



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