



Gaviota Coast  
Planning Advisory Committee  
April 27, 2011



# Gaviota Coast Planning Advisory Committee

## April 27, 2011

- 1. The Pledge of Allegiance & Roll Call**
- 2. Public Comment Period**
- 3. Administrative Briefings**
- 4. Meeting Minutes Review & Approval**
- 5-7. Land Use, Zoning, & Housing Deliberations**
- 8. Visual Resources Subcommittee Report**
- 9. Discussion of Long-Term Meeting Schedule**



# Gaviota Coast Planning Advisory Committee

## April 27, 2011

### **Agenda Item 1:**

#### **A. Pledge of Allegiance**

#### **B. Roll Call**



# Gaviota Coast Planning Advisory Committee

## April 27, 2011

### **Agenda Item 2:**

### **Public Comment Period for Items not on the Agenda**



# Gaviota Coast Planning Advisory Committee

## April 27, 2011

### **Agenda Item 3:**

### **Administrative Briefing**



# Gaviota Coast Planning Advisory Committee

## April 27, 2011

### **Agenda Item 4:**

### **Meeting Minutes Review and Approval**



# Gaviota Coast Planning Advisory Committee

April 27, 2011

## **Agenda Items 5-7:**

### **Land Use, Zoning, & Housing Planning Deliberations:**

Discussion of Existing Land Use, Zoning, & Housing  
Policy

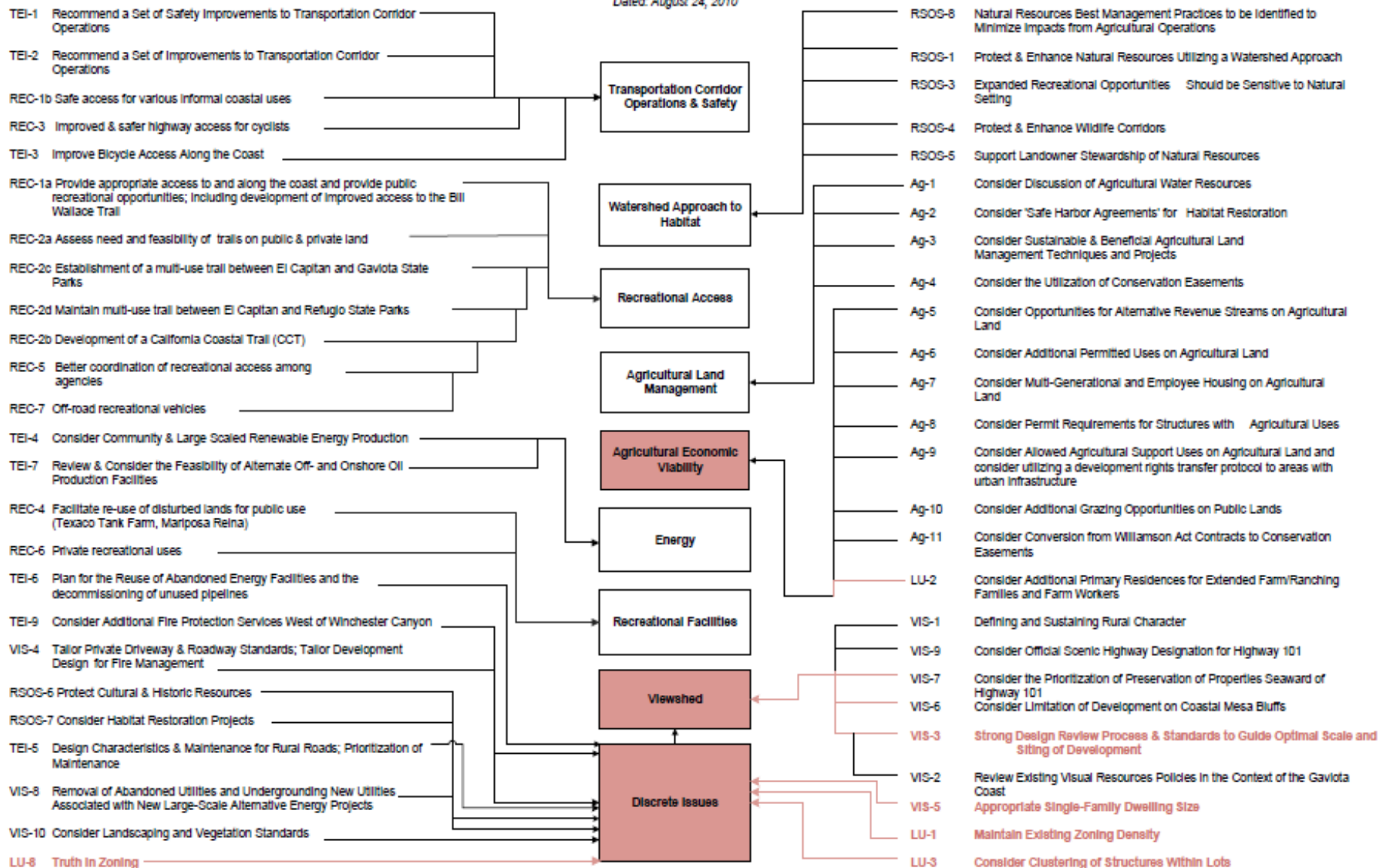
Consideration of Land Use, Zoning, & Housing  
Preferences

