



Planning and Development Department
Long Range Planning Division
Transmittal Memorandum

DATE: May 5, 2011

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District

SUBJECT: GavPAC Meeting No. 33

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 33, to be held Wednesday May 5, 2011, 6:30 p.m. in the Vista de Las Cruces School auditorium:

1. **Meeting Agenda:** Meeting No. 33 Agenda for land use, zoning, and housing deliberations (Attachment 1).
2. **Draft Meeting Minutes:** Staff has provided draft minutes for the GavPAC meeting of April 27, 2011 for review and approval (Attachment 2).
3. **Residence Size Charts:** Staff has attached charts depicting the size of existing and pending residences on the Gaviota Coast (Attachments 3 & 4) as reference for deliberations on residence size issues.
4. **Residence Size Issues Sheet:** Staff has attached a sheet presenting possible policy approaches to address residence size issues (Attachment 5).
5. **Long-Term Schedule:** The revised long term schedule is attached (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 for the Cojo-Jalama Ranches and potential limitations or incentives toward appropriate residence size.

Attachments:

1. Meeting 33 Agenda
2. Meeting 32 Draft Minutes
3. Existing Residence Size Chart
4. Pending Residence Size Chart
5. Residence Size Issues Sheet
6. Long Term Schedule



Notice of Public Meeting

Gaviota Coast Planning Advisory Committee (GavPAC) Meeting No. 33

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

Wednesday, May 11, 2011 – 6:30 p.m.

Attendees: GavPAC Members, County Staff, and Public Participants
Please review: Meeting Materials Packet for Meeting on 05/05/11
Please bring: Meeting Materials Packet for Meeting on 05/05/11
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	Discussion of Long-Term Meeting Schedule
Adjourn	

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. 32

***Wednesday April 27, 2011
Vista de Las Cruces School Auditorium***

Meeting Called to Order: By Chair Kim Kimbell at 6:30 p.m.

1. Roll Call

GavPAC Members Present: Baer, Boise-Cossart, Bowman, Feeney (arrived after roll at 6:31 p.m.), Kimbell, Lloyd, McGinnis, McKenna, McNabb, Van Leer

GavPAC Members Absent: Tautrim

County Staff Present:

Glenn Russell, Planning & Development Department Director

Jeff Hunt, Long Range Planning Division Director

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. Administrative Briefings

Staff did not have any administrative briefings.

3. Public Comment:

Brian Trautwein representing the Environmental Defense Center (EDC). Asked whether land use planning deliberations specific to the Cojo/Jalama Ranches would be on the agenda.

Chair Kimbell replied that deliberations would occur on the ARC overlay, which is only applicable to Cojo/Jalama, but that land use issues pertaining specifically to that property would not be discussed.

4. Meeting Minutes from March 30th and April 6th, 2011

Deliberation: Amendments were made to the minutes from March 30th to clarify the discussion on Non-Conforming Uses. Minutes from April 6th were amended to clarify the role of the County Fire Department implementing State Fire code. The text "Feeney is concerned that avocados would not be able to be planted on steep slopes in resource protection zones" was changed to "Feeney has seen avocados planted on steep slopes".

Public Comment: None

ACTION: Lloyd moved, seconded by Van Leer, and carried by a vote of 10-0 to approve both sets of meeting minutes with modifications.

5-7. Land Use, Zoning, and Housing Planning Deliberations

Deliberation: Staff presented a draft map that identifies areas with characteristics normally associated with the Mountainous (MT) Zone. The GavPAC and members of the public gathered around tables to review and discuss the draft maps. Van Leer inquired



about mapping grazing areas. Staff responded that the mapping technicians did not feel they had the ability to accurately represent active grazing areas on the map, without resorting to a very detailed aerial photo analysis. The map does not include the western portion of the planning area due to time and constraints. McNabb is concerned about parcels with varied topography having a MT overlay, which may not accurately represent some areas on a parcel with level topography.

Staff further clarified the definition of an Existing Developed Rural Neighborhood (EDRN) along with its functionality. The underlying zoning designation for an EDRN would likely be converted from AG-II to AG-I, or some other inner-rural or residential designation to reflect the existing configuration of the parcels within.

Public Comment:

Les Freeman: Are these Resource Management Zones (RMZ's) or MTs extending into the Coastal Zone?

Mike Lunsford: Where does the 40% slope number come from?

Les Freeman: Cattle has historically been run from the ridgeline to the ocean in the eastern part of the planning area.

Brian Trautwein representing the EDC: What is the effect of overlays or land use designations on Federal Land? To what degree would these overlays restrict brushing?

Mike Lunsford: Finds the MT zone to be confusing. Would the overlay allow for appropriate agricultural activities?

