



Gaviota Coast
Planning Advisory Committee
September 1, 2010



Gaviota Coast Planning Advisory Committee

September 1, 2010

- 1. The Pledge of Allegiance & Roll Call**
- 2. Public Comment Period**
- 3. Administrative Briefings**
- 4. Meeting Minutes from July 21, 2010**
- 5. Discussion of Existing Visual Resources Policy**
- 6. Consideration of Visual Resources Priorities**
- 7. Consideration of Visual Resources Planning Tools**
- 8. Consideration of Subcommittee Nominations**
- 9. Discussion of Long-Term Meeting Schedule**



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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



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Agenda Item 3:

Administrative Briefing

LUDC Modifications



Administrative Briefing

- 1. During the August 12th CCC Hearing, the CCC continued final action on LUDC Certification to an unspecified date while also expressing broad support for their Staff's recommended modifications.**
- 2. This continuance will allow the county to hold public workshops and continue negotiations with CCC staff with the goal of returning for the November CCC hearing in the Los Angeles/Orange County area.**



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Agenda Item 4:

Meeting Minutes from August 9, 2010



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Agenda Items 5-8:

Visual Resources Planning Deliberations:

Discussion of Existing Visual Resources Policy

Consideration of Visual Resources Priorities

Consideration of Visual Resources Planning Tools

Consideration of Subcommittee Nominations



Existing Visual Resources Policy

Rural Area Policy Approach:

- 1. Compatibility with and subordination to the natural environment**
- 2. Preserve landforms and minimize grading**
- 3. Prevent intrusions into the skyline**



Visual Resources Policy Inquiries

1. Clarification of Existing Policies

- What features can a project incorporate to achieve a subordinate presence in the rural area?
- Is additional grading acceptable to minimize or eliminate visual impacts from public viewsheds even though it may alter natural landforms?
- What are appropriate forms of structural screening (e.g. landscaping, earth modification)?
- Is additional grading acceptable for dwellings? What about accessory structures and uses?
- Are additional limitations necessary in “critical public viewsheds”?



Visual Resources Policy Inquiries

- 2. Development Site Design Hierarchy**
- 3. Policy Language Definitions & Clarification**
- 4. Development of Design Guidelines**
- 5. Application & Expansion of Overlays**
- 6. Incentives to Minimize Visibility**



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Agenda Item 9:

Discussion of Long-Term Meeting Schedule



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GavPAC Meetings

	Wednesday	Location
September	15 29	Vista Vista
October	13 27	Vista Vista
November	10	Vista
December	8 15	Vista Vista



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Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #24	Wednesday, December 15, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Resources Stewardship & Open Space III
GavPAC Meeting #23	Wednesday, December 8, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Resources Stewardship & Open Space II
GavPAC Meeting #22	Wednesday, November 10, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Resources Stewardship & Open Space I
GavPAC Meeting #21	Wednesday, October 27, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Keeping Agriculture on the Land III



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Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #20	Wednesday, October 13, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Keeping Agriculture on the Land II
GavPAC Meeting #19	Wednesday, September 29, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Plan Boundary Discussion Planning Goals Development: Keeping Agriculture on the Land I
GavPAC Meeting #18	Wednesday, September 15, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Visual Resources II



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**Next GavPAC Meeting: Wednesday September 15,
2010 @ Vista de Las Cruces school – 6:30 p.m.**





Thank You

