



Gaviota Coast
Planning Advisory Committee
March 3, 2010



Gaviota Coast Planning Advisory Committee

March 3, 2010

Call To Order

- 1. The Pledge of Allegiance & Roll Call**
- 2. Public Comment Period**
- 3. Administrative Briefing**
- 4. Meeting Minutes from February 10 & 17, 2010**
- 5. CRAHTAC Presentation**
- 6. Overview of Visual Resources**
- 7. Public Workshop Format & Topics Discussion**
- 8. Long-Term Meeting Schedule Discussion**



Gaviota Coast Planning Advisory Committee

March 3, 2010

Agenda Item 1:

A. Pledge of Allegiance

B. Roll Call



Gaviota Coast Planning Advisory Committee

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Agenda Item 2:

Public Comment Period for Items not on the Agenda



Gaviota Coast Planning Advisory Committee

March 3, 2010

Agenda Item 3:

Administrative Briefing



**CENTRAL COAST WAVECONNECT
PROJECT STUDY AREA
PG&E WAVECONNECT PROGRAM
SANTA BARBARA COUNTY, CALIFORNIA**



The preliminary permit, if granted, would only allow PG&E to conduct studies. It would not allow construction, exclusion, or any physical disturbance. If the project is permitted for construction at a later date, the project footprint would be significantly smaller in size than the preliminary permit study area.

- Legend**
- Point Arguello Light
 - Point Conception Light
 - ▲ Vandenberg AFB Dock
 - 50 Foot Bathymetric Contours
 - Three Nautical Mile Line
 - - - Two Nautical Mile Buffer
 - ▒ Jalama Beach County Park
 - ▨ Point Conception Proposed State Marine Reserve
 - ▨ Vandenberg State Marine Reserve
 - ▭ Project Site

Gaviota Coast Planning Advisory Committee

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Agenda Item 4:

Meeting Minutes from February 10 & 17, 2010



Gaviota Coast Planning Advisory Committee

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Agenda Item 5:

CRAHTAC Presentation



Gaviota Coast Planning Advisory Committee

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Agenda Item 6:

Overview of Visual Resources



Visual Resources

Policy Principles

In the rural area, development should:

- a) Be subordinate to the natural landforms**
- b) Follow natural contours**
- c) Not intrude into the skyline**
- d) Minimize grading**



Visual Resources

Overlays

View Corridor Overlay

- a) Protects unobstructed ocean view from Hwy 101 in the Coastal Zone**
- b) Design Review**
- c) Landscaping plan**
- d) Building height limited to 15 feet**



Visual Resources

Overlays

D-Design Overlay

Design Review



Visual Resources

Ordinance

Ridgeline and Hillside Development Guidelines

Applicable to structures with 16-foot elevation drop within 100 feet:

- a) Design Review**
- b) Height limit of 16 feet**



Gaviota Coast Planning Advisory Committee

March 3, 2010

Mr. Allen Bell, Senior Planner

P&D Development Review South Division



OFFICE OF LONG RANGE PLANNING



An aerial photograph of the Gaviota Coast in California. The image shows a rugged coastline with steep, light-colored cliffs meeting the ocean. The beach is sandy and narrow. Behind the cliffs are green fields and some buildings. In the distance, there are rolling hills and mountains under a clear sky. The text is overlaid in blue.

VISUAL RESOURCES

GAVIOTA COAST PLANNING ADVISORY COMMITTEE

March 3, 2010

HEIGHT, SCALE AND DESIGN

Visual Resources CLUP Policy 4-3:

“ . . . the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment . . . ”

HEIGHT, SCALE AND DESIGN

Height Limits – Coastal Ordinance

- 35-Foot Height Limit in AG-I
- No Height Limit in AG-II
- 25-Foot Height Limit in REC
- 15- Feet in View Corridor Overlay

HEIGHT, SCALE AND DESIGN

Scale, Design – Coastal Ordinance

- No FARs or Similar Standards
- BAR Findings
- No Overall Design Standards

SUBORDINATE IN APPEARANCE

Visual Resources CLUP Policy 4-3:

“ . . . Structures shall be subordinate in appearance to natural landforms . . . ”

SUBORDINATE IN APPEARANCE

What is “Subordinate in Appearance?”