Suzanne Perkins: Some areas with slopes of 40% or greater could be grazed. The MT-TORO designation does not allow grazing, but that is because Toro Canyon does not have active grazing operations. Do not disallow grazing in Gaviota.

Mike McGinnis: Believes in the integration and compatibility of watershed and resource protection values, while supporting agriculture.

Brian Trautwein representing the EDC: The Goleta Community Plan included private landholdings in the MT zones. Brushing issues could be addressed in development standards for areas with 40% slopes or greater within the MT zone.

Mike Lunsford: Will Ordinance 661 zoning be converted to LUDC zoning?

Mike Lunsford: What problem is trying to be solved by applying the EDRN designation and what will this help us prepare for in 20-30 years?

Carl Steinberg representing Coastal Management Resources, LLC (Cojo/Jalama Ranches): Gave a short presentation to begin discussion on the Agriculture-Residential Cluster (ARC) Overlay Zone. Gave a general conceptual overview of policy direction which he feels is moving in the right direction to support agriculture with targeted landowner incentives.

Mike Lunsford: The ARC overlay is an antiquated policy and it depends on understanding the true development potential of the property. The Bixby family sold entitlements to the Air Force, so before having further deliberations, the GavPAC should understand what is the baseline development potential.

ACTION: Feeney moved, seconded by Lloyd, and carried by a vote of 10-0 to direct Staff to consider a land use designation for U.S. Forest Service (USFS) lands to clarify that these are not agricultural lands and that they should be considered land for watershed protection.



ACTION: McNabb moved, seconded by Baer, and carried by a vote of 10-0 to direct Staff to look at the ramifications of re-zoning existing 661 parcels into LUDC coupled with policies that would clarify that non-conforming parcels as to size have the same benefits as conforming parcels, except as it pertains to land divisions. These issues would be brought back to the GavPAC after land owners with 661-zoned property have been notified of the significance of the pending re-zone.

ACTION: Lloyd moved, seconded by Van Leer, and carried by a vote of 10-0 to direct Staff to look at areas that would be appropriate for an Existing Developed Rural Neighborhood (EDRN) designation and an underlying re-zone, and then report back to the GavPAC.

8. Visual Resources Subcommittee Report

Deliberation: McKenna, Chair of the Visual Resources Subcommittee, gave an overview of the proposed policy language which the Subcommittee had created over the course of 10 meetings. That language was provided to the GavPAC in the information meeting packet and is also available online. Staff presented a draft map of the proposed critical viewshed corridor, which roughly extends south of Highway 101 and north of Highway to the first ridgeline and stops at the Gaviota Tunnel. The Subcommittee stopped the corridor at the Gaviota Tunnel because this was what they perceived the public views as the most scenic and highly traveled part of the planning area.

Public Comment:

Les Freeman: Why was the area west and north of the Gaviota Tunnel left out of the critical viewshed?

Mike Lunsford: Was Jalama Rd. purposely left out of the critical viewshed corridor?

Les Freeman: What is the definition of a public viewing area and what does it include?

ACTION: McKenna moved, seconded by McGinnis, and carried by a vote of 10-0 to accept the Visual Resources Subcommittee recommendations for further refinement by Staff.

9. Long-Term GavPAC Meeting Schedule

Deliberation: At the next GavPAC meeting, land use, zoning, and housing deliberations will begin with a discussion of the ARC Overlay Zone followed by a discussion on home size.

Adjournment – 9:44 p.m.

