



Planning and Development Department
Long Range Planning Division
Transmittal Memorandum

DATE: April 20, 2011

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District

SUBJECT: GavPAC Meeting No. 32

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 32, to be held Wednesday April 27, 2011, 6:30 p.m. in the Vista de Las Cruces School auditorium:

1. **Meeting Agenda:** Meeting No. 32 Agenda for land use, zoning, and housing deliberations (Attachment 1).
2. **Draft Meeting Minutes:** Staff has provided draft minutes for the GavPAC meetings of March 23 & April 6th, 2011 for review and approval (Attachments 2&3).
3. **Visual Resources Subcommittee Documents:** Staff has attached a draft rural character description (Attachment 4) from the Visual Resources Subcommittee with additions from the Agriculture Subcommittee and visual resources provisions outline (Attachment 5) as reference for the Visual Subcommittee report.
4. **Long-Term Schedule:** (Attachment 6).
5. **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. 5-7)

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.

Deliberations regarding Land Use, Zoning, and Housing issues will continue following the outline previously distributed. These deliberations will address the existing Agriculture - Residential Cluster (ARC) Overlay Zone. Representatives from the Cojo-Jalama Ranches have agreed to make a brief presentation regarding this existing overlay that could only apply to that area. In addition, a full-size map of staff's mountainous area study will be available for review during meeting, as requested by the GavPAC in support of deliberations regarding the potential application of a mountainous or resource management zone or overlay within the Gaviota Coast.

Attachments:

1. Meeting 32 Agenda
2. Meeting 30 Draft Minutes
3. Meeting 31 Draft Minutes
4. Draft Rural Character Description
5. Draft Visual Resources Provisions Outline
6. Long Term Schedule



Notice of Public Meeting

Gaviota Coast Planning Advisory Committee (GavPAC) Meeting No. 32

Note: This agenda lists discussion topics for the GavPAC meetings on:

Wednesday, April 27, 2011 – 6:30 p.m.

Attendees: GavPAC Members, County Staff, and Public Participants
Please review: Meeting Materials Packet for Meeting on 04/27/11
Please bring: Meeting Materials Packet for Meeting on 04/27/11
Location: Vista de Las Cruces School - Auditorium, 9467 San Julian Rd, Gaviota, CA 93117

Agenda Item	Discussion Topics
CALL TO ORDER	
1	Pledge of Allegiance & Roll Call
2	Public Comment <i>The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.</i>
3	Administrative Briefings <i>Staff updates regarding local or other legislative activities, local planning decisions, or other updates of interest to the Committee.</i>
4	Meeting Minutes Review and Approval
LAND USE, ZONING, AND HOUSING PLANNING DELIBERATIONS	
5	Discussion of Existing Land Use, Zoning, and Housing Policy
6	Consideration of Land Use, Zoning, and Housing Preferences for the Gaviota Coast
7	Consideration of Land Use, Zoning, and Housing Planning Tools
8	Visual Resources Subcommittee Report
9	Discussion of Long-Term Meeting Schedule

Questions or comments about the Gaviota Coast Plan may be directed to Brian A. Tetley at 805-884-6848 or btetley@co.santa-barbara.ca.us and further information may be obtained on the following web site: <http://longrange.sbcountyplanning.org/planareas/gaviota/gaviota.php>

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning & Development Department, 123 E. Anapamu Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org/>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable accommodations.

Gaviota Coast Planning Advisory Committee

DRAFT MEETING MINUTES MEETING No. 30

***Wednesday March 30, 2011
Vista de Las Cruces School Auditorium***

Meeting No. 30 Called to Order: By Chair Kimbell at 6:31 p.m.

1. Roll Call

GavPAC Members Present: Boise-Cossart, Bowman, Feeney, Kimbell, Lloyd, McGinnis, McKenna, McNabb, Van Leer

GavPAC Members Absent: Baer, Tautrim

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: None

3. Administrative Briefings

Deliberations: Staff has no administrative briefings.

4. Meeting Minutes from March 9, 2011

Deliberations: The minutes were amended to correct a few typographical errors.

Public Comment: None

ACTION: McGinnis moved, seconded by Boise-Cossart and carried by a vote of 9-0.

5. Guest Speaker, Mr. Ed Yates, Conflict of Interest. Mr. Yates could not attend this meeting. He will attend GavPAC Meeting No. 31 on April 6th, 2011.

6-9. Land Use Deliberations

Resource Management Zones

The GavPAC discussed the implications of rezoning some federal lands and lands not historically used for agriculture, in the upper watershed of the planning area, to Resource Protection Zones (Mountainous (MT) or Resource Management (RMZ) Zones). Any such rezones would attempt to limit resulting split zoning on parcels. The Committee expressed concerns about these new designations potentially limiting future grazing operations on steep slopes, as well as the complexity of implementing resource protection zoning on parcels with varied topography. McGinnis suggested overlays or zoning for resource protection should also capture watersheds.

