



Gaviota Coast
Planning Advisory Committee
March 9, 2011



Gaviota Coast Planning Advisory Committee

March 9, 2011

- 1. The Pledge of Allegiance & Roll Call**
- 2. Public Comment Period**
- 3. Administrative Briefings**
- 4. Meeting Minutes Review & Approval**
- 5-7. Transportation, Energy, & Infrastructure Deliberations**
- 8. Guest Speaker, Mr. Leonadi Ward**
- 9. Visual Resources Subcommittee Summary Report**
- 10. Discussion of Long-Term Meeting Schedule**



Gaviota Coast Planning Advisory Committee

March 9, 2011

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



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Agenda Item 4:

Meeting Minutes Review and Approval



Gaviota Coast Planning Advisory Committee

March 9, 2011

Agenda Items 5-7:

Transportation, Energy, & Infrastructure Planning Deliberations:

Discussion of Existing Transportation, Energy, &
Infrastructure Policy

Consideration of Transportation, Energy, &
Infrastructure Preferences

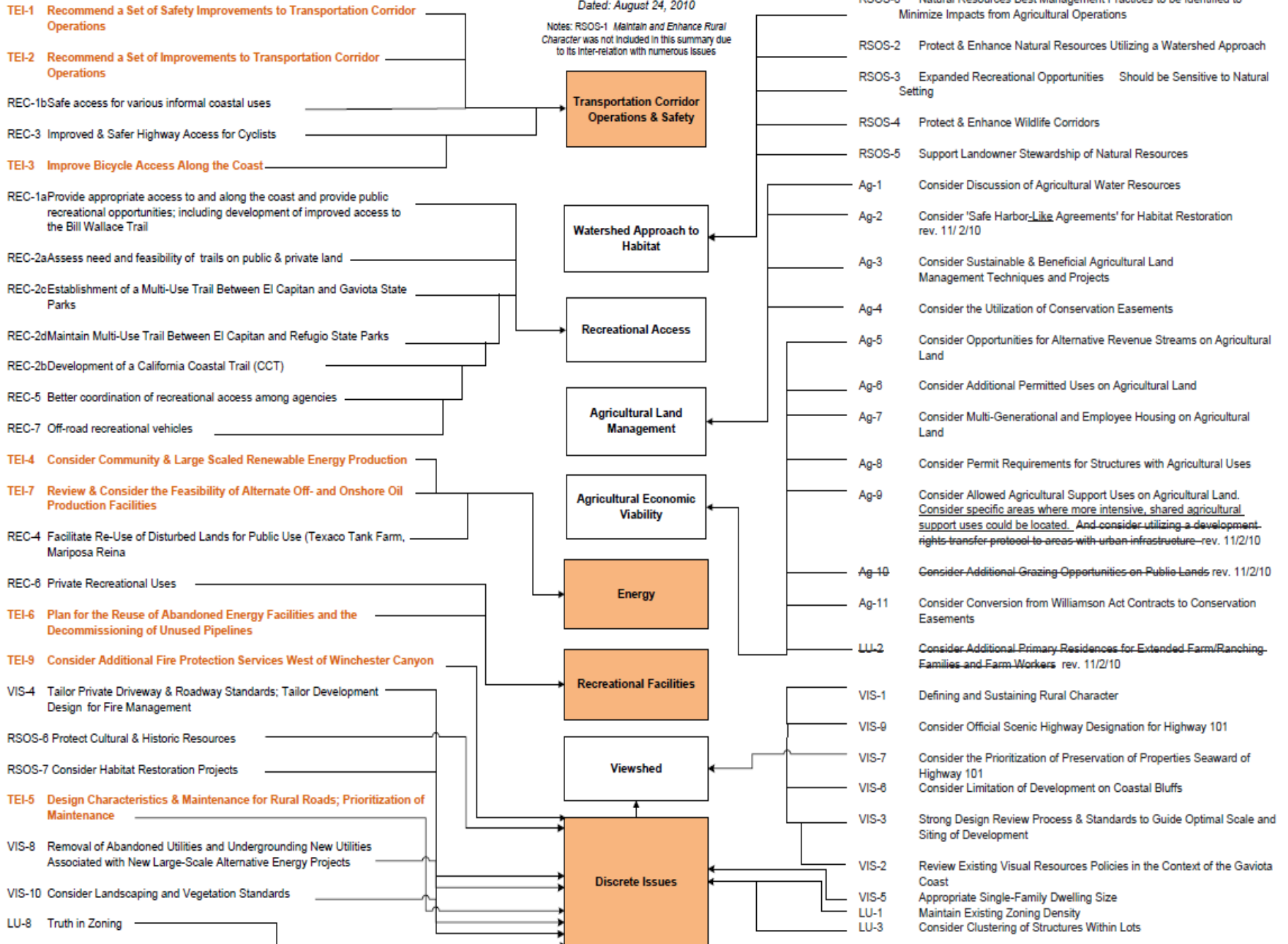
Consideration of Transportation, Energy, &
Infrastructure Planning Tools



