



Gaviota Coast
Planning Advisory Committee
May 11, 2011



Gaviota Coast Planning Advisory Committee

May 11, 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. Discussion of Long-Term Meeting Schedule**



Gaviota Coast Planning Advisory Committee

May 11, 2011

Agenda Item 1:

A. Pledge of Allegiance

B. Roll Call



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Agenda Item 2:

Public Comment Period for Items not on the Agenda



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Agenda Item 3:

Administrative Briefing



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Agenda Item 4:

Meeting Minutes Review and Approval



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Agenda Items 5-7:

Land Use, Zoning, & Housing Planning Deliberations:

Discussion of Existing Land Use, Zoning, & Housing
Policy

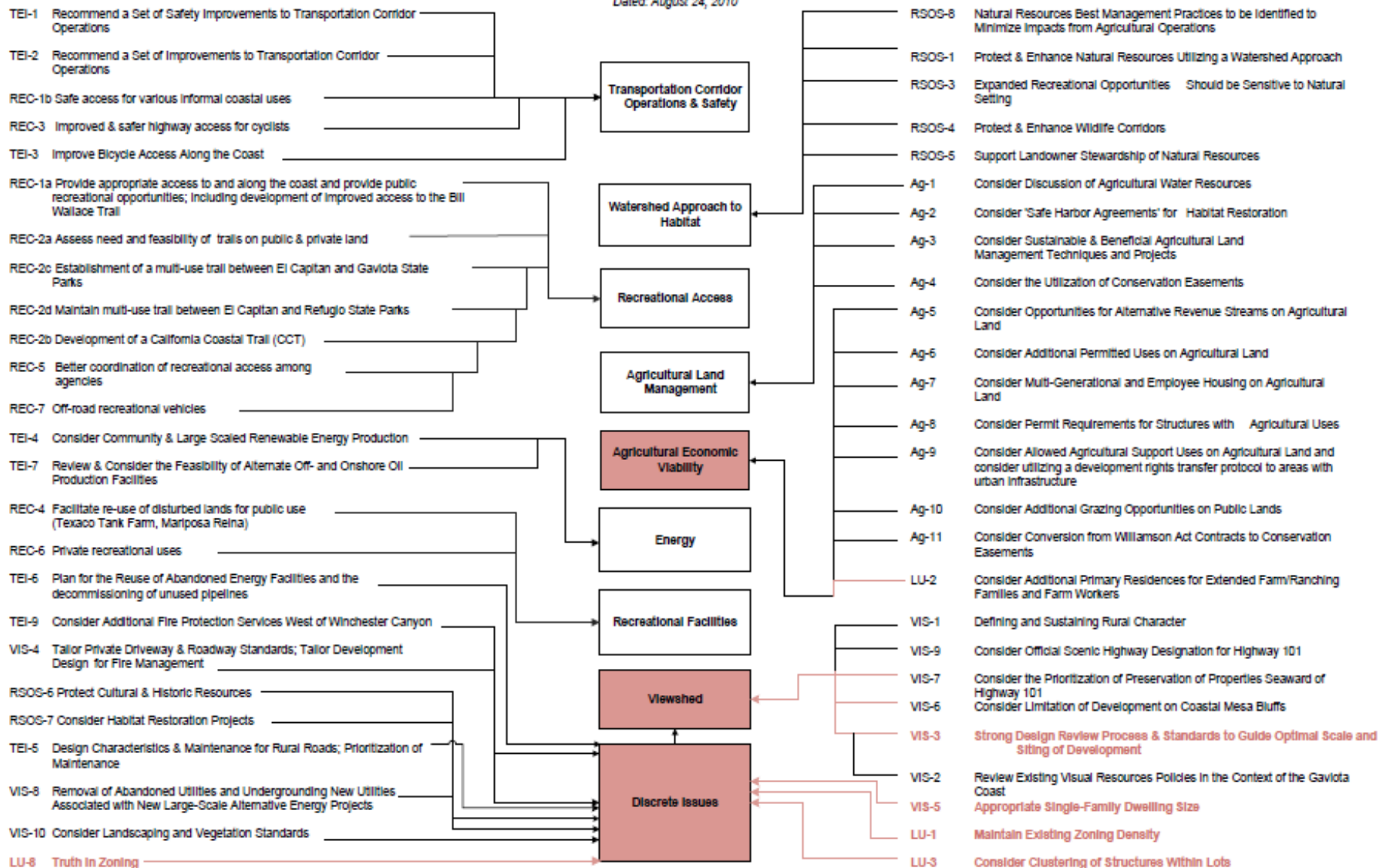
Consideration of Land Use, Zoning, & Housing
Preferences

