



Gaviota Coast  
Planning Advisory Committee  
May 26, 2010



# Gaviota Coast Planning Advisory Committee

May 26, 2010

## Call To Order

- 1. The Pledge of Allegiance & Roll Call**
- 2. Public Comment Period**
- 3. Administrative Briefings**
- 4. Meeting Minutes from May 12, 2010**
- 5. Presentation & Discussion of County Land Use and Development Code Certification**
- 6. Discuss Conceptual Planning Goals**
- 7. Discussion of Long-Term Meeting Schedule**



# Gaviota Coast Planning Advisory Committee

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## **Agenda Item 1:**

### **A. Pledge of Allegiance**

### **B. Roll Call**



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## **Agenda Item 2:**

## **Public Comment Period for Items not on the Agenda**



# Gaviota Coast Planning Advisory Committee

## May 26, 2010

### **Agenda Item 3:**

### **Administrative Briefings**



# Administrative Briefings

- 1. On May 25<sup>th</sup> the BOS adopted the recommended Agricultural Streamlining ordinance amendments**
- 2. On May 14<sup>th</sup> PG&E received a preliminary permit from FERC to study the WaveConnect wave energy project for up to three years**



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## **Agenda Item 4:**

## **Meeting Minutes from May 12, 2010**



# Gaviota Coast Planning Advisory Committee

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## **Agenda Item 5:**

### **Presentation & Discussion of Coastal Commission Suggested Modifications to County Land Use and Development Code**



# Summary of Recommended LUDC CCC Modifications

- Combines Inland and CZ (Article II into one LUDC)
- Removes References
- Adds appeals language
- Clarifies process-related items

# Additional Proposed Modifications/Updates

- Adds noticing language
- Recognizes multiple regional BARs
- Specifies new application contents
- Clarifies precedent issues

# PPUs and County Approvals

- Introduces Principal Permitted Uses (PPU) [by LCP zone district]
- Allows appeals to the CCC if not PPU
- Establishes a procedural system for PPU's
- Provides clarifications regarding CDPs

# PPU Highlights

## Items to consider:

### **Principal permitted dwellings (CZ)**

In the Coastal Zone, the primary dwelling on the lot may be considered a component of the principal permitted agricultural use and permitted as a Principal Permitted Use (PPU) when in compliance with designated standards

# PPU Principal Permitted Dwelling Criteria

- a. There is an existing principal permitted primary agricultural use on the lot on which the primary dwelling is located
- b. The occupancy of the dwelling is restricted to the operator of the principal permitted primary agricultural use including the family of the operator
- c. The gross floor area of the primary dwelling does not exceed 3,000 square feet
- d. The principal dwelling and all accessory structures and landscaping associated with the primary dwelling shall occupy a development area of no more than 10,000 square feet

# Items of interest

- New exemption definition for Ag activities states that: In CZ, new or expanded areas of agricultural activities are not exempt and require the issuance of a Coastal Development Permit
- Grazing: allows historic legal use, but with specified limits on new uses, otherwise CDP required

# Glossary Definitions Highlight

Within CZ, Cultivated Ag., Orchard, Vineyard-Steep Slope, means new or expanded ag. activities that occur on slopes 30% or greater, and that there must be evidence of a permitted or legal, non-conforming use on site within a 10 year period

# Additional Updates

- Accessory structures - In Ag. zones, these structures must be accessory to the principal permitted primary agricultural use
- Allow limited services and utilities to be treated as part of the PPU when incidental, appropriate, and subordinate to the primary PPU

# Additional Updates (cont.)

- Updates to exemption list to better separate Inland versus Coastal exemptions
- Development standards
- Subdivisions, LLAs, and Mergers now require CDP

# Summary of Other Recommended Modifications

- Restricting stairways on coastal bluffs
- Clarifications for allowed/disallowed bluff development
- Sea level rise issues
- Solar energy systems permit streamlining

# ESHA Clarifications

- ESHA Overlay must be consistent with the protection provided in the certified LCP
- ESHA Overlay applies when new ESHA is ID'd on a project-level basis
- ESHA applies when habitat or species have been destroyed or removed unlawfully

# Proposed Changes

- Modifications
- Development Agreements
- Permit requirements for signs
- Allowances for economic hardship (i.e., time extensions)
- Modification of energy-related policy language
- New glossary terms

# Additional Modifications

- Reinsertion of previously certified LCP language
- CLUDC/LCP amendments process language
- Exclusion of Attachments from LCP certification
- Mining not a PPU, thus appealable
- Density bonus allowances for Affordable Housing

# Conclusion

- Modifications don't preclude the GavPAC from addressing them and clarifying items during our Plan update
- GavPAC should familiarize themselves with various LUDC changes so we can address these issues as we move forward with deliberations on various topics

# Conclusion

- It is somewhat premature to weigh in on these items, and we will have ample opportunity to do so in the future with our process

# Next Steps

- 6-2-2010 County PC review
- 6-2-2010 Ag. Advisory Committee review
- 6-10-2010 Montecito PC review
- 7-6-2010 Board of Supervisors review
- 8/11-8/13 2010 Coastal Commission hearing

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## **Agenda Item 6:**

### **Discuss Conceptual Planning Issues:**

- 1) Transportation, Energy & Infrastructure
- 2) Public Recreation
- 3) Resources Stewardship & Open Space
- 4) Keeping Agriculture on the Land
- 5) Land Use, Zoning & Housing



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## **Agenda Item 7:**

### **Discussion of Long-Term Meeting Schedule**



# Gaviota Coast Planning Advisory Committee

## May 26, 2010

### GavPAC Meetings

	Wednesday	Location
June	16 30	Brandon Vista
July	21	Vista
August	11	Vista
September	1	Vista



# Gaviota Coast Planning Advisory Committee

## May 26, 2010

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #13 (tentative)	Wednesday, June 16, 2010 6:30 p.m.	Brandon School Auditorium	Discussion of Issue Area Priorities for Planning Goal Development
GavPAC Meeting #14 (tentative)	Wednesday, June 30, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD
GavPAC Meeting #15 (tentative)	Wednesday, July 21, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	TBD



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## May 26, 2010

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #16 (tentative)	Wednesday, August 11, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>TBD</b>
GavPAC Meeting #17 (tentative)	Wednesday, September 1, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	<b>TBD</b>



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**Next GavPAC Meeting: Wednesday June 16, 2010 @  
Brandon school – 6:30 p.m.**





Thank You