The Goleta and Toro Canyon Community Plans have used resource protection zoning in some areas with steeper slopes in the upper watersheds. Staff will provide the GavPAC with a map of areas that could potentially be rezoned to RMZ zoning.

Ordinance 661



Staff relayed background information to the GavPAC regarding Ordinance 661 zoning and how it compares to the modern Land Use and Development Code (LUDC) and Article II zoning. Staff introduced the Existing Developed Residential Neighborhood (EDRN) concept which could be applied to areas such as El Capitan Ranch, Arroyo Quemada, and/or upper Refugio Canyon. An EDRN designation would recognize and contain residential enclaves with parcels below the 40-acre minimum for agriculturally zone rural lands, while allowing for a concurrent rezone to more accurately reflect the underlying land use.

Nonconforming Uses

The Committee discussed the concept of Nonconforming land uses, buildings, and lot sizes. Staff explained that nonconforming lot sizes (parcels size smaller than the map symbol), for the most part, receive the same benefits as parcels which meet the minimum parcel size for the zone district.

Fire Protection Services

Staff explained that the County Fire Department's long term planning efforts determine fire station placement, so the Committee recognizes its limited influence on determining location for future fire stations. Staff explained that the Fire Department's interpretation of "vegetation clearance" is an administrative practice that can vary depending upon Fire Department personnel interpretation. The Committee desires to keep development more suitable to urban areas (i.e. paved roads, wide driveways, etc) out of the rural areas.

Gaviota Marine Terminal (GTC) Site

The Board of Supervisors (BOS) initiated a re-zone of the site from Coastal Dependent Industry to Recreation. However, their direction serves as a recommendation and has not been finalized. Staff mentioned the Committee should consider the potential intensity of use, appropriateness of uses, coastal access, etc. regarding reuse of the GTC site. Some Committee members support the idea of relocating the Caltrans rest stops to the GTC site, and would like to plan for the area north of the highway as well as the GTC site south of the highway. The Committee asked for more information regarding the decommissioning timeline for the GTC site and the land north of the Highway.

Public Comment:

Les Freeman: Where has resource protection zoning has been applied?

Mark Chaconas: Has anyone outreach been done to the communities that would be re-zoned from Ordinance 661 to modern zoning.

Chris Shaeffer: Consider safety issues related to at-grade crossings and any potential increases in density. Community-based grants to study the re-use potential of the GTC site area available. Caltrans supports rezoning the GTC for recreational use.

Les Freeman: Why are County-owned public roads maintained at a sub-standard level regarding fire protection?

Else Wolff: The GTC site has remarkable beauty and low levels of toxicity; she does not support relocation of rest stops to this location.

10. Discussion of Long-Term Meeting Schedule

Representatives from the Cojo/Jalama Ranches (formerly Bixby Ranches), will be prepared to discuss the Agriculture Residential Cluster (ARC) Overlay in the Coastal Land Use Plan and Article II at the April 27th GavPAC Meeting No. 32.



Ed Yates, County Counsel, will attend the next GavPAC meeting to answer questions on conflict of interest.

Feeney encouraged the GavPAC and members of the community to read through the Gaviota Coast Planning Worksheet for Land Use, Zoning, and Housing in order to better comprehend existing State and Local regulations and policies governing this issue.

Public Comment: None

Meeting Adjournment – 8:57 p.m.



Gaviota Coast Planning Advisory Committee

DRAFT 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 Warner: Mr. Warner 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. Warner for conceptual ideas supporting LID that could be incorporated into the GavPAC's policy recommendations for the draft Plan. Mr. Warner 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, a native of Santa Barbara County, 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 leeway to delete and add certain things to the 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 is concerned that avocados would not be able to be planted on steep slopes in resource protection zones. 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.





Draft Rural Character Description
Visual Resources Subcommittee
(Rev. 04-21-11)

“The Gaviota Coast is a unique landscape with sweeping ocean, pastoral and mountain views comprising historic cattle ranches, orchards, cultivated croplands, pockets of industrial development, campgrounds, national forest, and rural residential housing.

For those who pass through, its treasured characteristics are a mosaic of rugged and inaccessible land, riparian canyons of unique biodiversity, with a relatively undeveloped coastline and a dark sky. Those who live along the Gaviota Coast, treasure the solitude and the close connection with the elements. The remote nature of the coast line provides a sense of freedom, demands resourcefulness, and breeds a unique form of community. There is an inherent tension between trying to preserve the visual aspects of the coast treasured by visitors and residents alike, and allowing the community the freedom to continue finding new and unique ways to thrive along the coast.

It provides a physical and psychological gateway of natural beauty.”