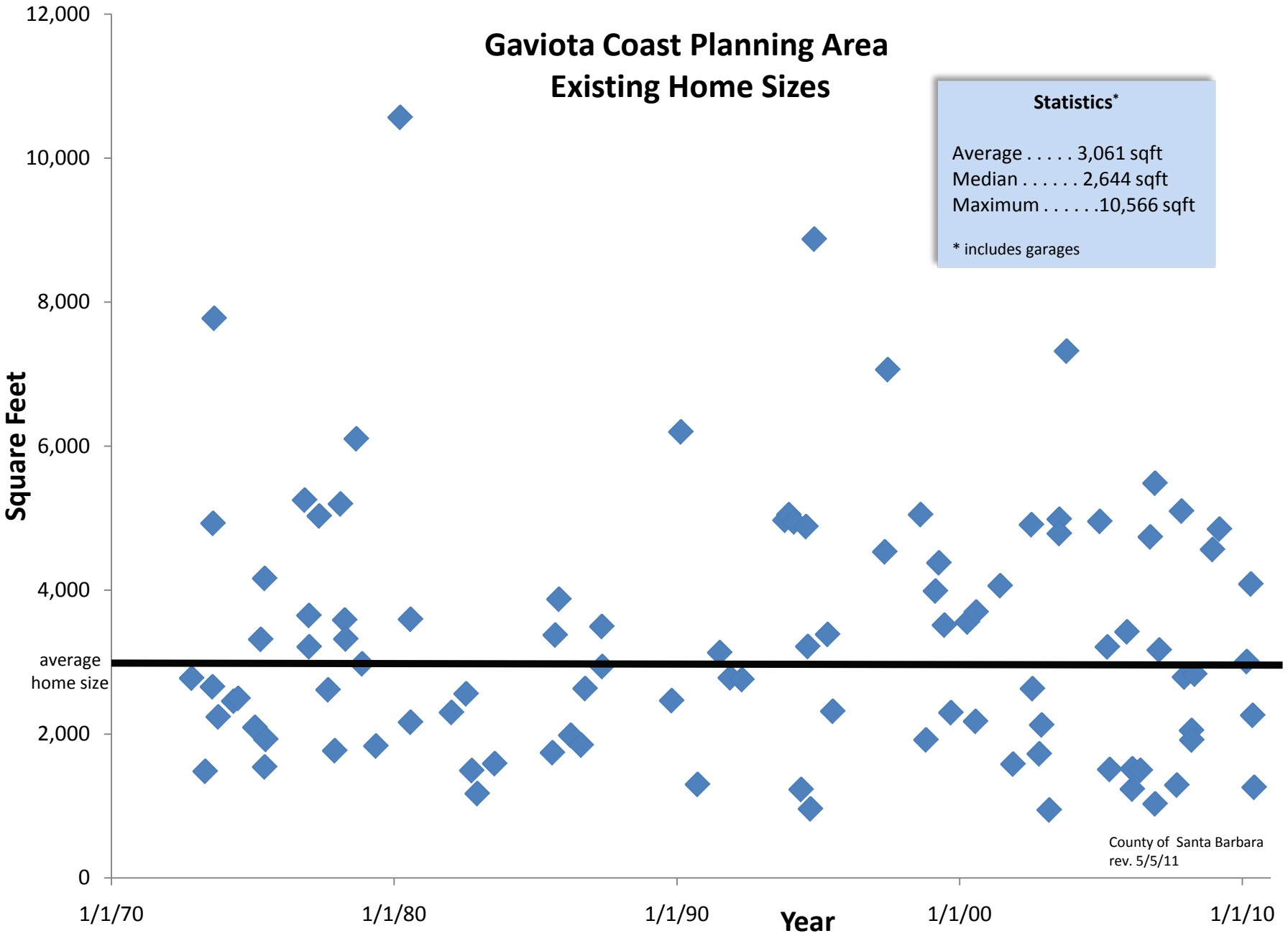


Home Sizes on the Gaviota Coast

County Staff recently reviewed building and land use permit records as well as aerial photos to determine the size of main residences in the planning area. These records show the average existing home size to be approximately 3,000 square feet, including garage space, with the largest home about 10,500 square feet.