Consideration of Land Use, Zoning, & Housing Planning  
Tools



## Gaviota Planning Issues Summary

Dated: August 24, 2010



# Land Use, Zoning, and Housing Outline

- 1. Potential Resource Protection Zones and Mountainous Area Land Use Designation**
- 2. Agriculture - Residential Cluster (ARC) Overlay Zone**
- 3. Existing Developed Rural Neighborhoods**



# Potential Resource Protection Zones and Mountainous Area Land Use Designation

## **1. Resource Management Zone (RMZ) & Mountainous Zones (MT)**

**Protect lands that are unsuited for intensive development and that have:**

- 1) Slopes in excess of 40 percent; or**
- 2) Valleys surrounded by slopes exceeding 40 percent; or**
- 3) Isolated table land surrounded by slopes exceeding 40 percent; or**
- 4) Areas with outstanding resource values, includes environmentally sensitive habitats and/or watersheds.**



# Potential Resource Protection Zones and Mountainous Area Land Use Designation

**The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing\*, scientific and educational study, and limited residential uses.**





# Agriculture - Residential Cluster (ARC) Overlay Zone

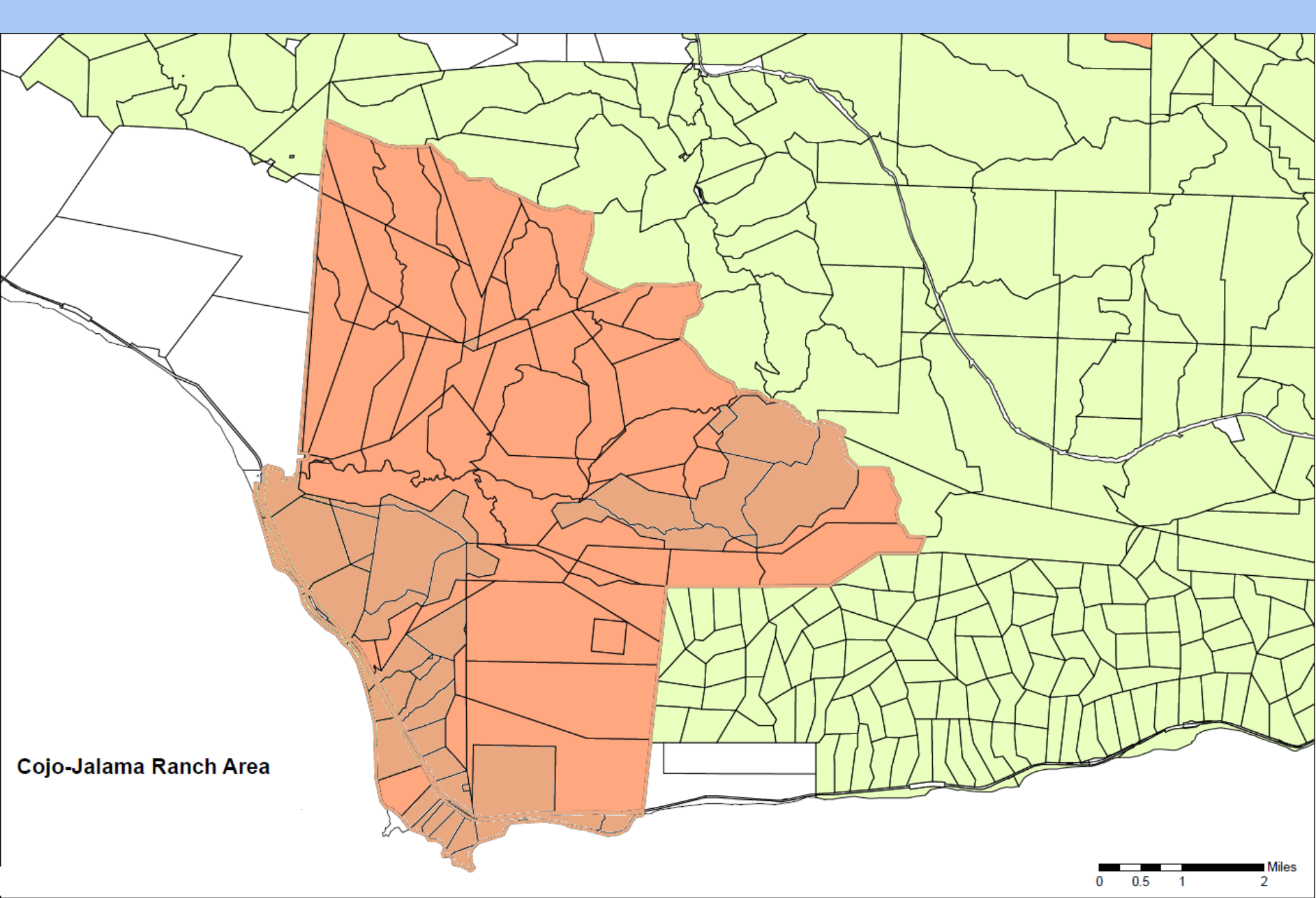
**2. Potential for increased density of residential development while maintaining active agriculture and avoiding subdivision**

**Only applicable to Cojo-Jalama Ranches (appx. 25,000 acres)**

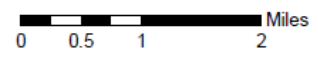
**Residential development allowed on 2% of gross acreage (appx. 500 acres)**

**1% (appx. 250 acres) shall be reserved for public recreation/access and reserved for commercial visitor-serving facilities**





**Cojo-Jalama Ranch Area**



# Agriculture - Residential Cluster (ARC) Overlay Zone

**Maximum clustered residential densities are one unit per two acres, or one unit per acre if no finding of significant environmental impact**

**Estimates are that the lots as currently configured could be developed with up to 47 main residences**

**Under the ARC, potential maximum residential development could be between 250 and 500 main residences**



# Agriculture - Residential Cluster (ARC) Overlay Zone

**Under a subdivision scenario, up to 78 main residences could be developed under the AG-II-320 Zone**

**Under the public access area, commercial visitor-serving uses reserved at five acres per 10,000 gross acres (appx. 12.5 acres) for a ten year period**

**Zoning Map Amendment application accompanied by a Development Plan needed to take advantage of the ARC**



# Existing Developed Rural Neighborhoods

**3. A neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands.**

**The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands.**

**Within the Rural Neighborhood boundary, infilling of parcels at densities specified on the land use plan maps is permitted.**



