



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 4, 2020

TO: Mayor and Councilmembers

FROM: Administrative Division, Waterfront Department

SUBJECT: Commercial Fishing Subcommittee Update

RECOMMENDATION: That Council:

- A. Receive a presentation on the efforts of the Commercial Fishing Subcommittee in evaluating the needs of the local commercial fishing industry for additional property suitable for their storage and processing needs; and
- B. Provide direction to staff on the role, and level of City involvement, with further efforts to identify resources and funding for the commercial fishing industry.

DISCUSSION:

The Waterfront Department has historically supported commercial fishing in many ways. A variety of commercial fishing products are offloaded at the City Pier with hoists and infrastructure provided by the Waterfront Department. A City-provided, industrial ice house has been supplying high quality flake ice for the fleet since 1995. Additionally, Waterfront policies provide significantly discounted slip fees for those actively engaged in commercial fishing.

In addition to City-provided resources, there are three private commercial fishing facilities located outside the Waterfront totaling approximately 19,480 sq. ft. The Commercial Fishermen of Santa Barbara (CFSB), a non-profit organization representing the interest of the local commercial fishing industry, have indicated that to fully serve Santa Barbara's commercial fishing fleet, approximately 37,000 sq. ft. of open space and 10,000 sq. ft. of processing facility are needed (47,000 sq. ft. total), indicating an existing shortfall of roughly 30,000 sq. ft.

On May 16, 2019 Council heard an appeal of a Conditional Use Permit (CUP) granted by the Planning Commission for 35 N. Calle Cesar Chavez that was concerned with the OM-1 (Ocean-Oriented Light Manufacturing) zoning for the parcel and questioned the Planning Commission's justification for granting the CUP for a use not considered Ocean-

oriented. Although the appeal was denied, Council directed Waterfront staff to work with Harbor Commission to address commercial fishing gear storage issues, and possible opportunities to alleviate their needs. Harbor Commission and staff took action by forming a Commercial Fishing Subcommittee. Over the last 18-months, the Commercial Fishing Subcommittee has met several times, which has led to a better understanding of the industry needs as well as a better understanding of availability of suitable properties. The following represents some of the key take-aways from the Commercial Fishing Subcommittee meetings:

- Preferred zoning for commercial fishing facilities are OM-1 (Ocean Oriented Light Manufacturing), OC (Ocean Oriented Commercial), and HC (Harbor Commercial), although other zoning such as M-1 (Light Manufacturing) and C-M (Commercial Manufacturing) may also be considered.
- The priority is on properties south of the 101 freeway or in proximity to the Harbor.
- The Waterfront Department contracted with the Radius Group to evaluate potential public and private properties in the area that could meet the needs of commercial fishermen. This analysis was presented to the Commercial Fishing Subcommittee.
- Commercial fishing gear-storage space on Waterfront property is not readily available. All viable areas are currently encumbered by long-term ground leases within granted lands operated by the Waterfront Department.
- Nearby City-owned properties are fully subscribed for City needs which include wastewater treatment, desalination operations, fire training, and annex yard storage, making current City properties unavailable for commercial fishing use.
- The Commercial Fishing industry and CFSB need to identify \$3M-\$5M in funding to acquire and develop a suitable piece of property to meet their intended needs.

Moreover, on June 18, 2020 Harbor Commission received an update from Waterfront staff regarding the efforts of the Commercial Fishing Subcommittee to date. After thorough review, the Harbor Commission voted to forward this item to Council for further direction on the appropriate level of City involvement in the Commercial Fishing industry's efforts to acquire and develop a property to support their needs.

SUMMARY:

Progress has been made over the last 18-months through collaboration with Commercial Fishing Subcommittee, the Waterfront Department, and CFSB. The commercial fishing industry has clearly presented their need for roughly, one acre of additional property to support gear storage, fish processing, cold storage, and office space. The Waterfront Department has actively supported these efforts and worked with the Commercial Fishing Subcommittee and commercial fishing industry by supplying staff time and resources to better analyze the needs and identify suitable locations. The efforts have reached a point where it is clear that the commercial fishing industry is in need of funding to further their efforts to acquire and develop a suitable property to support their industry needs. Staff is seeking Council direction on an appropriate level of City involvement with this effort.

PREPARED BY: Mike Wiltshire, Waterfront Director

SUBMITTED BY: Mike Wiltshire, Waterfront Director

APPROVED BY: City Administrator's Office