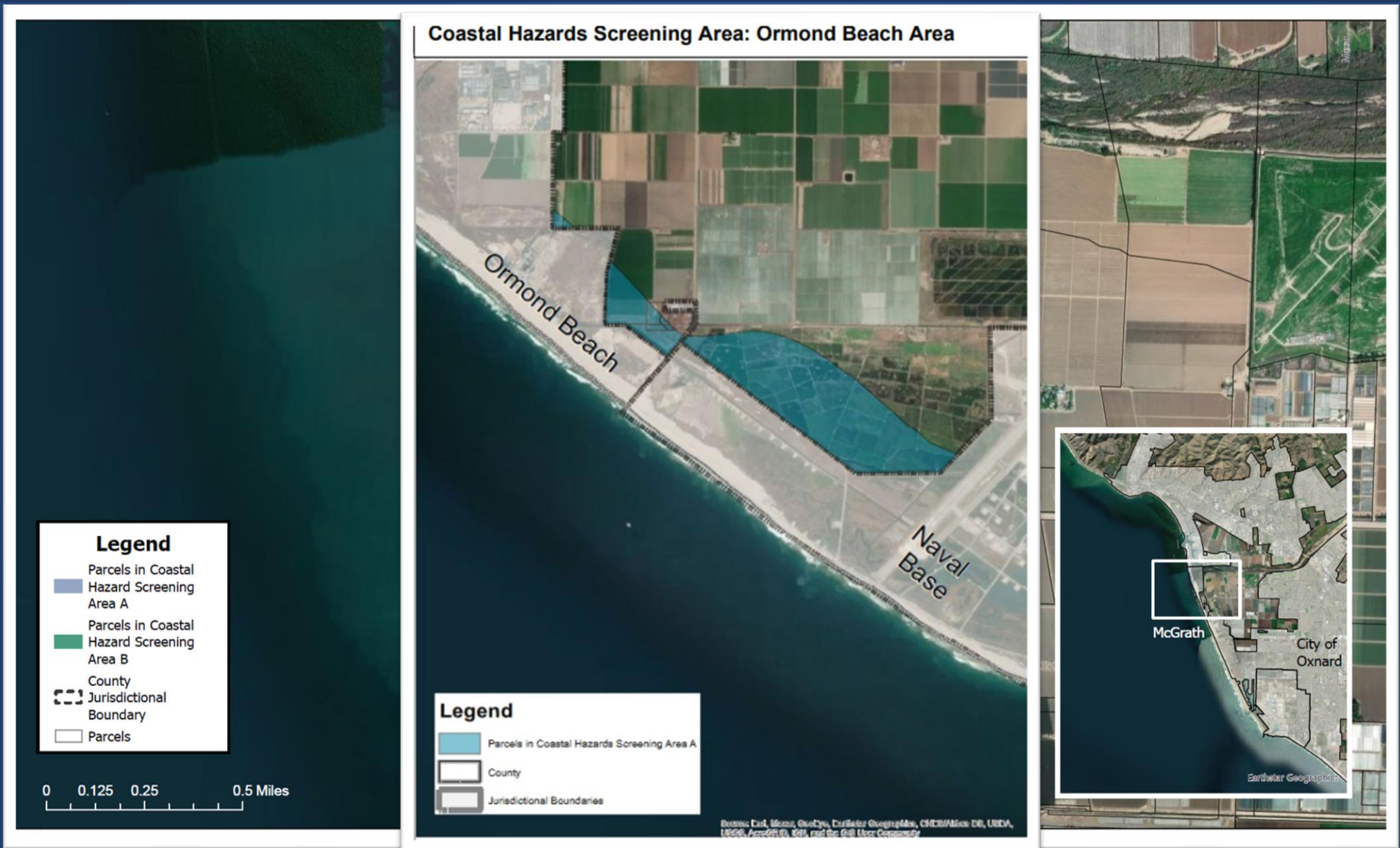
Appendix – H I Coastal Hazards Screening Area Maps and Coastal Hazards Analysis Report Requirements

- Geologic Hazards Analysis Report
- Report Requirements for Screening Area A
- Report Requirements for Screening Area B
- Shoreline Protective Device Evaluation Requirements

