



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