



Planning and Development Department

Long Range Planning Division

Transmittal Memorandum

DATE: September 23, 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. 19

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 19, to be held Wednesday September 29, 2010, 6:30 p.m. at the Vista de Las Cruces School auditorium:

1. **Meeting Agenda:** Please see the attached agenda for the September 29, 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 September 1 & 15, 2010 GavPAC meetings for review and approval (Attachment 2).
3. **Plan Area Boundary:** Staff has attached a series of detail maps (Attachment 3) and three large format maps (Attachment 4) as reference for the discussion of potential minor plan area boundary adjustments.
4. **Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule (Attachment 5) 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>

Visual Resource Planning Deliberations (Agenda Item No. 5)

The GavPAC has initiated the deliberative phase of the planning process, starting with the consideration of planning issues associated with visual resources. The deliberative phase builds upon the recent GavPAC work to identify core planning issues, and will provide an opportunity to discuss these issues in greater detail, and explore different planning options and approaches. Keep in mind that the goal in the deliberative stage is not to fully write or vet policy or ordinance language, but to develop consensus or at least refinement of GavPAC policy preferences which can be used by staff to craft draft policy statements and implementing tools. The review and revision to draft policy or ordinance language will occur later in the process after all of the deliberative meetings and a period of time for staff to develop the language.

This meeting represents the culmination of the visual resources deliberations of the past two GavPAC meetings. The following text summarizes the visual resources discussions of the last two GavPAC meetings including: 1) components of, and preliminary vision statements describing, Gaviota Coast rural character, 2) preliminary project design review hierarchy preferences, and 3) preliminary list of visual resources principles.

1. Rural Character

The GavPAC highlighted the importance of the unique rural character of the Gaviota Coast by listing and further refining visual themes and characteristics which define the Gaviota rural character. This list of features includes:

Functional agricultural structures	Open non-fragmented landscape
Architectural design compliments existing agricultural/rural/natural setting	No intrusive lighting
Less visibility of structures	Landscapes complimentary with surrounding natural environment
Siting structures to protect viewshed	Visible impact of structures subservient to natural environment
Protection of ocean view land	Size, bulk, and scale of structures compatible with the rural character of the region
Sparsely populated low density population/residences	Mosaic of landscapes
	Night sky

The list is intended to be used as an initial set of value statements and visual characteristics that should be considered in the future work by staff and the Visual Resource sub-committee in developing draft policy and ordinance language and rural design guidelines for the Plan area. The list can also be incorporated later in the process as part of an overall GavPAC vision statement for the Gaviota Coast Plan.

2. Project design hierarchy

Review of internal design review process and ordinance structures in other jurisdictions has indicated the value of formalizing design review priorities to further clarify these priorities and increase certainty through the project design and permitting process. The preliminary discussions have focused on the importance of optimum site selection for development as the key determining factor that results in quality, compatible development with that responds to desired policy outcomes. Secondly, sensitive grading design was discussed as another key design component that not only demonstrates compliance with the policy requirement to minimize grading, but also substantially determines the ultimate visibility of a development project. The third level of the hierarchy includes the various components of design expression and treatments, including height, color, landscaping, etc. The intent is to utilize the hierarchy approach to emphasize the preferred development project design approach, subject to individual site constraints and setting. This hierarchy would appear in ordinance or overlay language, design guidelines, or other planning documents as appropriate.

3. Other visual resources principles

Initial GavPAC deliberations on important visual resources principles occurred during the past two meetings. These discussions have resulted in the following three draft principles expressed during the GavPAC meeting no. 18 on 09/15/10:

1. Development which is visible from public areas should be carefully sited and designed to be subordinate to its natural setting.
2. The design of development should fit the site.
3. Limiting visibility of development takes precedence over minimization of grading volume.

Some ancillary principles were also expressed as follows:

- Some grading may be necessary to reduce visibility
- It is preferable to fit buildings into the setting without significant grading
- Grading to create a flat pad on slopes is discouraged
- Respect for the existing landform
- Artificial berms are discouraged

The GavPAC will have time at this meeting to refine or add additional principles which will help direct the work of the visual resource sub-committee.

4. Visual Resources Subcommittee Nomination

Another key goal of this meeting is the nomination of a visual resources subcommittee to assist the GavPAC with more detailed analysis of visual resources issues and principles and work effort toward and review of design guidelines, while the GavPAC moves on to other planning issue areas, returning to visual resources at a later date. With the potential for additional tasks or direction from the GavPAC during this meeting, the major tasks for the visual resources subcommittee would be to work with staff on the following: 1) Design Guidelines, 2) refinement of rural character vision statement, 3) refinement of and addition to visual resources principles, 4) and policy option preferences to address visual resources principles.

The GavPAC will take volunteers and and/or make nominations to serve on the three-member visual resources subcommittee. The time commitment would entail attendance of an average of two daytime subcommittee meetings with staff in the downtown Santa Barbara P&D offices, in addition to preparation time reviewing staff reports and draft planning documents.

Discussion of Plan Area Boundary (Agenda Item No. 6)

The Plan Area boundary was a table-top discussion at the March 20, 2010 public workshop and further discussed at GavPAC meeting no. 16 on 08/09/10. The GavPAC requested that staff provide more detailed maps for those landholdings and/or parcels bisected by the Plan Area Boundary as reference for a discussion on potential minor boundary adjustments. Attachment 3 consists of a set of detail maps and information related to those landholdings. In addition, Attachment 4 is comprised of three large scale maps with an aerial photo base that depicts the landholdings (Nojoqui Falls Ranch, Presbyterian Camp/Synod, and Pueschel) which staff believes may qualify as minor boundary adjustments. Staff's recommendation is based in part on site characteristics such as: size of area within and outside of the Plan Area, potential for future subdivision, and location of existing developed area or potential developable area. A detailed map of the Young Americans Foundation landholdings at the crest of the Santa Ynez mountains (west of Refugio Road) is also provided to demonstrate site attributes which staff would not recommend for a minor boundary adjustment at this time.

At this stage in the planning process, the potential implications of being in or out of the Plan Area are not certain as the goals, objectives, and land use planning tools of the Gaviota Coast Plan have not yet been

developed. The GavPAC anticipates review of the administrative draft plan in spring 2011 and those draft policies and proposed planning tools will help to inform recommendations to amend the Plan Area boundary. In anticipation of this meeting, staff mailed this informational packet to each property owner whose land is bisected by the current plan boundary to seek landowner input regarding its placement.

Attachments:

1. September 29, 2010 Meeting Agenda
2. September 1 & 15, 2010 Meeting Minutes
3. Plan Area Boundary Detail Maps
4. Plan Area Boundary Large Format Maps
5. Long-Term Meeting Schedule