# Gaviota Coast Planning Advisory Committee

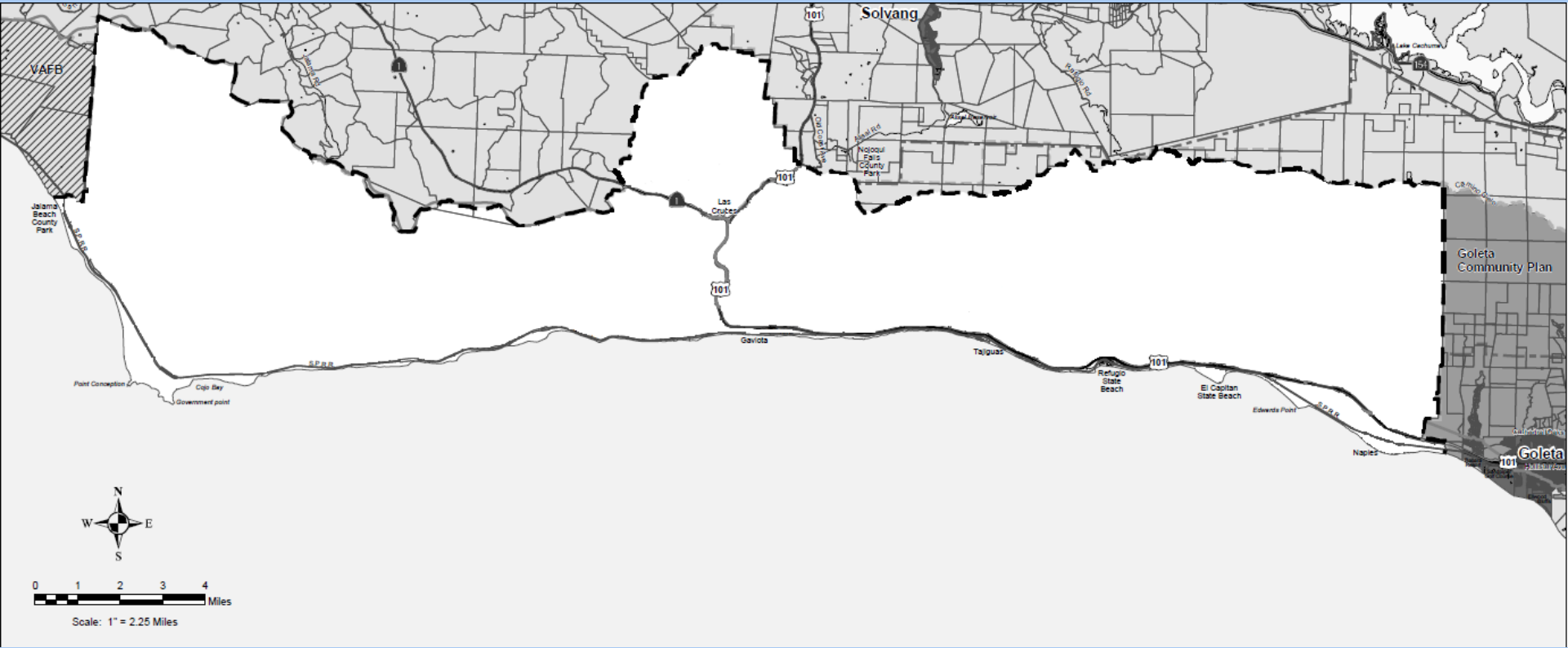
March 27, 2011