Coastal Hazard Screening Areas – North Coast



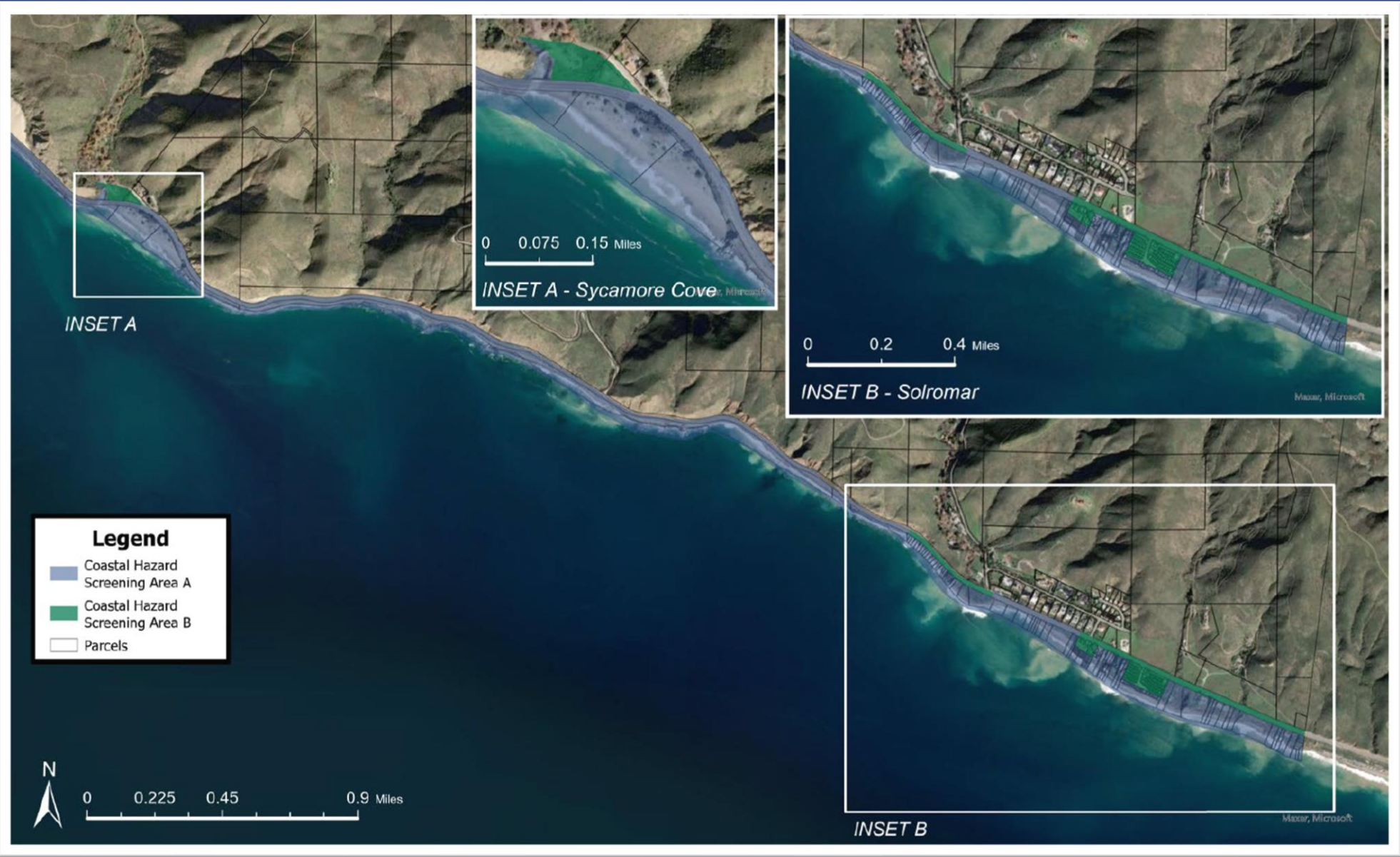
Coastal Hazard Screening Areas – Central Coast (cont.)