Gaviota Planning Issues Summary

Dated: August 24, 2010

Notes: RSOS-1 Maintain and Enhance Rural Character was not included in this summary due to its inter-relation with numerous issues



Transportation, Energy, & Infrastructure Issues Outline

Transportation

- 1. Highway 101**
- 2. UP Railway**
- 3. Other Public Roads**



Transportation, Energy, & Infrastructure Issues Outline

Energy

- 1. Renewable Energy**
- 2. Existing Energy Facilities and Reuse**

Other

- 1. Fire Department Service & Standards**



Gaviota Coast Planning Advisory Committee

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Agenda Item 8:

Guest Speaker:

Mr. Leonadi Ward



Gaviota Coast Planning Advisory Committee

March 9, 2011

Agenda Item 9:

Visual Resources Subcommittee Report



Summary Report

Goal

To protect and enhance the rural, scenic, and visual qualities of the Gaviota Coast.



Summary Report

Policies

1. The visibility of development shall be eliminated or minimized from public viewing places.

Development, as stated in the above policy, is intended to have the same definition of development listed in the Coastal and Inland Zoning Ordinances. Development includes, but is not limited to, landscaping improvements, buildings and structures, and encompasses roads, driveways, fences, gates, utilities, lighting and vegetation removal.



Summary Report

Policies

The term “minimize” means that policies and standards shall be applied to reduce to the maximum extent possible the visual impacts of development. Although competing county policies can require “minimization” to avoid or lessen impacts, visual resources protection should be prioritized when conflicting policy interpretation arises.

While it was agreed that minimizing visibility from both public and private viewing places is important, Staff relayed to the Subcommittee that policies do not provide protection of views from private land. However, there is a desire to respect private views among visually contiguous landowners.



Summary Report

Policies

2. Development shall be sited and designed to be visually subordinate to the surrounding landscape setting as seen from public viewing places.

Siting shall be the first and primary consideration in the hierarchy of visual resource protection policies. The Subcommittee believes this will prevent inappropriate or negatively impactful development, while still allowing for landowners to realize their development rights on their property.



Summary Report

Policies

3. Buildings and structures shall be sited so as not to intrude into the skyline as seen without amplification from public viewing places.

This policy arises from the Subcommittee's desire to create an explicit, upfront statement about skyline intrusion, so as to better guide applicants siting new development.



Summary Report

Policies

4. The visual impacts of development shall be minimized on lesser or subordinate public viewshed ridgelines.

This policy was suggested so as to clarify what constitutes “ridgeline” development. Subordinate ridgelines include those on which development would not be set against a blue-sky backdrop, but are still on a ridgeline.

The LUDC states that: “Development on ridgelines shall be discouraged if suitable alternative locations are available on the lot.” (35.62.040 C.1.b(7))



Summary Report

Policies

5. New development shall be sited and designed to protect views to the ocean.

This policy was proposed by Staff and left for general discussion by the greater GavPAC, rather than deliberation by the Subcommittee. “Protection of views” is the elimination or minimization of visual impacts from development.