## **Agenda Item 8:**

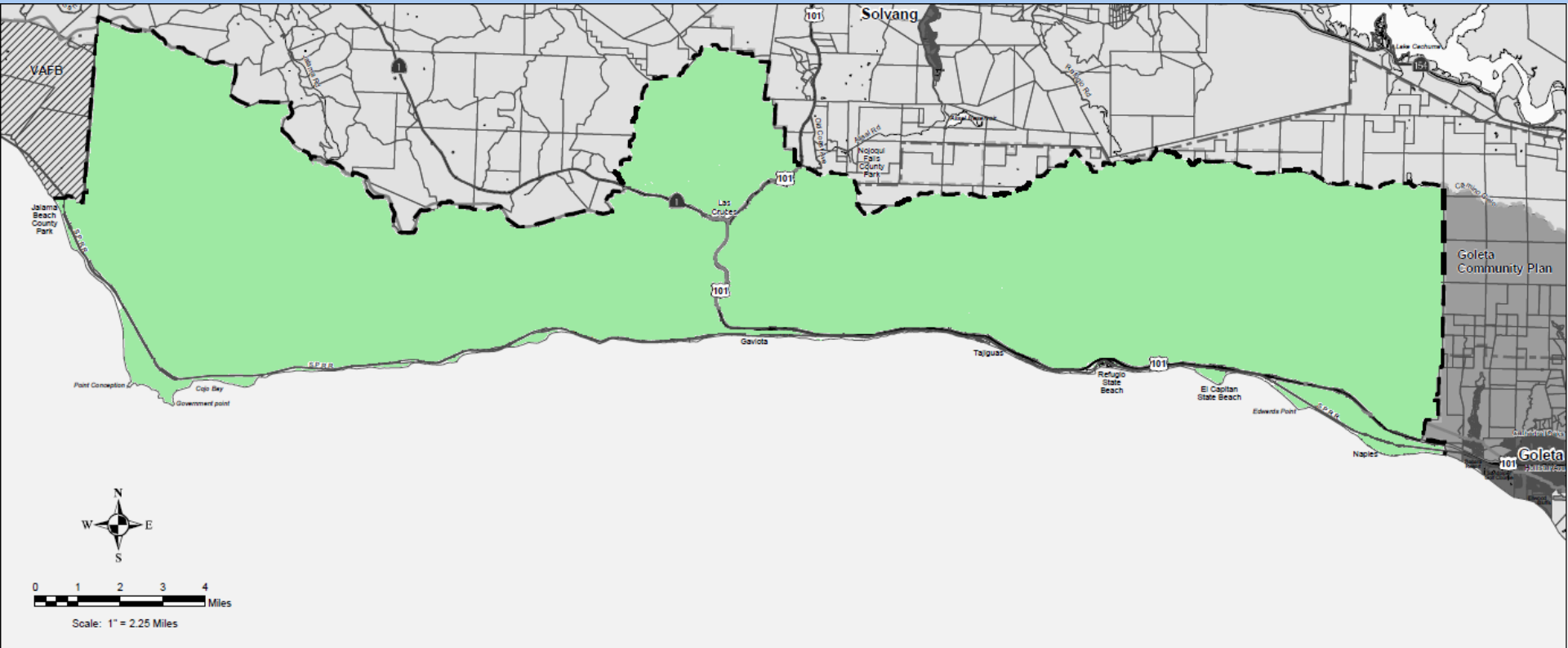
## **Visual Resources Subcommittee Report**



