



**Planning and Development Department**  
**Long Range Planning Division**  
**Transmittal Memorandum**

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**DATE:** March 25, 2011

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**TO:** GavPAC Members

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**FROM:** David Lackie, Supervising Planner  
Brian Tetley, Planner

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**CC:** Supervisor Doreen Farr, 3<sup>rd</sup> Supervisorial District

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**SUBJECT:** GavPAC Meeting No. 30

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The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 30, to be held Wednesday March 30, 2011, 6:30 p.m. in the Vista de Las Cruces School auditorium:

1. **Meeting Agenda:** Meeting No. 30 Agenda for land use, zoning, and housing deliberations (Attachment 1).
2. **Draft Meeting Minutes:** Staff has provided draft meeting minutes from the March 9, 2011 GavPAC meeting for review and approval (Attachment 2).
3. **Land Use, Zoning, and Housing Worksheets & Summary Graphic:** Attached are the GavPAC issues worksheets and summary graphic for your reference (Attachment 3).
4. **Land Use, Zoning, and Ordinance 661 Maps:** Staff has included all land use, zoning, and Ordinance 661 maps for your reference (Attachment 4).
5. **Land Use Designations & Overlays Table:** Staff has prepared a summary table of existing and potential land use designations and overlays as reference for the land use and zoning deliberations (Attachment 5).
6. **Ordinance 661 Consistency Rezoning Description:** Staff has included a description of Ordinance 661 and the consistency rezoning process (Attachment 6).
7. **Fire Department Rural Driveway & Road Development Standards:** Staff has included an excerpt from the Fire Department standards in response to previous discussions (Attachment 7).

8. **Updated To-Do List** (Attachment 8).
9. **Long-Term Schedule** (Attachment 9).

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>

### **Planning Issues Deliberations (Agenda Item Nos. 6-8)**

This meeting continues the deliberative phase of the land use planning process for the Gaviota Coast. The deliberative phase builds upon previous 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.

During this meeting, the GavPAC will consider the planning issues associated with Land Use, Zoning, & Housing, with an emphasis on the County's existing policy framework and the unique characteristics of the Gaviota Coast Plan Area. This meeting will focus on the following broad category of issues: Potential application of Resource Protection Zones and Mountainous Area Land Use Designations, Zoning Map Amendments for Ordinance 661 Zoned parcels, application of Existing Developed Rural Neighborhood designations, and other Land Use and Zoning special circumstances. This discussion will hopefully result in a more refined list of planning issue priorities that are important to the committee and are within the reach of local land use policy.

Once priorities have been expressed, staff can help initiate the discussion on appropriate planning tools for consideration by the committee. These planning tools can run the gamut from ordinances, policy language refinements or clarifications, the application of planning overlays, new or existing, etc. In addition, staff's research into the approaches taken by other jurisdictions in addressing similar planning issues may be helpful. Once the GavPAC has formulated goal statements, Staff can utilize these to help develop the Plan.

#### **Attachments:**

1. Meeting 30 Agenda
2. Draft Meeting Minutes
3. Land Use, Zoning, and Housing Worksheets & Summary Graphic
4. Land Use, Zoning, and Housing Maps
5. Land Use Designations & Overlays Table
6. Ordinance 661 Consistency Rezoning Description
7. Fire Department Rural Driveway & Road Development Standards
8. To-Do List
9. Long-Term Schedule