Coastal Hazard Screening Areas – Central Coast



Coastal Hazard Screening Areas – South Coast





CEQA, General Plan and Public Noticing

California Environmental Quality Act (CEQA)



Local Coastal Program Amendments Exempt from CEQA:

- Section 21080.9 of the Public Resources Code
- Guidelines Under Section 15265

Exhibit 5: Coastal Act Consistency Analysis

Exhibit 6: Cumulative Impacts Analysis

Exhibit 17: Visual Impacts Analysis

Findings



General Plan Consistency

- Program HAZ-H
 - Sea Level Rise Analysis in Siting and Design of New Development
- Program HAZ-I
 - Estuaries, Wetlands, and Groundwater Basin Resilience
- Program PFS-D
 - Sea Level Rise Adaptation Response

Good Zoning Practice:

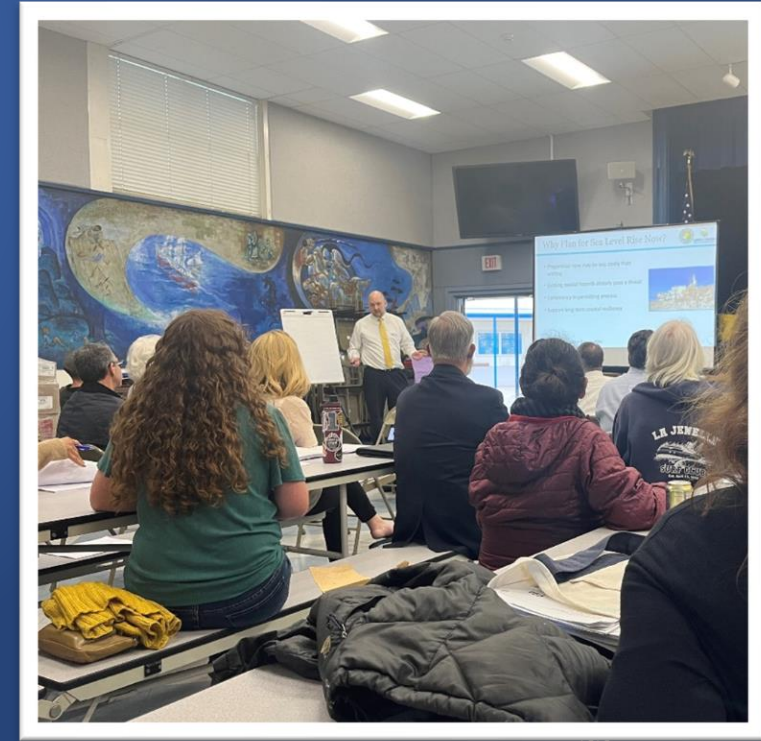
- Reduces hazards/risk
- Change is phased in with time

Represents an initial step in planning for the entire unincorporated coastline.

Public Workshops



Four workshops in Summer 2024 – one in each subarea and one virtual
Draft amendments released on June 5, 2024 for a 45 day review period



Public Noticing



- January 30, 2025
 - Placed a legal ad in the Vida Newspaper (in Spanish)
- January 30, 2025
 - Placed a legal ad in the Ventura County Star (in English)
- Additional noticing via libraries, email and social media

Public Comments for Today's Hearing



- Ocean Foresters (Mark Capron, Mohammed Hasan, and Roger Benham)
- Surfrider Foundation (Mandy Sackett and Alexandra Wall)
- NAACP (Paul Burke)
- Smart Coast California (Marta Golding Brown)





Recommended Actions

Recommended Actions



- 1. CERTIFY** that your Commission has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process; and
- 2. ADOPT** a resolution in the form attached as Exhibit 2 recommending that the Board of Supervisors take the following actions:
 - a. CERTIFY** that the Board has reviewed and considered the Board Letter and all exhibits thereto, the Planning Commission staff report and all exhibits thereto, and has considered all other materials and public comments received during the public comment and hearing processes;
 - b. FIND**, on the basis of the entire record and as set forth in Sections A, B, C and D of the Planning Commission staff report, that the proposed LCP amendments are consistent with the California Coastal Act, including Chapter 3 thereof (Public Resource Code §30200 et seq.), as described in Exhibit 5 of the staff report;

Recommended Actions



2. **ADOPT** a resolution in the form attached as Exhibit 2 recommending that the Board of Supervisors take the following actions:

- c. **FIND**, on the basis of the entire record and as set forth in this Planning Commission Staff Report (Exhibit 1), that adoption of the proposed LCP amendments is exempt from California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.9 and CEQA Guidelines Section 15265, as described in Exhibits 5 and 6 of the staff report;
- d. **FIND**, on the basis of the entire record and as set forth in Sections A, B, C and D of the Planning Commission staff report, that the that the proposed LCP amendments are consistent with the goals, policies and programs of the Ventura County General Plan, are in the interest of public health, safety and general welfare, and constitute good zoning practice, as described in Exhibit 7 of the staff report;

Recommended Actions



2. **ADOPT** a resolution in the form attached as Exhibit 2 recommending that the Board of Supervisors take the following actions:

