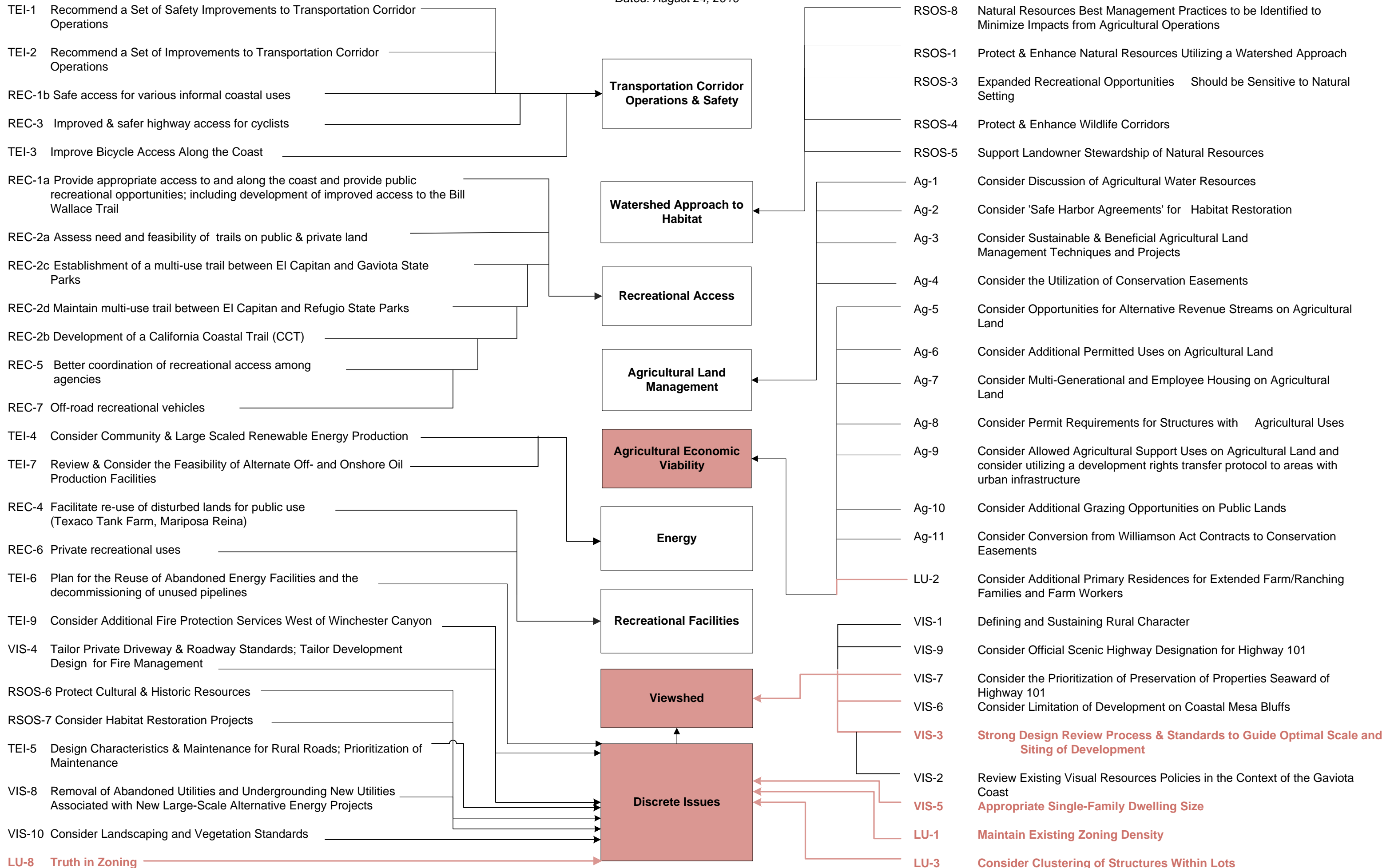



# Gaviota Planning Issues Summary

*Dated: August 24, 2010*



# Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<b><u>Land Use, Zoning, and Housing</u></b>												
LU-1	Maintain Existing Zoning Density	a. Strict adherence would conflict with potential clustering or TDR concepts b. Misperception about "Truth in Zoning"	Santa Barbara County Coastal Commission Landowners	<a href="#">Land Use Element Policy 2</a> <a href="#">LCP Policy 2-12</a>			a. Ordinance 661 consistency rezone					
LU-2	Consider Additional Primary Residences for Extended Farm/Ranching Families and Farm Workers	a. Potential visual and sensitive resources impacts b. Cumulative development impacts c. How to achieve w/o creating separate parcels for financing? d. Concern that ownership interests will be sold over time e. Enforcement f. Location of vehicle access to the parcel	Santa Barbara County Landowners Dept. of Conservation Coastal Commission Landowners	<a href="#">LUDC Table 2-3</a> <a href="#">Article II Section 35-69.3.5</a> <a href="#">Uniform Rules 1-4</a>			a. Uniform Rules update b. Ordinance amendment(s)					
LU-3	Consider Clustering of Structures Within Lots	a. Potential visual resources impacts b. Unintended impact on Environmentally Sensitive Areas (ESAs) c. Landowner resistance d. Transition from rural to semi-rural or urban setting e. Location of vehicle access to the parcel	Santa Barbara County Coastal Commission Landowners	<a href="#">LUDC Table 2-3</a> <a href="#">Article II Section 35-69.3.5</a> <a href="#">Uniform Rules 1-4</a>			a. Uniform Rules update b. Ordinance amendment(s) c. Intra-parcel TDR					
LU-4	Consider the Prioritization of Preservation of Properties Seaward of Highway 101	a. Reduced priority for the preservation of inland parcels b. Legal lots, high land value c. Definition of preservation d. Landowner resistance	Santa Barbara County Coastal Commission State Parks UPRR Landowners	<a href="#">LCP Policy 7-3, view corridor p. 226</a> <a href="#">LUDC Section 35.60.050.C</a> <a href="#">Article II Section 35-61.3</a>			a. Ordinance amendment(s) b. Development design standards					
LU-5	Consider Limitation of Development on Coastal Bluffs	a. Landowner resistance b. Legal lots, high land value c. Coastal access/recreations with resource protection	Santa Barbara County Coastal Commission State/County Parks Landowners	<a href="#">Article II Sec. 35-67</a> <a href="#">LUDC 35.60.060</a> <a href="#">LCP policy 3-4:3-7,4-5</a>			a. Ordinance amendment(s) b. Development design standards					
LU-6	Clear and Well Thought Out Design Review Process & Standards to Guide Optimal Scale and Siting of Development	a. Cost of permit process b. Cost and time constraints associated with the permit process	Santa Barbara County Coastal Commission Landowners	<a href="#">LCP policy 4-1,6</a> <a href="#">LUDC Sections 35.28.080,35.28.200,35.62.82.070</a> <a href="#">Article II Sections 35-98,-144,-184</a>			a. Ordinance amendment(s) b. Development design standards					
LU-7	Appropriate Single-Family Dwelling Size	a. Landowner resistance b. Location has an equal, if not greater, impact than parcel size c. Property tax revenue as tension d. Location of vehicle access to the parcel	Santa Barbara County Coastal Commission Landowners				a. Ordinance amendment(s) b. Development design standards					
LU-8	Truth in Zoning											

Legend:



Planning Concept Applicable to Goal



Sole County Authority Subject to Coastal Commission Certification