



Planning and Development Department
Long Range Planning Division
Transmittal Memorandum

DATE: June 23, 2011

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District

SUBJECT: GavPAC Meeting No. 37

The items listed below have been included as part of the meeting materials for GavPAC Meeting No. 37, to be held Wednesday June 29, 2011 @ 6:30 p.m. in the Vista de Las Cruces School auditorium:

1. **Meeting Agenda:** Meeting No. 37 agenda (Attachment 1).
2. **Draft Meeting Minutes:** Staff has provided draft minutes for the GavPAC meetings of June 7 and June 15, 2011 for review and approval (Attachment 2).
3. **Agricultural Subcommittee Permit Tiering Worksheets:** Staff has attached a set of worksheets (Attachment 3) that reflect the work of the Agricultural Subcommittee on a tiered permit process for agricultural properties with various uses scaled as appropriate.
4. **Long-Term Schedule:** The revised long term schedule is attached (Attachment 4).

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>

Agricultural Subcommittee Report (Agenda Item No. 5)

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.

This meeting affords an opportunity for the GavPAC to provide input on Agricultural Subcommittee work to date. The key product of the agricultural subcommittee so far is the tiered permitting worksheets for agricultural properties. The agricultural subcommittee has identified categories of uses and applied a tiered permitting system that recognizes appropriate scale of intensity for uses. This recognizes that a more refined approach is needed to allow additional flexibility in allowing uses of a non-impactful, appropriate scale for a subject property.

Discussion of Coastal Commission Non- Agricultural LUDC Modifications (Agenda Item No. 6)

With time allowing, the committee can initiate discussions regarding approaches to the non-agricultural related Coastal Commission LUDC modifications. The Agricultural Subcommittee will be reviewing the agricultural related LUDC modifications in the course of the subcommittee meetings, and will report to the full GavPAC at a later date. The non-agricultural related LUDC modifications include: 1) Residences on Ag-Zoned land, 2) Animal Keeping, 3) Private Bluff Stairways, and 4) Eliminated Uses Previously Allowed with CUP.

Attachments:

1. Meeting 37 Agenda
2. Meetings 35 & 36 Draft Minutes
3. Agricultural Subcommittee Permit Tiering Worksheets
4. Long-Term Schedule