The LCP states that: “Structures shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101...” (Policy 4-9)



Summary Report

Development Standards

- I. Site selection shall be the primary method to eliminate or minimize visibility of development. Development sites shall be selected to maximize the screening effects of existing topography and to a lesser extent, existing native vegetation as needed to comply with the visual policies, as compared with all other feasible development sites of the subject property.

All members of the Subcommittee agreed that proper site selection is the most important consideration in eliminating or minimizing visual impacts.



Summary Report

Development Standards

Other methods shall also be utilized as needed to comply with the visual policies. This inventory of methods is not arranged in any specific order.

- a. Grading standards (e.g., minimize grading, allow some grading/berms in order to comply with the visual policies).



Summary Report

Development Standards

Berms should only be used as a screening method if other methods have been fully exhausted and if they reflect a continuation or amplification of landscape character. The subcommittee approved this language regarding berms: “Judicious use of organic screening berming that follows the natural contours of the landscape can be an appropriate tool to minimize visibility.”



Summary Report

Development Standards

- b. Architectural design standards (e.g., height, scale, and design shall be compatible with the character of the surrounding landscape setting).
- c. Exterior colors standards (e.g., darker mottled earth-tone colors).
- d. Building materials standards (e.g., non-reflective materials).



Summary Report

Development Standards

- e. Landscaping standard (e.g., utilize materials consistent with the surroundings and the intended function, using natives where possible).
- f. Development includes but is not limited to roads, driveways, grading, lighting, building, structures, utilities, and vegetation removal.
- g. Lighting (e.g., the adoption of Dark Sky or LEED standards for all or part of the Gaviota Coast should be considered)
- h. Fencing should be unobtrusive, visually subordinate, and allow for wildlife corridors.



Summary Report

Development Standards

II. Limitation on the size of residential development

The Subcommittee could not reach a unanimous conclusion on the issue of house size, but proposed that the full GavPAC consider three options:

- A. Limit the size of new residences (including garages, but not guest house) to 5,300 gross s.f., twice the existing median house size
- B. A tiered size criterion could be instituted if certain criterion were met, such as LEED standards, etc.
- C. No size limitations should be adopted



Summary Report

Development Standards

III .Visibility of Agricultural Structures

The subcommittee requests that the agricultural subcommittee review the following statement and provide some feedback to the visual resources subcommittee:

“From a visual perspective, large scale commercial greenhouses and agricultural processing facilities are inappropriate within the critical viewshed”



Summary Report

Overlays

D-Design Overlay

There is a consensus to apply a D-Design Overlay to the entire Planning Area that would require design review by the Central Board of Architectural Review (CBAR) for structural development, with some exemptions for minor agricultural development and other minor projects.



