



**Gaviota Coast  
Planning Advisory Committee  
June 29, 2011**



# Gaviota Coast Planning Advisory Committee

## June 29, 2011

- 1. The Pledge of Allegiance & Roll Call**
- 2. Public Comment Period**
- 3. Administrative Briefings**
- 4. Meeting Minutes Review & Approval**
- 5. Agricultural Subcommittee Report**
- 6. Discussion of Coastal Commission Non- Agricultural LUDC Modifications**
- 7. Discussion of Long-Term Meeting Schedule**



# Gaviota Coast Planning Advisory Committee

## June 29, 2011

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### **Agenda Item 1:**

#### **A. Pledge of Allegiance**

#### **B. Roll Call**

# Gaviota Coast Planning Advisory Committee

## June 29, 2011

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### **Agenda Item 2:**

### **Public Comment Period for Items not on the Agenda**

# Gaviota Coast Planning Advisory Committee

## June 29, 2011

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### **Agenda Item 3:**

### **Administrative Briefing**

### **CBAR Presentation**

# Gaviota Coast Planning Advisory Committee

## June 29, 2011

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### **Agenda Item 4:**

### **Meeting Minutes Review and Approval**

# Gaviota Coast Planning Advisory Committee

June 29, 2011

## **Agenda Item 5:**

### **Agricultural Subcommittee Report**

Scalable Land Uses and Permit Tiering

# Gaviota Coast Planning Advisory Committee

June 29, 2011

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## **Agenda Item 6:**

### **Discussion of Coastal Commission Non- Agricultural LUDC Modifications**

# LUDC Modifications (non-agricultural)

## 1. **Principal Permitted Use Concept**

- a) Divides land uses into uses that are principal permitted uses and those that are not
- b) Non-principal permitted uses are subject to a public hearing requirement, and are subject to appeal to the Coastal Commission
- c) In the agricultural zones, agricultural structures and uses are proposed to be designated as principal permitted uses
- d) Other uses like residential, commercial, etc., are considered appealable development

# LUDC Modifications (cont.) (non-agricultural)

## 2. Residences on Ag-Zoned Land

- a) Primary Residence considered a Principal Permitted Use only if:
  - i. *Residence is occupied by the operator of the agricultural use of the property or the property owner*
  - ii. *Residence does not exceed a floor area of 5,000 square feet*
  - iii. *Area devoted to the residential development area does not exceed 10,000 square feet*

# LUDC Modifications (cont.) (non-agricultural)

## **3. Animal Keeping**

- a) Permit required for all confined animal facilities
- b) New animal keeping requires a Coastal Development Permit
- c) Coastal Development Permit not required once property has legally established animal keeping up to the maximum numbers currently allowed
- d) Private horse keeping in residential zones considered Principal Permitted Use

# LUDC Modifications (cont.) (non-agricultural)

## 4. Private Bluff Stairways

- a) Prohibits development of new private bluff stairways
- b) Lawful, existing private bluff stairways considered non-conforming uses with limitations on repair:
  - i. May be structurally repaired provided any structural replacement (not including steps and handrails) is limited to 50% cumulative*
  - ii. May be rebuilt in the same location if destroyed by a natural disaster*

# LUDC Modifications (cont.) (non-agricultural)

## **5. Eliminated Uses Previously Allowed with CUP**

- a) Fairgrounds
- b) Golf Course
- c) Golf Driving Range
- d) Meeting Facility, Religious
- e) School-Business, Professional or Trade
- f) Sports and Outdoor Recreation Facilities
- g) Charitable or Philanthropic Organization
- h) Wind Turbines and Wind Energy Systems
- i) Water Extraction, Commercial

# LUDC Modifications (cont.) (non-agricultural)

## 6. Schools

- a) In the Coastal Zone, within the AG-I and AG-II zones, schools allowed by a Conditional Use Permit are limited to:
- i. The expansion of lawful, existing facilities...*
  - ii. The re-establishment of a school in facilities that were formerly occupied by the school...*
- (1) Specific to the Vista del Mar School District, this allows the development of new school facilities on property...owned by the school district prior to November 18, 2010*

# LUDC Modifications (cont.) (non-agricultural)

## **7. Sea Level Rise**

- a) Requirement that coastal hazards analysis utilizing the best available scientific information be provided for all nearshore projects
- b) For residential and commercial development, the coastal hazards analysis must consider a range of potential sea level rise scenarios, from three to six feet per century
- c) Greater sea level rise rates must be used if development is expected to have a long economic life...or if the best available scientific information at the time of review supports a higher design level

# Gaviota Coast Planning Advisory Committee

June 29, 2011

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## **Agenda Item 7:**

### **Discussion of Long-Term Meeting Schedule**

# Gaviota Coast Planning Advisory Committee

	<b>Wednesday</b>	<b>Location</b>	<b>Topic</b>
<b>July</b>	<b>6</b>	<b>Vista</b>	<b>LUDC Non-Agricultural Modifications Rural Clustering Tools</b>
	<b>13</b>	<b>Vista</b>	<b>Policy Direction Summary GTC Discussion Owner presentation</b>
	<b>20</b>	<b>Vista</b>	<b>Final Topics</b>



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June 29, 2011

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



Long Range Planning Division  
PLANNING AND DEVELOPMENT

Thank You

