



Planning and Development Department

Long Range Planning Division

Transmittal Memorandum

DATE: July 14, 2010

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District
Vicki Parker, Deputy Director, Long Range Planning

SUBJECT: GavPAC Meeting No. 15

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 15, to be held Wednesday July 21, 2010, 6:30 p.m. at the Vista de Las Cruces School auditorium:

- 1. Meeting Agenda:** Please see the attached agenda for the July 21, 2010 GavPAC meeting (Attachment 1). For details, please see discussion of agenda items below.
- 2. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the June 21 & 30, 2010 GavPAC meetings for review and approval (Attachments 2 & 3).
- 3. Consideration of Planning Issues:** Staff has provided a complete revised worksheet packet (Attachment 4). The packet includes all the issue areas including Land Use, Zoning, & Housing, a new Visual Resources worksheet, a glossary sheet, and a planning issues summary diagram. The worksheets include citations to ordinance and/or policy documents related to each proposed planning issue.
- 4. Strategy Discussion for Policy Issue Area Deliberations:** As discussed in greater detail below, this meeting will include a strategy discussion for the next phase of meetings starting in August. Staff will bring a set of “playbook” sheets to the meeting that has been prepared to facilitate this discussion.
- 5. Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule (Attachment 4) is attached for your review.

In addition to this packet, please bring the GavPAC documents binder with you to the meeting.

All GavPAC materials are also available for download from the following webpage:
<http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Consideration of Planning Issues (Agenda Item No. 5)

This is the fourth meeting dedicated to identification of Issues to be undertaken by the GavPAC during this planning process. Staff is expecting that the GavPAC will be able to complete consideration of the Land Use, Zoning, & Housing issues and Visual Resources issues during this meeting. As mentioned in the past, Staff has prepared another planning issues sheet for Visual Resources issues. This sheet includes a number of issues that were previously located on other sheet, but have been relocated to the Visual Resources sheet given the item's expression of a visual issue. Staff has also added some new items that seem relevant once deliberations on Visual Resources issue commences.

In addition, there are two new sheets appended to the rear of the worksheets. The first is a glossary and definitions page that defines terms mentioned on the worksheets. Lastly, staff has prepared a diagram showing planning relationships which may be helpful when the deliberations on planning goals and tools commence during the next phase of the planning process.

In addition to reviewing the issue worksheets, please read the *Gaviota Study Group Report* (September 2005) pp. 22-27, and *LCP Update Guide* (April 2007) – Section 6 – Planning and Locating New Development. The LCP Update Guide was included in the meeting no. 2 packet.

Strategy Discussion for Policy Issue Area Deliberations (Agenda Item No. 6)

This discussion is intended to set the ground work for the deliberative stage of the planning process slated to begin in August. Over the past several meetings, the GavPAC has considered and revised a range of planning issues for the Gaviota coast. The upcoming deliberative phase of the planning process will delve into each of the grouped planning issue areas with sufficient detail to emerge with a set of prioritized planning goals to be accomplished by the Gaviota Coast Land Use Plan. Staff is currently working with the Chair and Vice-Chair to identify an optimal schedule to maximize the effectiveness of this upcoming phase of the planning process and these recommendations will be considered at the GavPAC meeting on July 21st. Staff will bring a set of "playbook" sheets to the meeting that has been prepared to facilitate this discussion.

Issue area deliberation meetings will require two to three consecutive meetings per issue area. This will allow for adequate staff support in the form of written reports, interim research and issue area expert testimony, as well as thoughtful development of planning goals and tools in a systematic way. Staff proposes that the GavPAC deliberate first on Visual Resources from mid August to early September, followed by Keeping Agriculture on the Land through mid October. There are substantial existing visual resources policies and a history of the application of these policies and the inherent tensions between the policies that lends itself to an initial discussion of tailored changes to these policies and the potential application of additional overlays. In addition, the potential development of design guidelines for the Gaviota Coast may be suited to work by a subcommittee, which could free up time for the full committee to maintain momentum in deliberating on other issues. Formation of a subcommittee may be an effective way to have more detailed consideration of policy options and planning tools resolved and brought back to the full committee for review.

The upcoming deliberative phase will likely extend through February-March 2011. These meetings in the upcoming phase will be supported by Staff research into existing policies and ordinances in Santa Barbara County and other jurisdictions, past experience, and other supporting data to help facilitate the deliberations leading to planning goals. Once the GavPAC establishes draft planning goals and preferred planning tools, Staff will then spend between approximately 60-90 days writing a draft plan for consideration and revisions by the GavPAC in the spring of 2011.

Attachments:

1. July 21, 2010 Meeting Agenda
2. June 21, 2010 Meeting Minutes
3. June 30, 2010 Meeting Minutes
4. Revised Planning Worksheets Packet
5. Long-Term Meeting Schedule