



Gaviota Coast
Planning Advisory Committee
September 29, 2010



Gaviota Coast Planning Advisory Committee

September 29, 2010

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: Informational Sessions



Administrative Briefing

- 1. During the September 7th Hearing, the Board of Supervisors directed:**
 - a. Four public informational sessions, Vista de Las Cruces school on Monday October 11th**
 - b. Invited CCC staff to attend**
 - c. Continued the BOS hearing to November 2nd, prior to the November 17-19 CCC hearing in the Los Angeles/Orange County area**



Administrative Briefing

DATE	LOCATION AND TIME
OCTOBER 4 TH	Montecito Hall 1469 East Valley Road Montecito Time: 4 pm
OCTOBER 6 TH	Canalino Elementary School Cafeteria 1480 Linden Avenue Carpinteria Time: 6 pm
OCTOBER 11 TH	Vista de Las Cruces School Auditorium 9467 San Julian Road Gaviota Time: 6:30 pm
OCTOBER 12 TH	Goleta School District Board Hearing Room 401 North Fairview Avenue Goleta Time: 6 pm



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Agenda Item 5:

Visual Resources Planning Deliberations:

Consideration of Visual Resources Priorities

Consideration of Visual Resources Planning Tools

Consideration of Subcommittee Nominations



GavPAC Visual Policy Preferences

General Policy Approach:

- ✓ **Maintenance of existing general policy approach**
- ✓ **Gaviota-specific policy interpretation:**
 - a. **Design Guidelines**
 - b. **Ordinance language**
 - c. **Overlays**



GavPAC Visual Policy Preferences

Policy Concepts and Preferences:

- 1. Rural Character**
- 2. Project design hierarchy**
 - a. Siting**
 - b. Grading**
 - c. Design**
 - d. Treatments**



GavPAC Visual Policy Preferences

3. Grading & Visibility

- a) **Development which is visible from public areas should be carefully sited and designed to be subordinate to its natural setting**
- b) **The design of development should fit the site**
- c) **Limiting visibility of development takes precedence over minimization of grading volume**
- d) **Some grading may be necessary to reduce visibility**



GavPAC Visual Policy Preferences

3. Grading & Visibility

- e) **It is preferable to fit buildings into the setting without significant grading**
- f) **Grading to create a flat pad on slopes is discouraged**
- g) **Respect for the existing landform**
- h) **Artificial berms are discouraged**



GavPAC Visual Policy Preferences

Policy Concepts and Preferences:

- 4. Landscaping in context with the surroundings**
- 5. Careful site selection is key**
- 6. Definition of Public Viewshed:**
 - a. Potential overlay**
 - b. Potential ordinance standards limiting height, size, etc.**
 - c. Potential incentives**



GavPAC Visual Policy Preferences

7. Design Guidelines:

- a) **An interpretive visual guide for development to achieve the level of site, architectural, and landscape design expected by the community**
- a) **Can provide Gaviota-specific policy clarification and interpretation**
- a) **Valuable guidance to landowners, the CBAR, and Review Authorities when considering development proposals for the Gaviota Coast**



GavPAC Visual Policy Preferences

8. Additional Items to Address:

- a) Night lighting**
- b) Fencing and other accessory structures**
- c) Structural screening**
- d) Potential differential treatment of agricultural structures**
- e) Address driveway and roadway standards**



Other Visual Issues

9. Other Visual Issues

- a) **Potential Scenic Highway designation as implementation item**
- b) **Prioritization of preservation of properties seaward of Highway 101**
- c) **Consider limitation of development on coastal bluffs**
- d) **Undergrounding and removal of abandoned utilities**



Consideration of Subcommittee Nominations

Visual Resources Subcommittee:

- 1. Three or four members**
- 2. Tasks, duties**
- 3. Time commitment**
- 4. Volunteers**
- 5. Nominations**
- 6. Confirmation**



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Agenda Item 6:

Discussion of Plan Area Boundary:

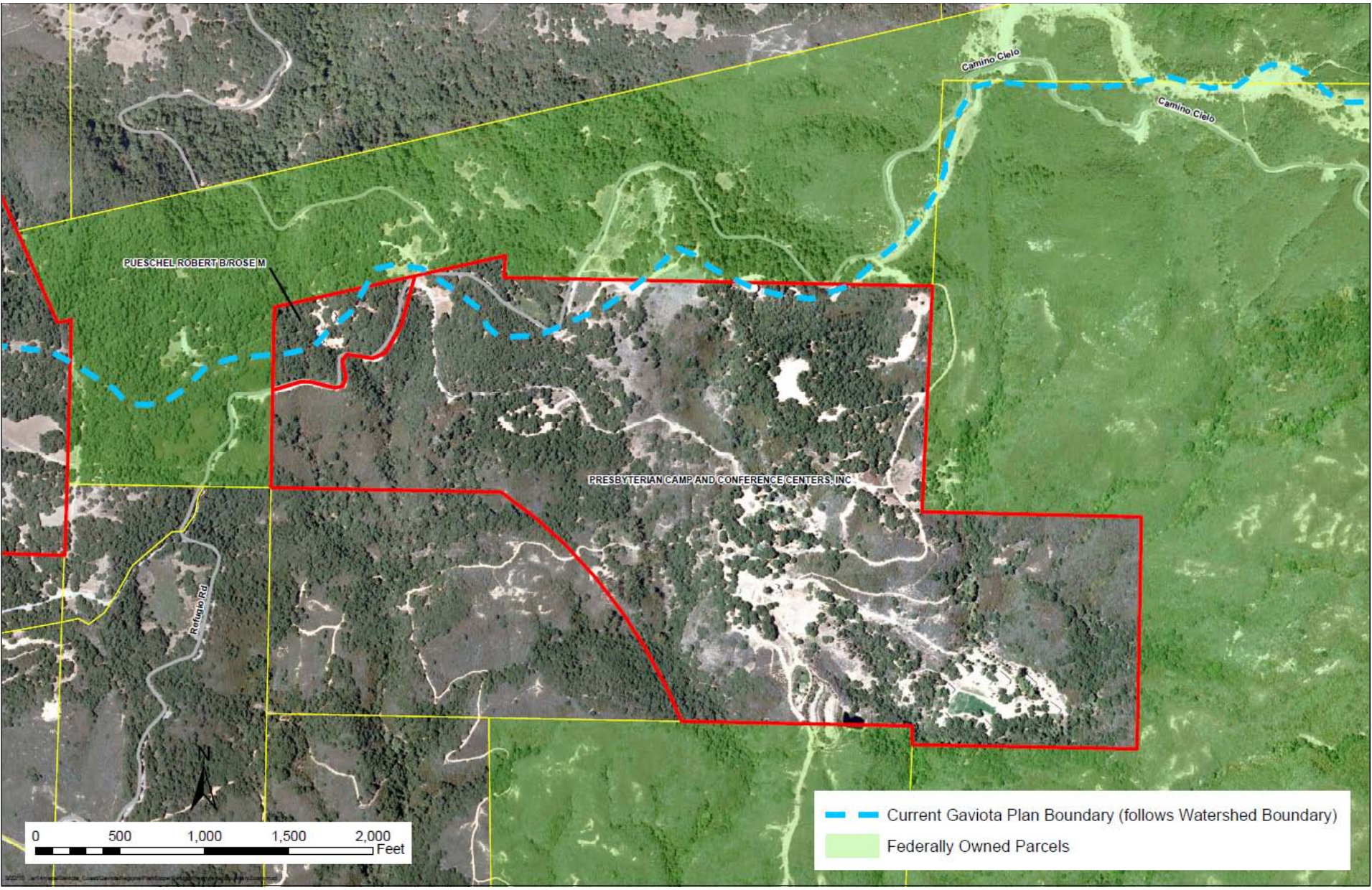
Discuss Potential Minor Adjustments



Plan Area Boundary

- 1. At the 08/09/10 GavPAC meeting, the committee requested that staff identify potential minor boundary adjustments for those properties currently bisected by the Plan Area Boundary**
- 2. Staff has identified three landholdings that potentially qualify for a minor Plan Area Boundary adjustment**
- 3. Note that potential minor adjustments would need to be acted on by the BOS as part of a set of recommendations for initiation of a draft plan**