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VISUAL RESOURCES PROVISIONS
GAVIOTA COAST
(Rev. 04-20-11)

Global Visual Resources Provisions

1. Goal: To protect and enhance the rural, scenic, and visual qualities of the Gaviota Coast.
2. The height, scale, and design of structures shall be compatible with the character of the surrounding natural environment (Existing Land Use Element Visual Resources Policy No. 3).
3. Development shall comply with the Existing Ridgeline and Hillside Development Guidelines (e.g., discourage development on ridgelines).
4. Development shall comply with the Existing Hillside and Watershed Protection Policies (Priority given to visual protection policies when conflicting with other policies, e.g. allow for additional incremental grading if it will reduce visual resources impacts).
5. Exterior lighting standards (LEED/DarkSky).
6. Development shall be sited so as not to intrude into the skyline as seen from public viewing places, with non-amplified viewing (i.e. with the naked eye, without the use of magnification such as binoculars, telescope, etc) (Revised Land Use Element Visual Resources Policy No. 3).
7. Alternative energy sources (e.g., wind solar, and associated infrastructure) shall conform to the visual requirements of the Gaviota Coast. This area of development is dynamically evolving and policies shall be revised as needed to facilitate community needs consistent with protecting visual resources.
8. The county shall apply to CalTrans for a scenic highway designation for Highway 101 from the Goleta City boundary to Highway 1.

Outside of Critical Viewshed Corridor

1. D – Design Overlay: Development shall be subject to approval by the Board of Architectural Review.
2. Development shall be visually subordinate as seen from public viewing places (Existing Land Use Element Visual Resources Policy No. 3).
3. Visual subordination shall be ensured through the following measures, in order of priority: 1) siting utilizing existing topographical screening, 2) siting utilizing existing vegetation (native first, then non-native), and 3) application of other treatments.

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VISUAL RESOURCES PROVISIONS
GAVIOTA COAST
(Rev. 04-20-11)

Critical Viewshed Corridor – Inland Views

1. Critical Viewshed Corridor Overlay: Development shall be subject to approval by the Board of Architectural Review.
2. Development shall be fully screened to the maximum extent feasible as seen from public viewing places.
3. Screening shall be maximized through the following measures, in order of priority: 1) siting utilizing existing topographical screening, 2) siting utilizing existing vegetation (first native, then non-native), and 3) application of other treatments.

Critical Viewshed Corridor – Coastal Views

1. Critical Viewshed Corridor Overlay: Development shall be subject to approval by the Board of Architectural Review.
2. Development shall be sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and shall be clustered to the maximum extent feasible (Revised Coastal Land Use Plan Policy 4-9).
3. Development shall be fully screened to the maximum extent feasible as seen from public viewing places.
4. Screening shall be maximized through the following measures, in order of priority: 1) siting utilizing existing topographical screening, 2) siting utilizing existing vegetation (first native, then non-native), and 3) application of other treatments.
5. Non-agricultural and non-native landscaping, when mature, shall not obstruct public ocean views (Revised Existing Coastal Land Use Plan Policy 4-10).
6. Building height shall not exceed one story or 15 feet above average existing grade, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean. For properties within unobstructed broad views of the ocean, development shall be designed so that exposed structural elevations are at an appropriately proportioned mass and scale to the unobstructed broad views of the ocean (Revised Coastal Land Use Plan Policy 4-11).

Exemptions

1. Non-commercial scale agricultural buildings and structures (type and scale to be determined).

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VISUAL RESOURCES PROVISIONS
GAVIOTA COAST
(Rev. 04-20-11)

Definitions

Visually Subordinate: The relative visibility of development, where that development is not visibly evident in the surrounding landscape as viewed from a public viewing place. As opposed to development that is fully screened, development that is visually subordinate may be partially visible. It is not visually dominant or disruptive in relation to its surroundings.



Gaviota Coast Plan GavPAC Meeting Schedule

Meeting Dates and Discussion Topics

[Meeting dates, times, and locations are subject to change]

April 20, 2011

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #35	Wednesday, June 8, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Final Topics
GavPAC Meeting #34	Wednesday, May 25, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Public Recreation II
GavPAC Meeting #33	Wednesday, May 11, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Public Recreation I
GavPAC Meeting #32	Wednesday, April 27, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use III/Visual Subcommittee Report
GavPAC Meeting #31 ***COMPLETED***	Wednesday, April 6, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use II
GavPAC Meeting #30 ***COMPLETED***	Wednesday, March 30, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use I
GavPAC Meeting #29 ***COMPLETED***	Wednesday, March 9, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Transportation, Energy, & Infrastructure IV/Visual Subcommittee Report
GavPAC Meeting #28 ***COMPLETED***	Wednesday, February 23, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Transportation, Energy, & Infrastructure III
GavPAC Meeting #27 ***COMPLETED***	Wednesday, February 9, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Transportation, Energy, & Infrastructure II
GavPAC Meeting #26 ***COMPLETED***	Wednesday, January 26 15, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Resources Stewardship & Open Space V/Transportation, Energy, & Infrastructure I