Consideration of Land Use, Zoning, & Housing Planning
Tools



Gaviota Planning Issues Summary

Dated: August 24, 2010



Land Use, Zoning, and Housing Outline

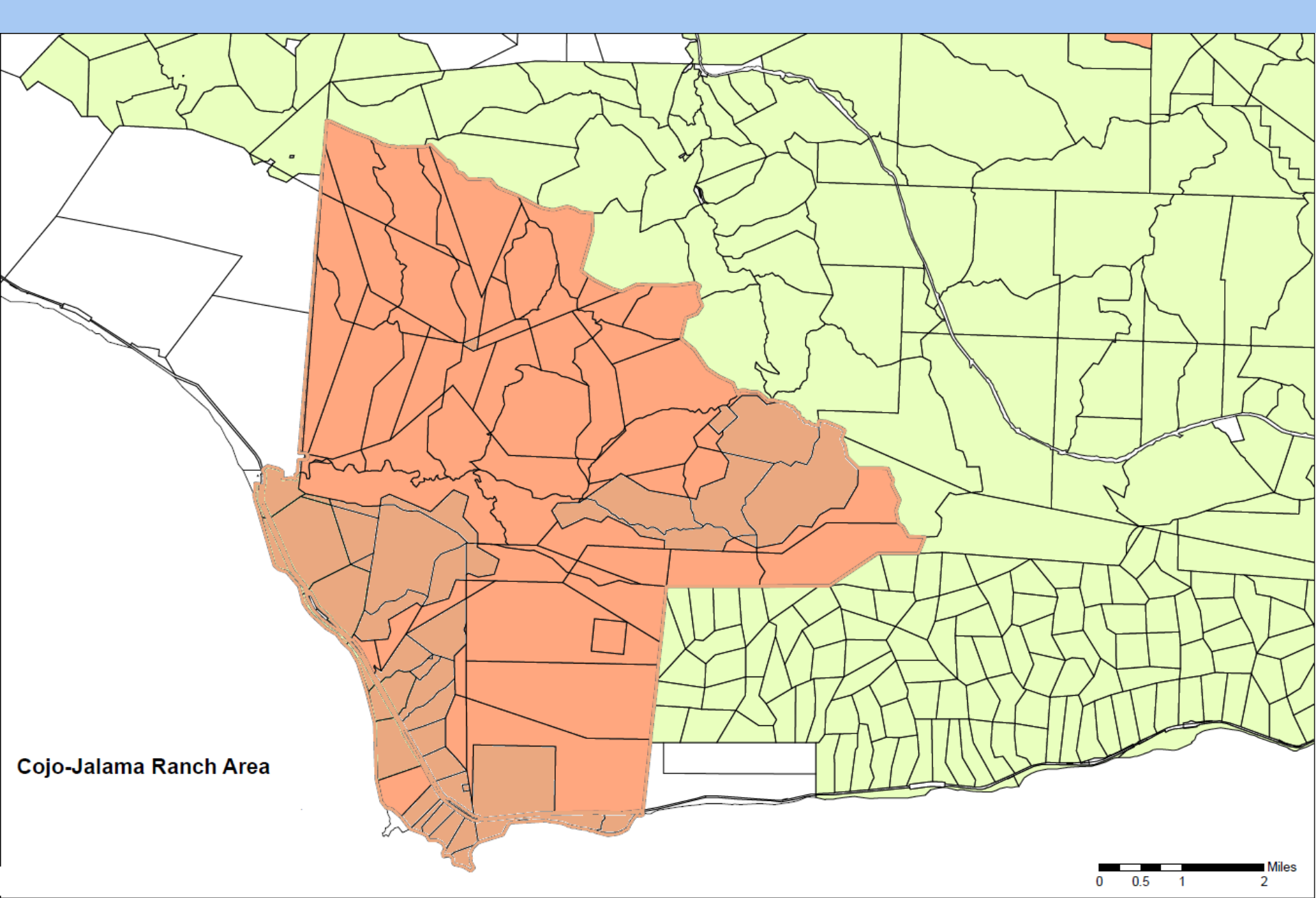
- 1. Agriculture - Residential Cluster (ARC) Overlay Zone**
- 2. Residence Size**