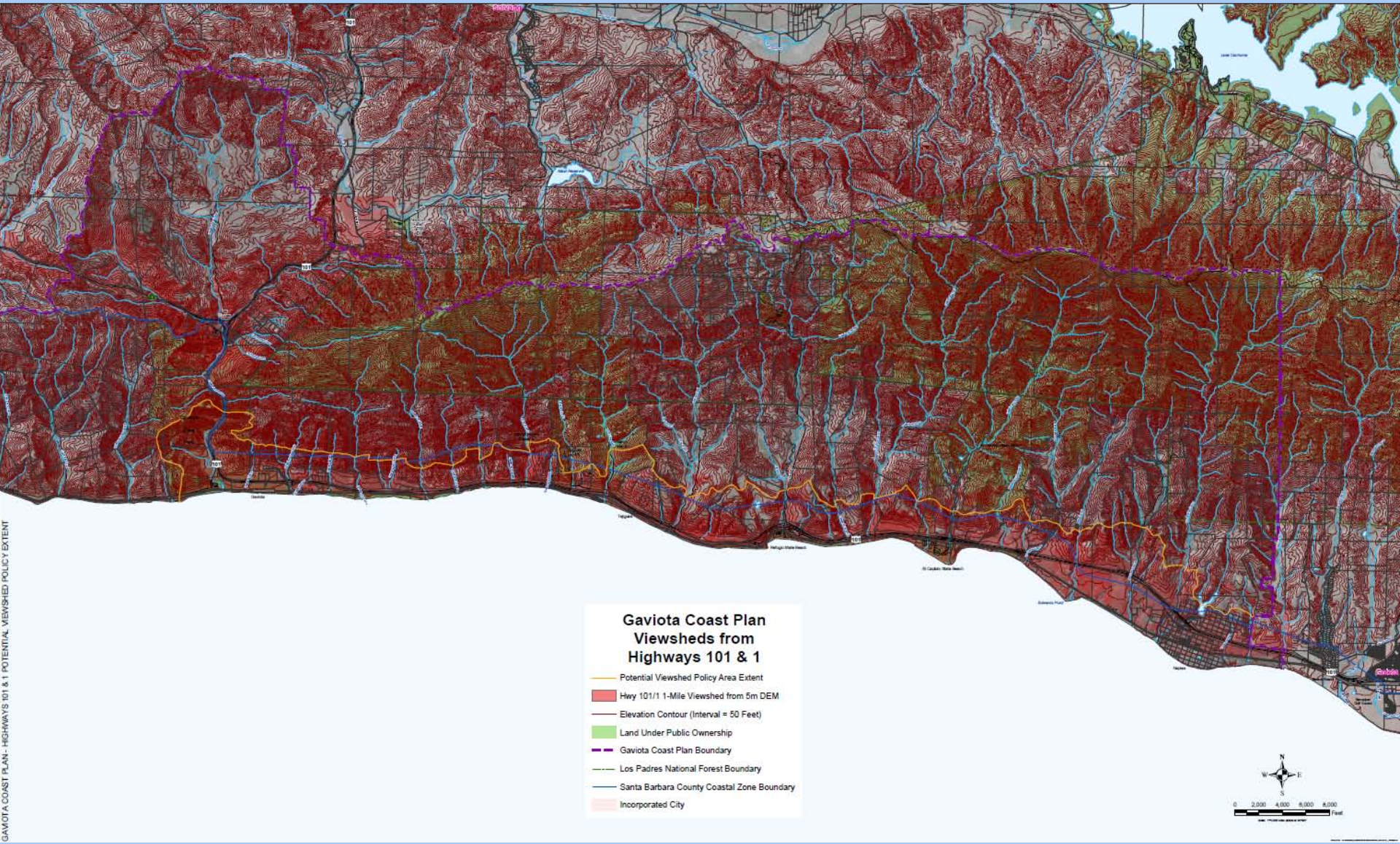
Summary Report

Overlays

Critical Viewshed Overlay

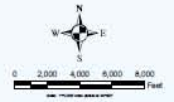
A critical viewshed overlay shall be designated north and south of Highway 101 from the eastern end of the plan boundary to the Gaviota Tunnel for residential development, including roads and driveways, that are visually evident from Highway 101. The area north of Highway 101 shall include land to the first ridge line and may be extended inland from this first ridge line in areas that are visually evident. The area south of Highway 101 and east of the Gaviota Tunnel will include all of the planning area to the coastal bluffs.





Gaviota Coast Plan Viewsheds from Highways 101 & 1

- Potential Viewshed Policy Area Extent
- Hwy 101/1 1-Mile Viewshed from 5m DEM
- Elevation Contour (Interval = 50 Feet)
- Land Under Public Ownership
- - - Gaviota Coast Plan Boundary
- - - Los Padres National Forest Boundary
- Santa Barbara County Coastal Zone Boundary
- Incorporated City



Summary Report

Overlays

The Subcommittee's preliminary thoughts on a viewshed corridor overlay:

The visual impact of residential development in the critical viewshed area will be minimized to the maximum extent feasible utilizing enhanced design standards.

