
Gaviota Coast Planning Advisory Committee

APPROVED MEETING MINUTES MEETING No. 31

**Wednesday April 6, 2011
Vista de Las Cruces School Auditorium**

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

1. Roll Call

GavPAC Members Present: Baer, Boise-Cossart, Bowman, Feeney (arrived after roll at 6:32 p.m.), Kimbell, Lloyd (arrived after roll at 6:39 p.m.), McGinnis, McKenna, McNabb, Tautrim, Van Leer

GavPAC Members Absent: None

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:

Ben Werner: Mr. Werner gave a brief presentation on the concept of Low Impact Development (LID) in the planning area. He suggested the County appoint a liaison to coordinate additional residential opportunities on agricultural land. He supports performance based measures, in place of prescriptive based codes, and the use of natural building methods and materials. LID initiative is endorsed by former Governor Schwarzenegger.

Deliberations:

Chair Kimbell asked Mr. Werner for conceptual ideas supporting LID that could be incorporated into the GavPAC's policy recommendations for the draft Plan. Mr. Werner will provide the GavPAC with a written statement defining and explaining the LID concept, as it pertains to the planning area, at a later date.

3. Administrative Briefings

Deliberations: Staff has no administrative briefings.

4. Meeting Minutes from March 30, 2011

The minutes from the March 30th meeting will be reviewed at the next GavPAC meeting.

5. Captain Glenn Fidler, Santa Barbara County Fire Department

Captain Fidler explained that he understands the importance of protecting the Gaviota Coast. The County Fire Department's (FD) development standards on private roads and driveways as well as vegetation management are primarily in place to protect vehicle access (school buses, delivery trucks, brush & ladder fire trucks, etc), and allow for ingress and egress during an emergency, making safety the paramount objective. The standards are adopted per the California Fire Code, however Santa Barbara County has some discretion to interpret State Fire Code. In addition, the Fire Department has some leeway within which to adjust these standards and will take a reasonable approach to development. Development of these standards involves input from stakeholder groups in a public review process. In general,



new roads and driveways are required to have concrete paving if they have a 10-20% grade, and grades over 20% require fire marshal approval. The Fire Department has made some compromises on their development standards in Hollister Ranch.

Deliberations: The Committee would like to reconcile environmental standards with brush clearance standards. County roads require 13'6" clearance and are maintained by the Public Works Department. The GavPAC wants to maintain the rural character of the area and does not always feel like the Fire Department development standards lend themselves to supporting that character.

ACTION: Lloyd moved, seconded by Bowman, and carried by a vote of 11-0, to direct Staff to develop the following general policy language:

1. The County land use regulations regarding siting of improvements shall be mindful of defensible space and access requirements under the fire code. Buildings shall be at least 100 feet from environmentally sensitive habitat (ESH), unless extenuating circumstances exist (i.e., a parcel with only ESH).
2. Infrastructure improvements should be at a scale that is commensurate with the anticipated uses and kept to a rural standard to the extent feasible.
3. While public safety is paramount, the Fire Department will encourage flexibility when implementing standards by use of various techniques to fit the improvements into the natural landscape.

Public Comment: None

6. Ed Yates, County Counsel.

Mr. Yates presented on conflict of interest issues in relation to GavPAC members and recusal of voting on issues and deliberations on formal actions. He distributed a handout on State law pertaining to conflict of interest. These laws do not apply to the work related to the General Plan. GPACs are not considered to be public officials. The operative phrase when determining conflict of interest is "direct personal financial interest." A GPAC member can be barred from deliberating on an issue with a 2/3 majority vote.

Deliberation and action on the Agriculture Residential Cluster (ARC) overlay is on the level of general plan policy discussion and therefore it would not be a conflict of interest issue.

Deliberations: When discussing a specific project, a GavPAC member with direct financial interest in the property should recuse themselves from deliberation and discussion on the issue.

7. Land Use, Zoning, and Housing Planning Deliberations

Staff explained that in the Goleta Community Planning area approximately 2/3 of the Mountainous Zoned area is publicly owned. Feeney has seen avocados planted on steep slopes. A map with area potentially rezoned to resource protection will be provided at the next GavPAC meeting.

The Committee inquired as to whether or not additional clarifying language could be added to the Plan in regards to parcels non-conforming as to size.

Discussion of Long-Term Meeting Schedule

Public Comment: None

Meeting Adjournment – 9:00 p.m.

Signed Charles D. Campbell Date 6/13/11



GavPAC Chair Kimbell