PUESCHEL ROBERT, BROSEM

PRESBYTERIAN CAMP AND CONFERENCE CENTERS, INC

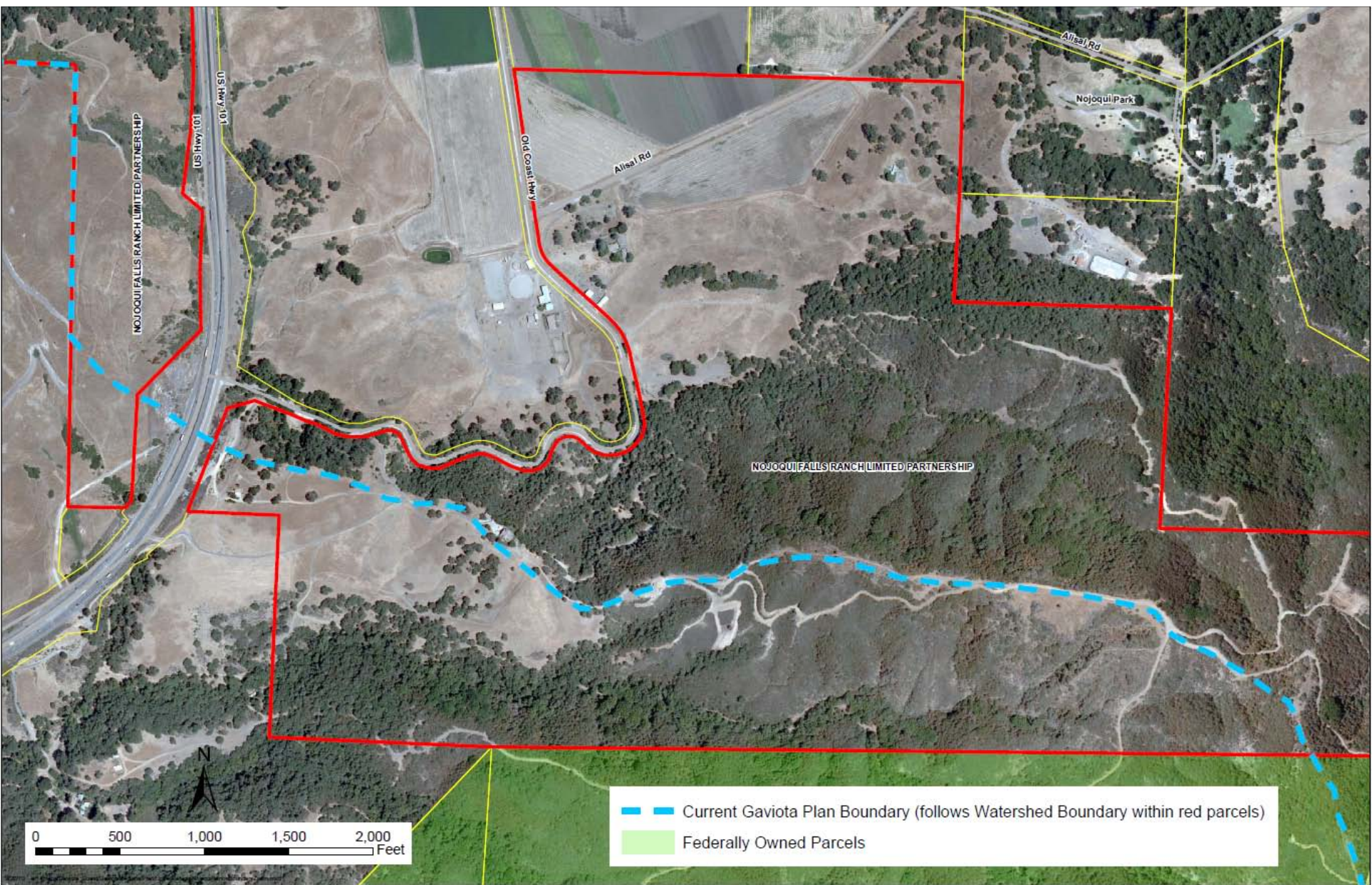
Camino Cleio

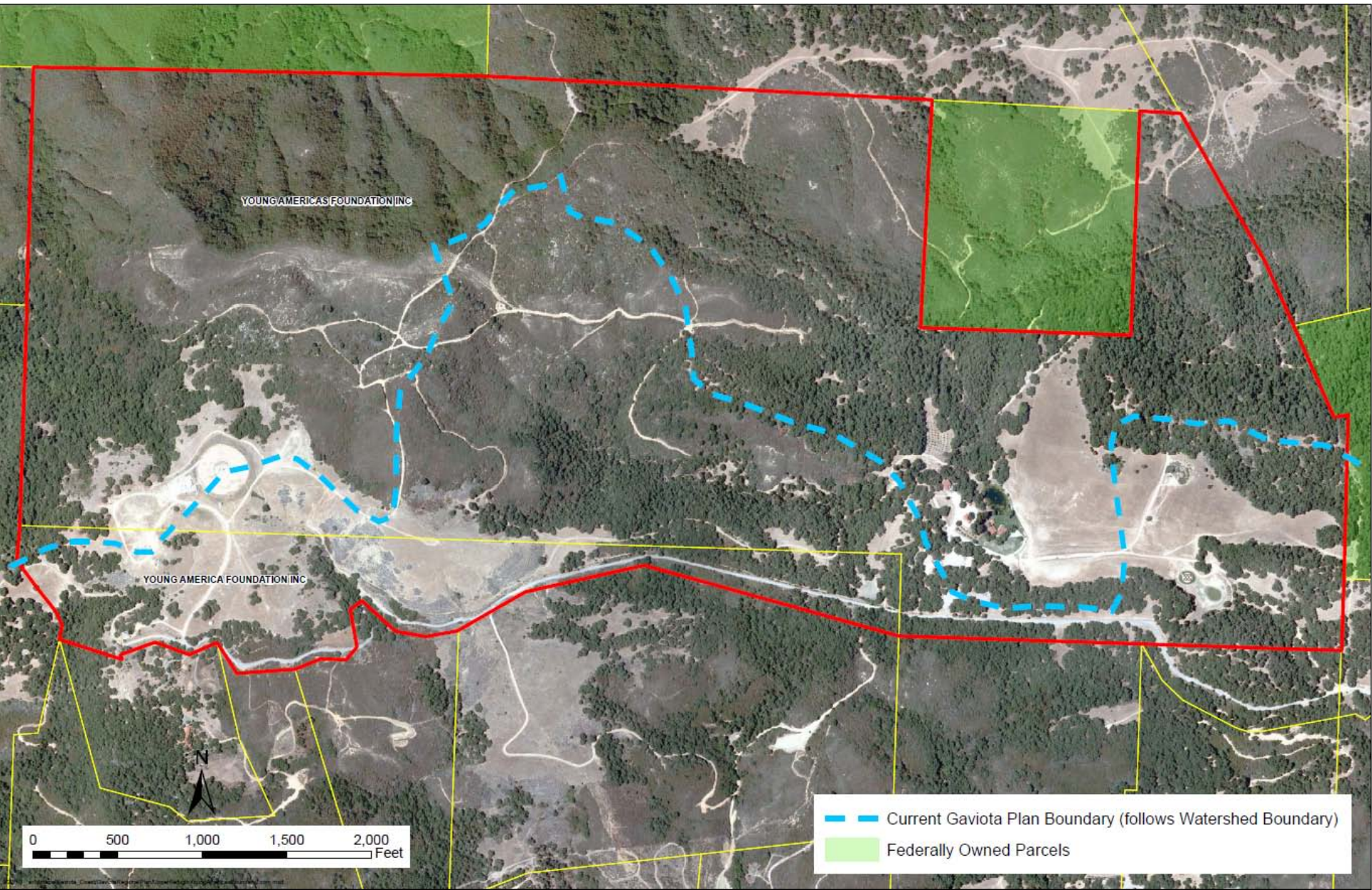
Camino Cleio

Refugio Rd

0 500 1,000 1,500 2,000 Feet

- Current Gaviota Plan Boundary (follows Watershed Boundary)
- Federally Owned Parcels





YOUNG AMERICAS FOUNDATION INC

YOUNG AMERICAS FOUNDATION INC

0 500 1,000 1,500 2,000 Feet

— Current Gaviota Plan Boundary (follows Watershed Boundary)
— Federally Owned Parcels

Plan Area Boundary

- 4. These minor Plan Area Boundary adjustments would be considered working adjustments and, as such:**
- a) Would be depicted on subsequent maps**
 - b) Continue to encourage continued landowner participation**
 - c) Ongoing opportunities to review all potential adjustments during draft plan review**



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Agenda Item 7:

Discussion of Long-Term Meeting Schedule



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GavPAC Meetings

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



Gaviota Coast Planning Advisory Committee

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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 I



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**Next GavPAC Meeting: Wednesday October 13, 2010
@ Vista de Las Cruces school – 6:30 p.m.**





Thank You