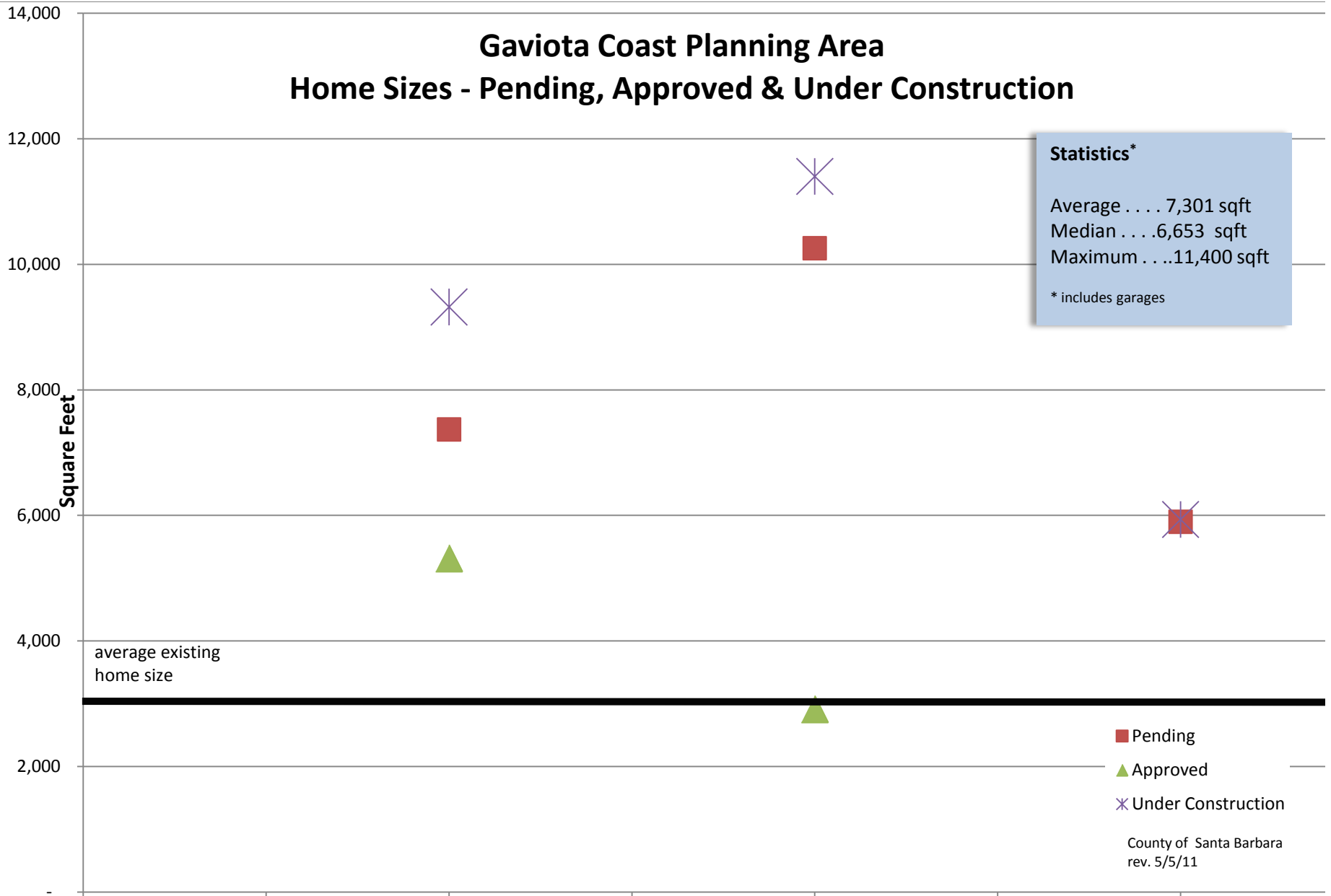
Several residences in the planning area are currently pending approval, have been approved, or are under construction. The average size of these homes is 7,301 square feet, with the largest being 11,400 square feet. Graphs representing this data on home sizes have been attached for your reference.

Gaviota Coast Planning Area Existing Home Sizes



Gaviota Coast Planning Area

Home Sizes - Pending, Approved & Under Construction



GAVIOTA COAST
RESIDENTIAL SIZE OUTLINE
(05-05-11)

Background

GavPAC members and public commentors have identified long-term land use issues associated with a perceived pattern of increasing residence sizes, especially in areas with qualities similar to the Gaviota Coast. Staff has produced data and charts on existing and pending residence sizes. Residences built to a large scale, including necessary supporting structures and infrastructure, may create direct and indirect impacts to visual resources, habitats, agriculture, and energy demand.

Policy Approaches

The GavPAC should first discuss what policy objectives the community is seeking to achieve through establishment of residential size limitations. Depending upon the policy objective(s), the GavPAC may consider a range of singular policy approaches or a hybrid approach that could include one or more of the following:

1. Rely on siting criteria and visual resource policies recommended by the Visual Resources Subcommittee to effectively limit buildable area.
2. An explicit limit on residence size, perhaps tied to existing median residence size on the Gaviota Coast.
3. An explicit limit on all structures within a structural envelope, including secondary residential and accessory structures.
4. A tiered system of permitting: ministerial permitting under an explicit threshold limit, and discretionary permitting with enhanced development standards over the threshold limit.
5. Enhanced standards designed to reduce the impacts of a large size residence to those of a median size residence (e.g., LEED energy standards, habitat restoration, siting out of the viewshed, recording an Agricultural Conservation Easement).
6. Limits on the area of structures within the public viewshed.
7. Agreement to cluster available development areas to a single site to avoid redundant infrastructure and impacts across the balance of the property.
8. Identify other incentives to reduce structural size of residences and accessory structures.
9. No regulation of residence size.



Gaviota Coast Plan GavPAC Meeting Schedule

Meeting Dates and Discussion Topics

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

May 5, 2011

Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Meeting #38	Wednesday, July 6, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Final Topics/Agricultural Subcommittee Report
GavPAC Meeting #37	Wednesday, June 29, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Recreation & Trails IV
GavPAC Meeting #36	Tuesday, June 15, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Recreation & Trails III
GavPAC Meeting #35	Tuesday, June 7, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Recreation & Trails II
GavPAC Meeting #34	Wednesday, May 25, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use Continued/Recreation & Trails I
GavPAC Meeting #33	Wednesday, May 11, 2011 6:30 p.m.	Vista de Las Cruces School Auditorium	Planning Goals Development: Land Use IV
GavPAC Meeting #32 ***COMPLETED***	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	Wednesday,	Vista de Las	Planning Goals Development: Transportation, Energy, & Infrastructure