Agriculture - Residential Cluster (ARC) Overlay Zone

- 1. Purpose and intent to allow for increased density of residential development in exchange for maintaining active agriculture and avoiding subdivision**
- 2. The ARC Overlay Zone was adopted as an original component of the Coastal Land Use Plan in 1982 (Policy 8-8)**
- 3. Sec. 35-99 of the Article II Zoning Ordinance describes the components of the ARC Overlay Zone**
- 4. Only applicable to Cojo-Jalama Ranches**





Cojo-Jalama Ranch Area



Agriculture - Residential Cluster (ARC) Overlay Zone – Things to Consider

- 1. ARC is a nearly 30-year old tool prior to the adoption of environmental thresholds for agricultural subdivisions**
- 2. Likelihood of widespread subdivision much reduced**
- 3. Public access provisions seen as important**



Agriculture - Residential Cluster (ARC) Overlay Zone

- 5. Residential development allowed on 2% of gross acreage**
- 6. 1% of gross acreage shall be reserved for public recreation/access and reserved for commercial visitor-serving facilities**
- 7. Within the 1% area, land shall be reserved for commercial visitor-serving uses at the rate of five acres per 10,000 gross acres.**
- 8. Examples of appropriate uses include: rustic lodge or cabins, hostel, campgrounds, etc.**



Agriculture - Residential Cluster (ARC) Overlay Zone

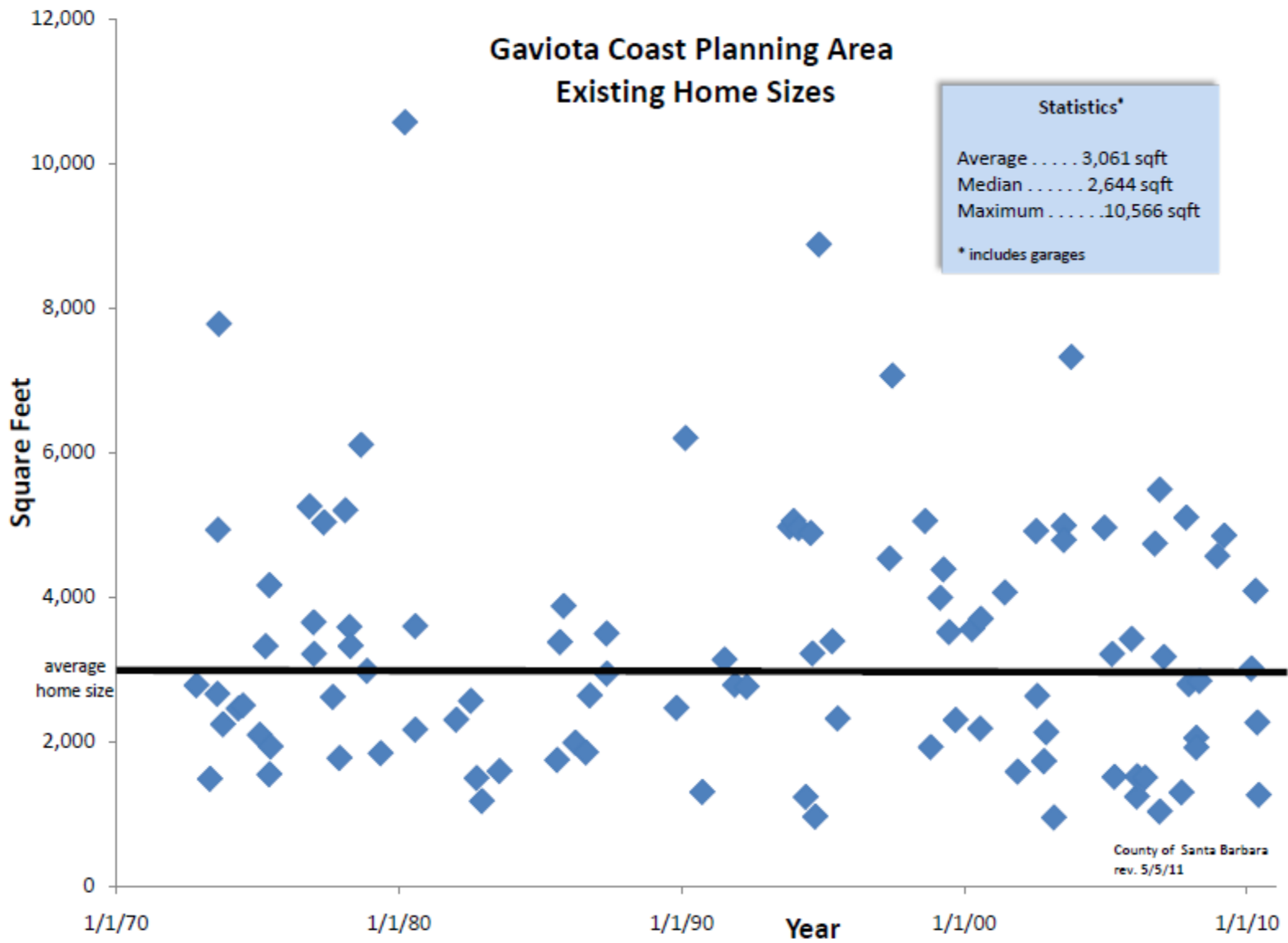
- 9. Maximum clustered residential densities are one unit per two acres, or one unit per acre if no finding of significant environmental impact**
- 10. Estimates are that the lots as currently configured could be developed with up to 47 main residences**
- 11. Under the ARC, maximum potential residential development would be between 250 and 500 residences**



