



Planning and Development Department
Long Range Planning Division
Transmittal Memorandum

DATE: April 1, 2011

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District

SUBJECT: GavPAC Meeting No. 31

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 31, to be held Wednesday April 6, 2011, 6:30 p.m. in the Vista de Las Cruces School auditorium:

1. **Meeting Agenda:** Meeting No. 31 Agenda for land use, zoning, and housing deliberations (Attachment 1).
2. **Draft Meeting Minutes:** Due to limited time between Meetings No. 30 & 31, Staff will provide draft minutes from the March 30, 2011 GavPAC meeting for review and approval at GavPAC Meeting No. 32 on April 27, 2011.
3. **Nonconforming Uses, Structures, and Lots:** Attached is Chapter 35.101 of the County's Land Use and Development Code (LUDC) regarding provisions for the regulation of nonconforming lots, structures, and uses of land and structures (Attachment 2).
4. **Ordinance 661 vs. LUDC (AG-II) & Resource Protection Zones vs. AG-II Comparison Tables:** Staff has included land use and permit comparison tables. A consistency re-zone of the planning area would convert Ordinance 661 zoned land to modern LUDC zoning (Attachment 3).
5. **Residential Development in the Planning Area:** Staff has prepared summary tables of built home sizes in the planning area. A map showing pending residential development in the eastern portion of the planning area has been included as well (Attachment 4).
6. **Long-Term Schedule:** (Attachment 5).

7. **Updated To-Do List** The To-Do List has not changed since Meeting No. 30 on March 30, 2011. Please refer to your packet for Meeting No. 30 for the To-Do List.

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. 7-9)

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.

There will be two guest speakers at this meeting. Mr. Ed Yates of County Counsel, will be presenting on conflict of interest issues. Please refer to the GPAC Guidelines and GPAC Responsibility Agreement in your packet from Meeting No.1 for more information on GPACs and conflict of interest. Captain Glenn Fidler of the County Fire Department will also be attending the meeting to further address GavPAC concerns regarding defensible space requirements and habitat impacts, vegetation clearance, fire department development standards and other issues.

Mapping requests made at the previous GavPAC are being processed and will be available at the April 27th, 2011 Meeting. Additional data regarding percentage of public vs. private landholdings in Resource Protection Zones and the abandonment timeline for the Gaviota Marine Terminal site will be provided in the Staff presentation at the upcoming Meeting. Please refer to Attachment 5 in the packet for Meeting No. 30 for the definition of Existing Developed Rural Neighborhoods (EDRNs).

Attachments:

1. Meeting 31 Agenda
2. Nonconforming Uses, Structures, and Lots
3. Land Use and Permit Comparison Tables
4. Residential Development in the Planning Area
5. Long-Term Schedule