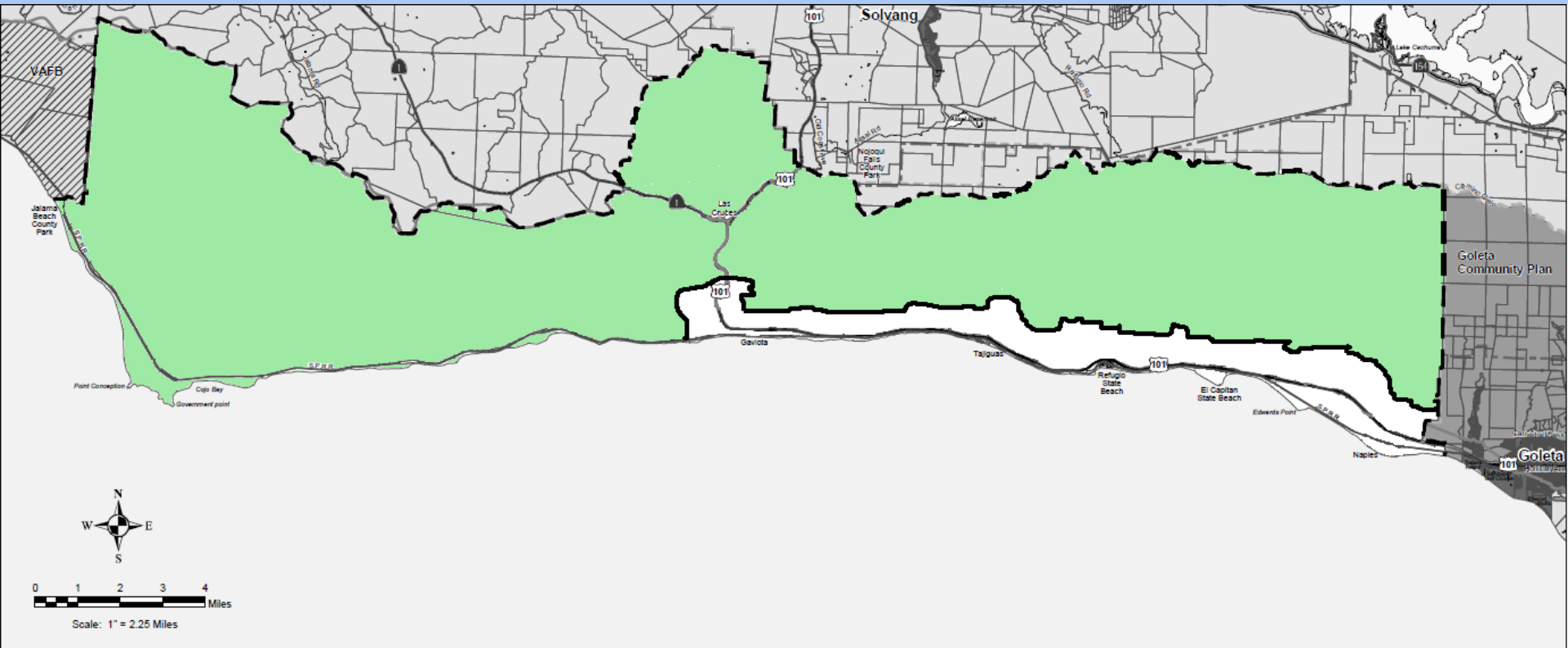
# Plan Area Boundary



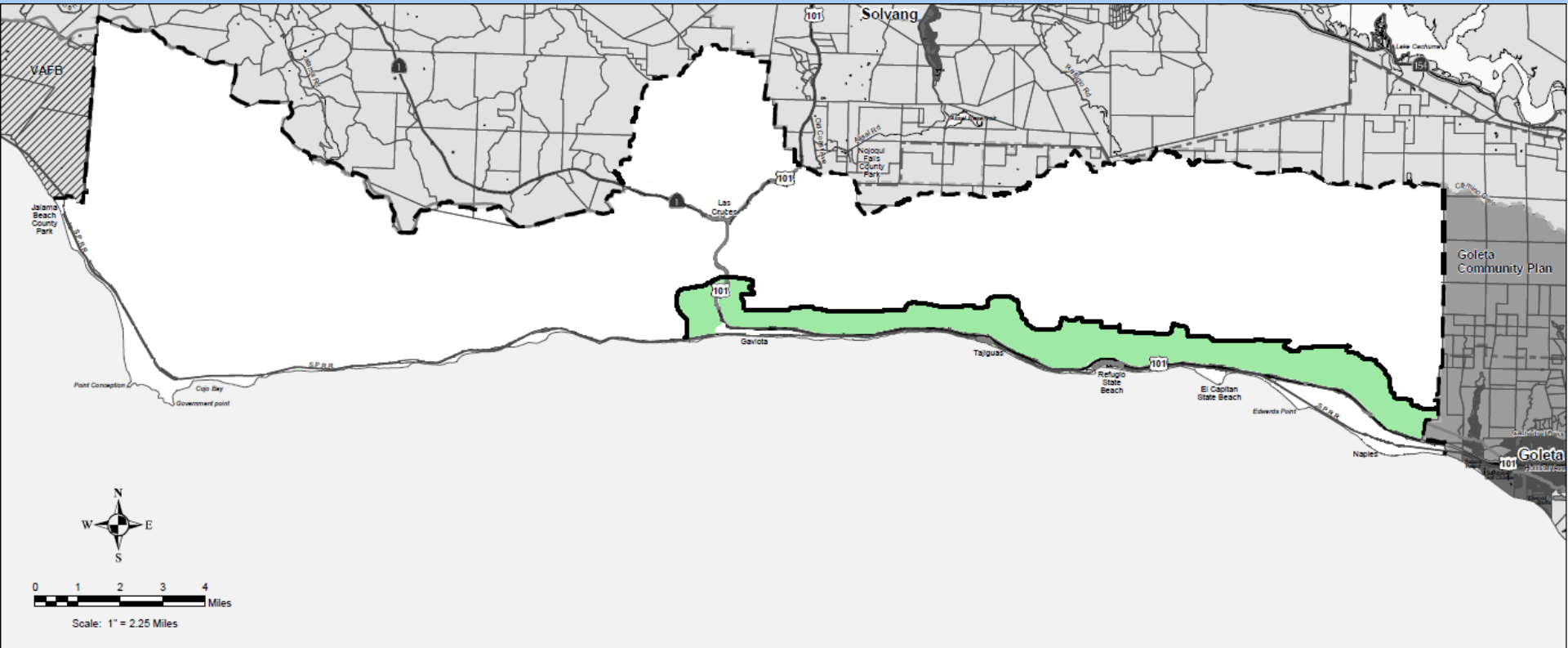
# Global Visual Resource Provisions



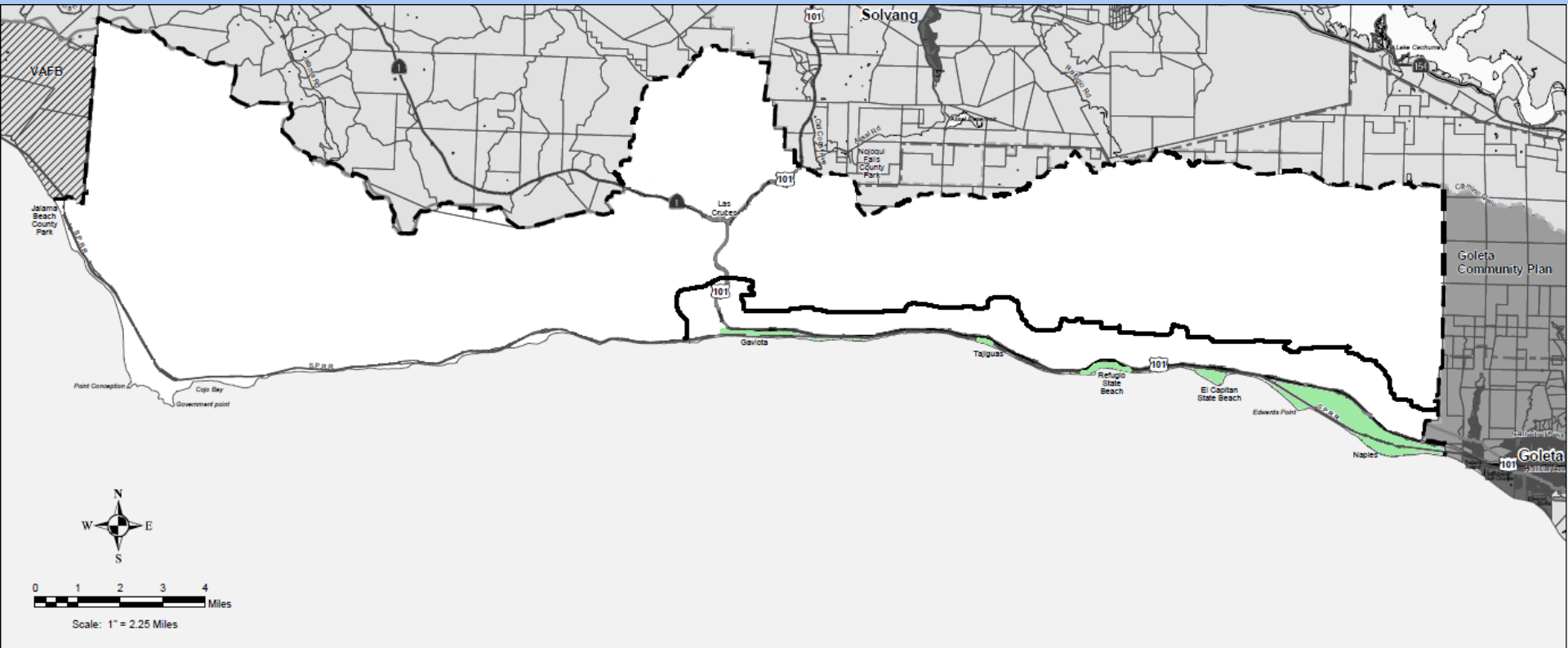
# Outside of Critical Viewshed Corridor



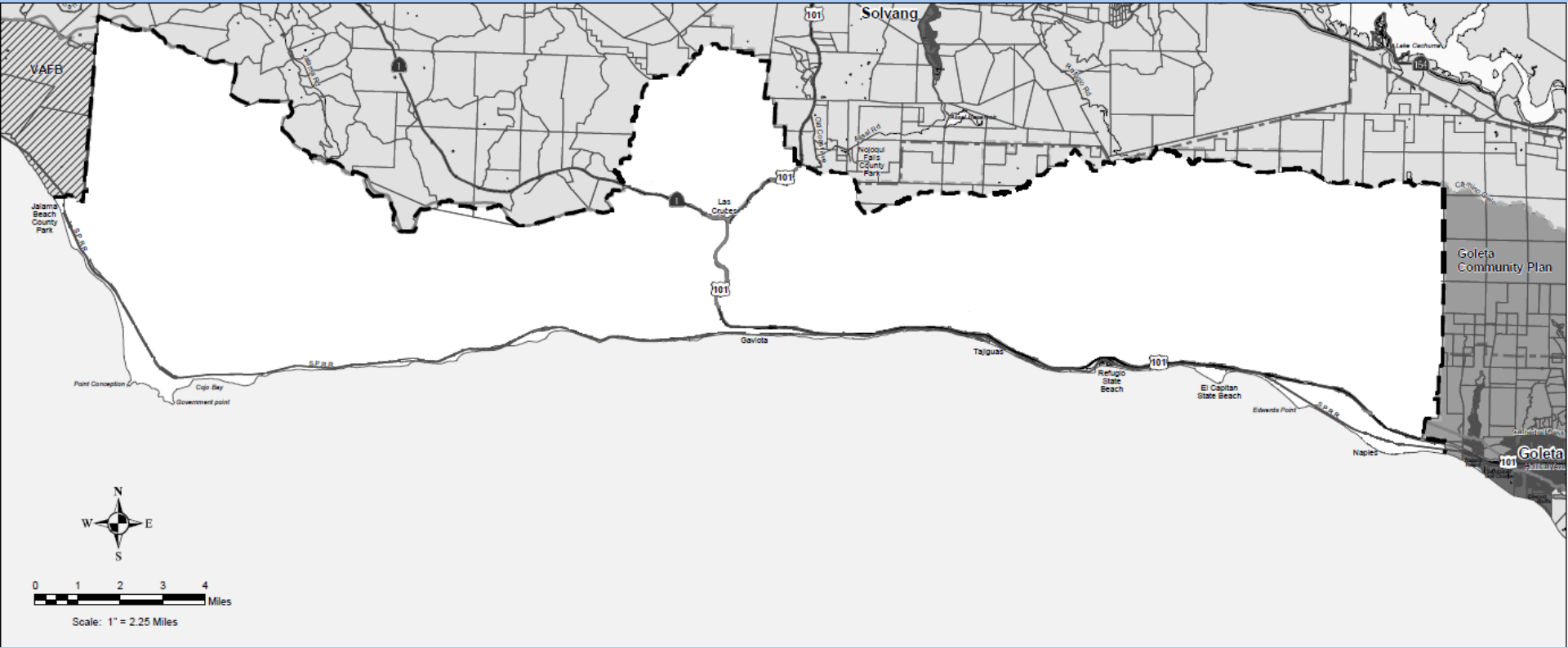
# Critical Viewshed Corridor – Inland Views



# Critical Viewshed Corridor – Coastal