Residence Size

- 1. The GavPAC and public commentators have identified long-term land use issues associated with increasing residence sizes**
- 2. Staff has provided residence size data and charts for existing and pending residences**
- 3. Consider the policy objectives desired: visual, energy, compatibility, etc.**





**Gaviota Coast Planning Area
Existing House Sizes**

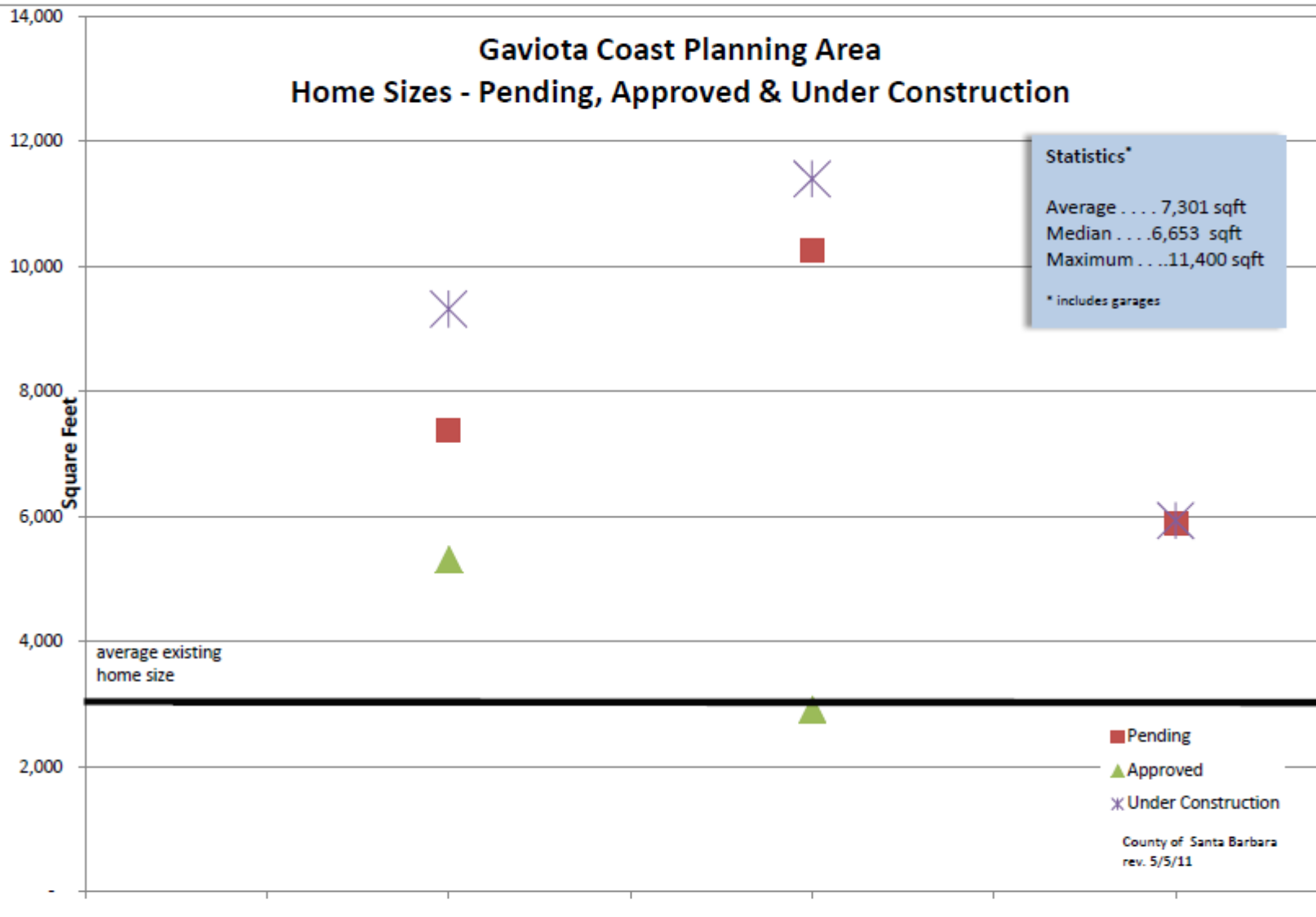
El Capitan Ranch	SqFt
Maximum	6,380
Minimum	1,846
Average	4,081
Median	4,378
Total Units	17

Hollister Ranch	SqFt
Maximum	8,875
Minimum	945
Average	2,962
Median	2,594
Total Units	84

Arroyo Quemada	SqFt
Maximum	2,614
Minimum	1,200
Average	2,035
Median	2,087
Total Units	10

Upper Refugio Rd	SqFt
Maximum	4,162
Minimum	896
Average	1,230
Median	1,658
Total Units	14

Gaviota Coast Planning Area Home Sizes - Pending, Approved & Under Construction



Residence Size

- 4. Williamson Act contracted lands limit one main residence per contract (with a limited exception for family occupied residences up to 3 per contract if each on distinct legal parcels greater than 100 acres)**
- 5. Pending visual standards intended to reduce visibility of structures utilizing optimal siting, appropriate mass, bulk, and scale, and other tools**



Residence Size

6. Existing dwelling size limits by type:

Main Residences:	None
Residential Second Units:	1,200 s.f.
Ag. Employee Dwelling:	None
Guest House:	800 s.f.

7. **Proposed Coastal Commission modification would require a CDP-H for residences over 5,000 s.f.**

8. **Cojo-Jalama & Hollister ranches already require CDP-H. Potential applicability to appx. 3,629 acres**



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Agenda Item 8:

Discussion of Long-Term Meeting Schedule



Gaviota Coast Planning Advisory Committee

May 11, 2011

	Wednesday	Location	Topic
May	11 25	Vista Vista	Land Use IV Land Use Cont./Recreation & Trails I
June	7 15 29	Vista Vista Vista	Recreation & Trails II Recreation & Trails III Recreation & Trails IV
July	6	Vista	Final Topics/Ag. Subcommittee Report

Staff Writes Draft Policy Language



Gaviota Coast Planning Advisory Committee

May 11, 2011

**Next GavPAC Meeting: Wednesday May 25, 2011 @
Vista de Las Cruces school – 6:30 p.m.**





Thank You