- e. **ADOPT** a resolution approving the proposed amendments to Chapter 4 of the Coastal Area Plan, which include new and revised goals, policies and programs for development related to coastal hazards, sea level rise, and climate change, and other minor amendments as shown in legislative format in Exhibit 3 of the staff report;
- f. **ADOPT** the proposed ordinance amending Coastal Zoning Ordinance Articles 2, 4, 5, 8, 11 and the addition of Appendix 15 related to coastal hazards, sea level rise, climate change, and other minor amendments as shown in legislative format in Exhibit 4 of the staff report;
- g. **DIRECT** staff to transmit the proposed LCP amendments to the Coastal Commission for certification

Questions?



Available Staff

- Aaron Engstrom, Planning Manager
- Dave Ward AICP, Planning Director
- Jeff Barnes and Dave Edsall, County Counsel
- Jeff Palmer, Public Works Agency Assistant Director (on Zoom)
- Brittany Webber, Associate Planner
- Dave Revell PHD, Integral Consulting

Planning Commission Public Comments

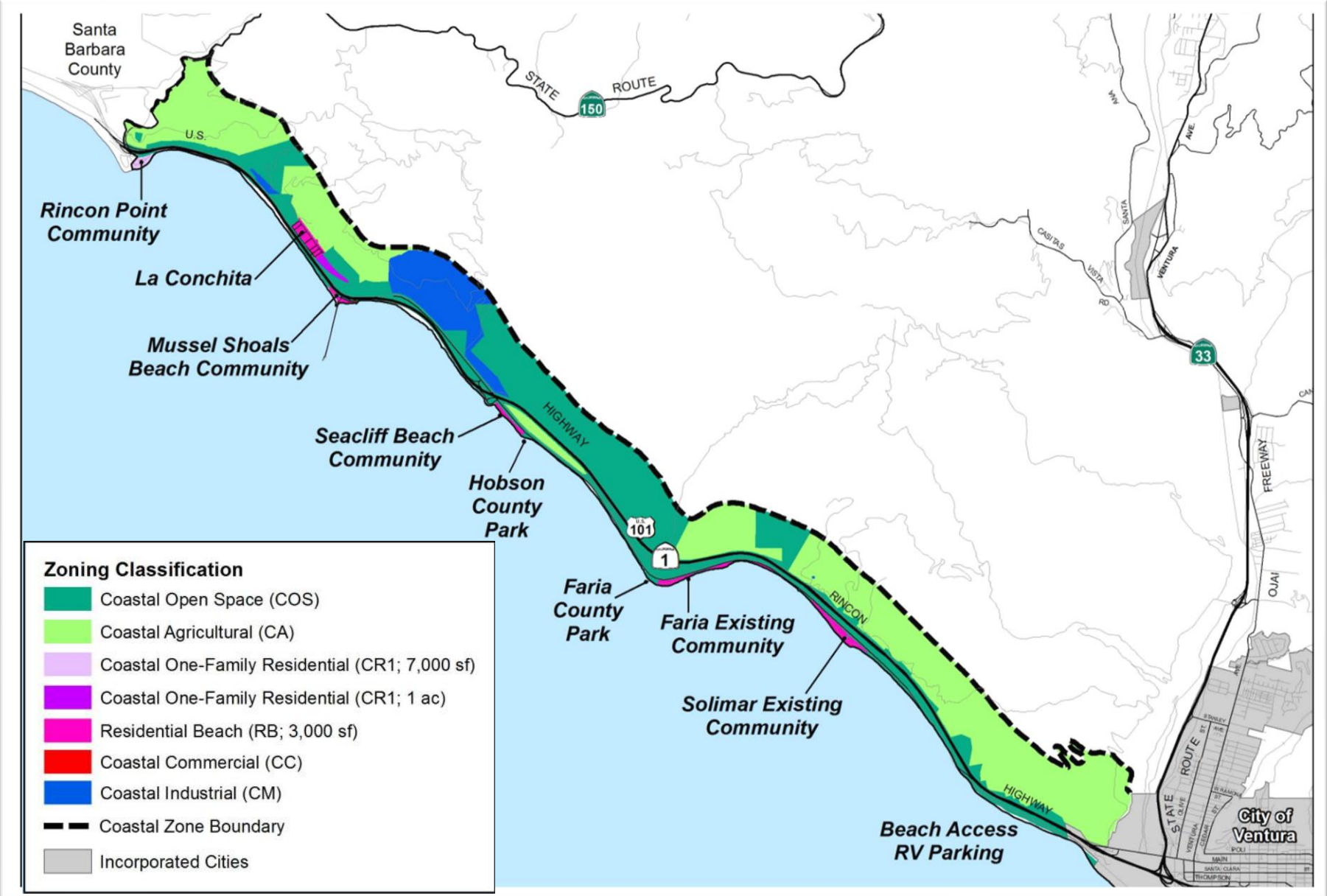


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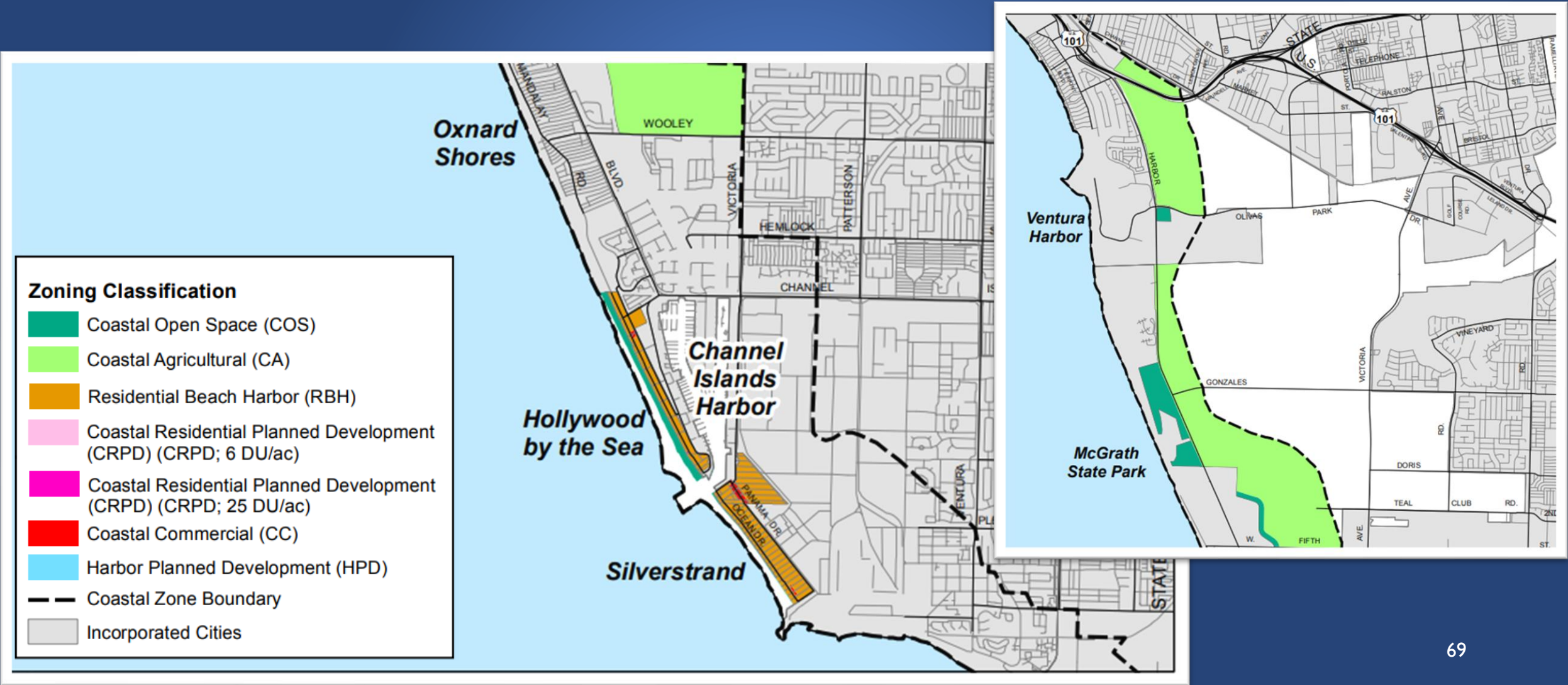
https://ventura-org-rma.zoom.us/webinar/register/WN_KJ5Bn9jeQXKfYuQAYCEwqg

Members of the public who wish to speak, please press the raise hand button on Zoom now and you will be connected at the appropriate time. If participating by telephone, please press * and then **9** to be queued. This is for agenda item **#7B**

North Coast Zoning Map



Central Coast Zoning Map



South Coast Zoning Map