Views



# Plan Area Boundary



# Gaviota Coast Planning Advisory Committee

April 27, 2011

## **Agenda Item 9:**

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



# Gaviota Coast Planning Advisory Committee

## April 27, 2011

	Wednesday	Location	Topic
May	11 25	Vista Vista	Land Use IV Public Recreation I
June	8 22	Vista Vista	Public Recreation II Public Recreation III
July	6	Vista	Final Topics/Ag. Subcommittee Report

**Staff Writes Draft Policy Language**

**Reconvene Full GavPAC in August 2011**



# Gaviota Coast Planning Advisory Committee

## April 27, 2011

	<b>Wednesday</b>	<b>Location</b>	<b>Topic</b>
<b>August</b>	<b>10 27</b>	<b>Vista Goleta</b>	<b>Draft Policy Review II Saturday Public Workshop</b>
<b>September</b>	<b>14</b>	<b>Vista</b>	<b>Draft Policy Refinements</b>

**Staff Refines Draft Policy Language & Writes Draft Plan**

**Reconvene Full GavPAC in late 2011**



# Gaviota Coast Planning Advisory Committee

April 27, 2011

**Next GavPAC Meeting: Wednesday May 11, 2011 @  
Vista de Las Cruces school – 6:30 p.m.**





Thank You

