
Gaviota Coast Planning Advisory Committee

APPROVED MEETING MINUTES MEETING No. 13

Monday June 21, 2010

Goleta Union School District Board Hearing Room

Meeting Called to Order: By Chair Kimbell at 6:32 p.m.

1. Roll Call

GavPAC Members Present: Baer, Boise-Cossart, Feeney, Kimbell, Lloyd, McGinnis, McKenna, McNabb, Tautrim, Van Leer

GavPAC Members Absent: Bowman

County Staff Present:

Dianne Black, Director Development Services, Planning & Development

Noel Langle, Senior Planner, Planning & Development

Derek Johnson, Long Range Planning Director

Vicki Parker, Long Range Planning Division Deputy Director

David Lackie, Long Range Planning Division Supervising Planner

Brian A. Tetley, Long Range Planning Division Senior Planner

2. Public Comment for Items not on the Agenda:

Tam Hunt: The statewide Renewable Energy Transmission Initiative recently finished its Phase 2B report. The wind resource region around Lompoc, Bixby and Hollister Ranch was found to have over 400 megawatts of potential and to be the fifth most cost-effective zone in the entire study area considered.

3. Administrative Briefings

Staff: On May 25, 2010, P&D received an application by the El Capitan Canyon Campground for an amended Conditional Use Permit to allow the construction of campsites in a previously undeveloped area. The project is in the initial 30-day review period.

Committee: McKenna requested that a dialog be established with the Central County Board of Architectural Review (CBAR) to cultivate early suggestions regarding visual and community design issues. Chair Kimbell directed staff to agendize this request for deliberation at the next meeting.

4. Meeting Minutes from Meeting #12 on May 26, 2010

Public Comment: None

Deliberations: None

ACTION: Lloyd moved, seconded by Feeney, and carried by a vote of 9-0-1, Chair Kimbell abstaining, to approve the minutes as presented.



5. Discussion of Coastal Commission (CCC) Suggested Modifications to County Land Use and Development Code (LUDC)

Public Comment:

Darlene Chirman representing the Santa Barbara Audubon Society: Concerns about new hindrances for smaller restoration projects.

Bonnie Freeman: Stated that homes greater than 3,000 square feet would still be appealable to the CCC under the proposed modifications.

Leslie Freeman: I was told the Toro Canyon standards would not apply to Gaviota. Now that looks like it is. You should not include any comments on steep slopes for grazing except to say that the proposed modifications are not appropriate.

Nathan Alley representing the Environmental Defense Center (EDC): By and large we support the CCC recommendations. The age of the Local Coastal Plan is a problem and needs to be updated. There are valid concerns including beneficial restoration projects and agricultural intensification. The GavPAC should simply ask for clarification rather than suggest policy changes at this stage.

The definition of development is key. It seems like the County could ease permitting burdens with local process improvements.

Eva Turenchalk: Define restoration to include no long-term impacts to ESH and as an accessory use to all PPU's. A proposed modification would disallow non-profits and schools. There is a waived hearing process, but it is still expensive. There is a need for an ag. educational facility. Valuation of ag. activities should be in dollars per acre.

The Coastal Act does exempt ag. harvesting. There should be a way to exempt ag. intensification that does not negatively impact the land.

Loren Luyendyk: Consider water harvesting as a Primary Permitted Use (PPU) in the ag. zones. Need better definitions of ag. intensification and quantify by area not profit. Clarify whether harvesting would be restricted. Restorative agriculture is a benefit to the environment.

Suzanne Perkins: Employee and multi-generational housing is critical to local agriculturalists. Farmers and ranchers cannot afford to go through even more rigorous permitting processes. We should add to allowed uses on ag. land, including schools, recreation, and equestrian, not restrict them.

Deliberation: The GavPAC discussed which issues to be included in a comment letter to the Board of Supervisors regarding the CCC staff's recommended modifications to the LUDC prior to certification by the CCC. The discussion focused on the two key issues of Principal Permitted Uses (PPU) and agricultural intensification. The committee deliberated on a list of items to include in the letter. Tautrim spoke in support of allowing multi-generational housing in the coastal zone and he also stated that agricultural intensity should be allowed provided it does not create additional negative impacts to the environment. Van Leer stated that the same development envelope standard should be applied in the coastal zone as what is allowed under the County Uniform Rules for the Williamson Act. Boise-Cossart suggested that small farmers be exempt from permitting requirements and that schools and non-profit operations be allowed uses in the coastal zone. McNabb stated that all thresholds should be examined in relation to existing and future home sizes, even if the committee is not ready to decide on a threshold size. Van Leer stated that the committee should say they are not prepared to comment on residential thresholds. McGinnis stated that she supports a 3,000 square foot threshold. Van Leer asked whether the proposed CCC modifications would grandfather in existing



grandfather in existing structures or whether they would become legal non-conforming. Van Leer also asked whether or not the County has a right to farm policy.

ACTION: Lloyd moved, seconded by VanLeer, and failed by a vote of 4-6, to finalize the comment letter incorporating the items discussed.

The committee revised the list of items to incorporate into the letter as follows:

1. Allow restoration projects, defined as projects enhancing the natural condition of the land with no net long term negative effect on ESHA, as accessory uses to all PPU's
2. Remove operator occupancy restriction for primary residence
3. Add allowance for multi-generational housing
4. Utilize the same development envelope standard as the County Uniform Rules for the Williamson Act
5. Describe that the committee is not prepared to comment on residential thresholds, but may adopt such a threshold in the natural course of the local planning process for Gaviota
6. Exempt small farmers from permitting requirements
7. Clarify equestrian allowances as an ag. use
8. Add schools and non-profit operations to allowed uses
9. Add sports and recreational facilities to allowed uses

ACTION: McKenna moved, seconded by Baer, and carried by a vote of 10-0, to nominate a subcommittee consisting of Kimbell, Lloyd, and McGinnis to finalize the comment letter incorporating the revised items discussed.

8. Meeting Adjournment – 9:37 p.m.

Signed Charles D. Kimbell Date 8/9/10
GavPAC Chair Kimbell

