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# Gaviota Coast Planning Advisory Committee

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## **APPROVED MEETING MINUTES MEETING No. 30**

**Wednesday March 30, 2011  
Vista de Las Cruces School Auditorium**

**Meeting No. 30 Called to Order:** By Chair Kimbell at 6:31 p.m.

### **1. Roll Call**

**GavPAC Members Present:** Boise-Cossart, Bowman, Feeney, Kimbell, Lloyd, McGinnis, McKenna, McNabb, Van Leer

**GavPAC Members Absent:** Baer, Tautrim

#### **County Staff Present:**

David Lackie, Long Range Planning Division Supervising Planner

Brian A. Tetley, Long Range Planning Division Senior Planner

Katie Haldeman, Long Range Planning Division Associate Planner

### **2. Public Comment for Items not on the Agenda: None**

### **3. Administrative Briefings**

**Deliberations:** Staff has no administrative briefings.

### **4. Meeting Minutes from March 9, 2011**

**Deliberations:** The minutes were amended to correct a few typographical errors.

**Public Comment:** None

**ACTION:** McGinnis moved, seconded by Boise-Cossart and carried by a vote of 9-0.

### **5. Guest Speaker, Mr. Ed Yates, Conflict of Interest.** Mr. Yates could not attend this meeting. He will attend GavPAC Meeting No. 31 on April 6<sup>th</sup>, 2011.

### **6-9. Land Use Deliberations**

#### **Resource Management Zones**

The GavPAC discussed the implications of rezoning some federal lands and lands not historically used for agriculture, in the upper watershed of the planning area, to Resource Protection Zones (Mountainous (MT) or Resource Management (RMZ) Zones). Any such rezones would attempt to limit resulting split zoning on parcels. The Committee expressed concerns about these new designations potentially limiting future grazing operations on steep slopes, as well as the complexity of implementing resource protection zoning on parcels with varied topography. McGinnis suggested overlays or zoning for resource protection should also capture watersheds.

The Goleta and Toro Canyon Community Plans have used resource protection zoning in some areas with steeper slopes in the upper watersheds. Staff will provide the GavPAC with a map of areas that could potentially be rezoned to RMZ zoning.

#### **Ordinance 661**



Staff relayed background information to the GavPAC regarding Ordinance 661 zoning and how it compares to the modern Land Use and Development Code (LUDC) and Article II zoning. Staff introduced the Existing Developed Residential Neighborhood (EDRN) concept which could be applied to areas such as El Capitan Ranch, Arroyo Quemada, and/or upper Refugio Canyon. An EDRN designation would recognize and contain residential enclaves with parcels below the 40-acre minimum for agriculturally zone rural lands, while allowing for a concurrent rezone to more accurately reflect the underlying land use.

### **Nonconforming Uses**

The Committee discussed the concept of Nonconforming land uses, buildings, and lot sizes. Staff explained that nonconforming lot sizes (parcels size smaller than the map symbol), for the most part, receive the same benefits as parcels which meet the minimum parcel size for the zone district. The GavPAC directed Staff to develop a policy that would make it clear that legal lots, despite being nonconforming in size, are conforming for all purposes under County Ordinances, except for land division manners.

### **Fire Protection Services**

Staff explained that the County Fire Department's long term planning efforts determine fire station placement, so the Committee recognizes its limited influence on determining location for future fire stations. Staff explained that the Fire Department's interpretation of "vegetation clearance" is an administrative practice that can vary depending upon Fire Department personnel interpretation. The Committee desires to keep development more suitable to urban areas (i.e. paved roads, wide driveways, etc) out of the rural areas.

### **Gaviota Marine Terminal (GTC) Site**

The Board of Supervisors (BOS) initiated a re-zone of the site from Coastal Dependent Industry to Recreation. However, their direction serves as a recommendation and has not been finalized. Staff mentioned the Committee should consider the potential intensity of use, appropriateness of uses, coastal access, etc. regarding reuse of the GTC site. Some Committee members support the idea of relocating the Caltrans rest stops to the GTC site, and would like to plan for the area north of the highway as well as the GTC site south of the highway. The Committee asked for more information regarding the decommissioning timeline for the GTC site and the land north of the Highway.

### **Public Comment:**

**Les Freeman:** Where has resource protection zoning has been applied?

**Mark Chaconas:** Has anyone outreach been done to the communities that would be re-zoned from Ordinance 661 to modern zoning.

**Chris Shaeffer:** Consider safety issues related to at-grade crossings and any potential increases in density. Community-based grants to study the re-use potential of the GTC site area available. Caltrans supports rezoning the GTC for recreational use.

**Les Freeman:** Why are County-owned public roads maintained at a sub-standard level regarding fire protection?

**Else Wolff:** The GTC site has remarkable beauty and low levels of toxicity; she does not support relocation of rest stops to this location.

## **10. Discussion of Long-Term Meeting Schedule**



Representatives from the Cojo/Jalama Ranches (formerly Bixby Ranches), will be prepared to discuss the Agriculture Residential Cluster (ARC) Overlay in the Coastal Land Use Plan and Article II at the April 27<sup>th</sup> GavPAC Meeting No. 32.

Ed Yates, County Counsel, will attend the next GavPAC meeting to answer questions on conflict of interest.

Feeney encouraged the GavPAC and members of the community to read through the Gaviota Coast Planning Worksheet for Land Use, Zoning, and Housing in order to better comprehend existing State and Local regulations and policies governing this issue.

**Public Comment:** None

**Meeting Adjournment** – 8:57 p.m.

Signed Charles D. Kimbell Date 6/13/11

GavPAC Chair Kimbell