Standards under consideration include:

1. fully screened by topography to the extent practicable
2. not visually evident



Summary Report

Overlays

Development within the critical viewshed area south of Highway 101 shall be sited and designed to preserve “. . . views of the ocean from Highway 101”.

Tools considered to protect ocean views include:

1. Height limitations
2. Single story limit
3. Structural size limits



Summary Report

Overlays

It was agreed by the subcommittee that these proposed standards would equal or exceed the current policies that apply to development and its impact on visual resources in the area under consideration.

The viewshed on both sides of Highway 101 along the coast is visually critical, but the coastal critical viewshed, although small, is especially important and warrants a more restrictive design overlay requirement. Specific design review requirements for the coastal critical viewshed were discussed, including a height restriction of 12' in place of the current 15' restriction in county LCP Policy 4-11.



Summary Report

Overlays

The Subcommittee is still in the process of developing the additional standards that would be associated with the overlay.

Staff mapping technicians developed a draft map of this critical view corridor overlay. The proposed critical viewshed overlay was created using a Digital Elevation Model (DEM) with a resolution of 5 meters. The Subcommittee acknowledges that the overlay boundary is a good approximation for an overlay location but further refinements to the overlay would likely be needed on a project by project basis, due to inherent limitations with the accuracy of mapping such features.



Gaviota Coast Rural Character

A unique and unfragmented pastoral landscape in a natural setting with ocean and mountain views blended with agricultural operations of ranchland and cultivated croplands and orchards.

The Gaviota Coast contains a mosaic of landscapes, from rugged and inaccessible lands to low density residential areas. Night skies are pleasant due to sparse population and limited night lighting for structures.

The built environment includes functional agricultural structures, single story adobes, and residences with traditional architecture. Accessory structures, outbuildings, and fences appear simple, natural, and functional



Summary Report

Definitions

Visually Subordinate: A description of the relative visibility of a development, when considered as a whole, does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point such as a public road, park or other public viewing place. As opposed to development that is not visible, development that is visually subordinate may be partially visible. Visually subordinate development is not visually dominant in relation to the surroundings.

The Subcommittee recognizes that further refinement and a definition of terms used to describe visually subordinate, including the term “noticeably”.



Summary Report

Other Issues

1. Water tanks will fall under the review of the CBAR.
2. Farmworker housing should fall under the same standards as residential development.
3. The visual resources standard for wind energy needs to be developed in accordance with the county's to be determined definition of "community scale" wind power.



Summary Report

Other Issues

4. Visual impacts (i.e., glare) from solar energy installations
5. Scenic highway designation for Highway 101
6. Facets of appropriate design style



Gaviota Coast Planning Advisory Committee

March 9, 2011

Agenda Item 10:

Discussion of Long-Term Meeting Schedule



Gaviota Coast Planning Advisory Committee

March 9, 2011

	Wednesday	Location	Topic
March	9	Vista	Transportation IV/Vis. Subcommittee Report
	23	Vista	Land Use I
April	6	Vista	Land Use II
	27	Vista	Public Recreation I
May	11	Vista	Public Recreation II
	25	Vista	Final Topics/Ag. Subcommittee Report

Staff Writes Draft Policy Language

Reconvene Full GavPAC in July 2011



Gaviota Coast Planning Advisory Committee

March 9, 2011

	Wednesday	Location	Topic
July	20	Vista	Draft Policy Review I
August	3 20	Vista Goleta	Draft Policy Review II Saturday Public Workshop
September	7	Vista	Draft Policy Refinements

Staff Refines Draft Policy Language & Writes Draft Plan

Reconvene Full GavPAC in late 2011



Gaviota Coast Planning Advisory Committee

March 9, 2011

**Next GavPAC Meeting: Wednesday March 23, 2011
@ Vista de Las Cruces school – 6:30 p.m.**





Thank You