- Defined Case by Case
- Public Views vs. Private Views
- Distance and Perception

SUBORDINATE IN APPEARANCE

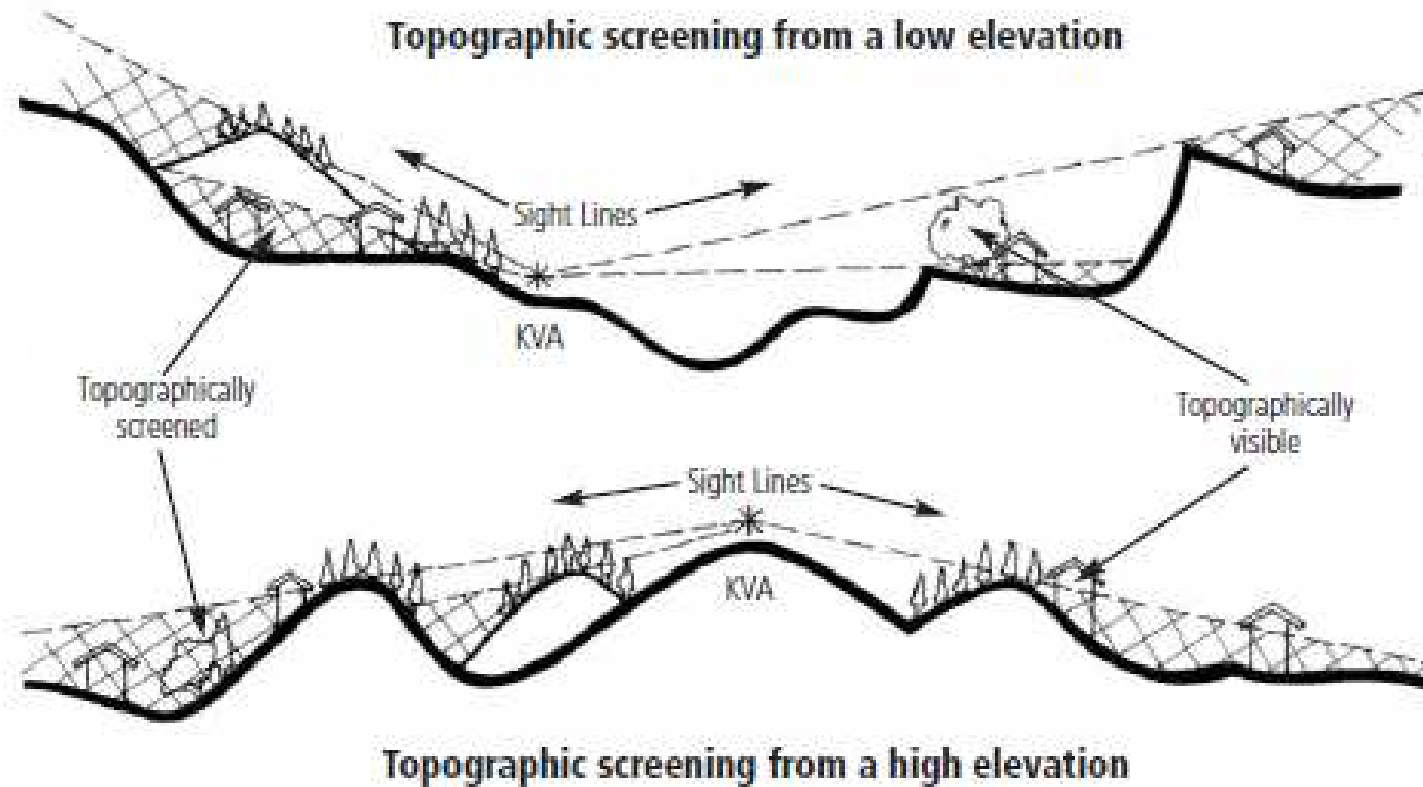
How to Meet this Visual Standard?

- Siting
- Grading (Excavation, Berms)
- Design (Orientation, Height, Scale)
- Exterior Materials (Reflectivity, Finish)
- Color
- Screening Vegetation

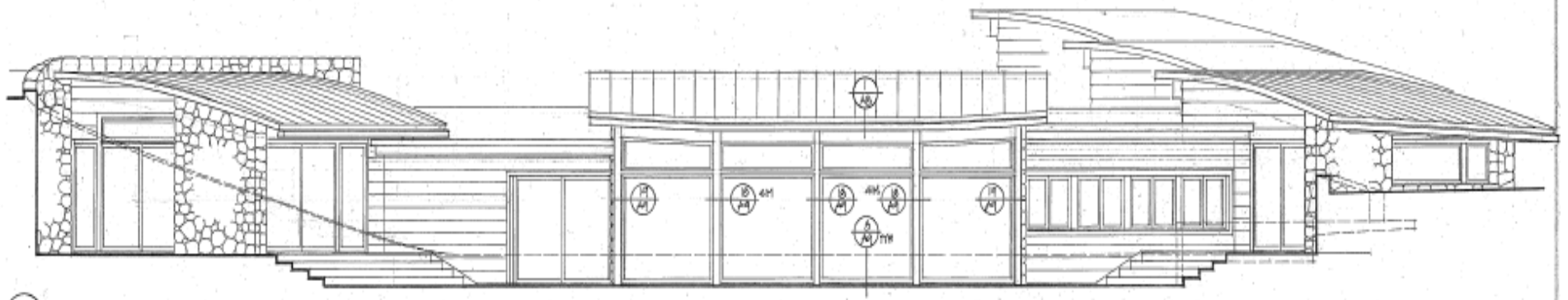
TOPOGRAPHIC SCREENING

► **Figure 1**

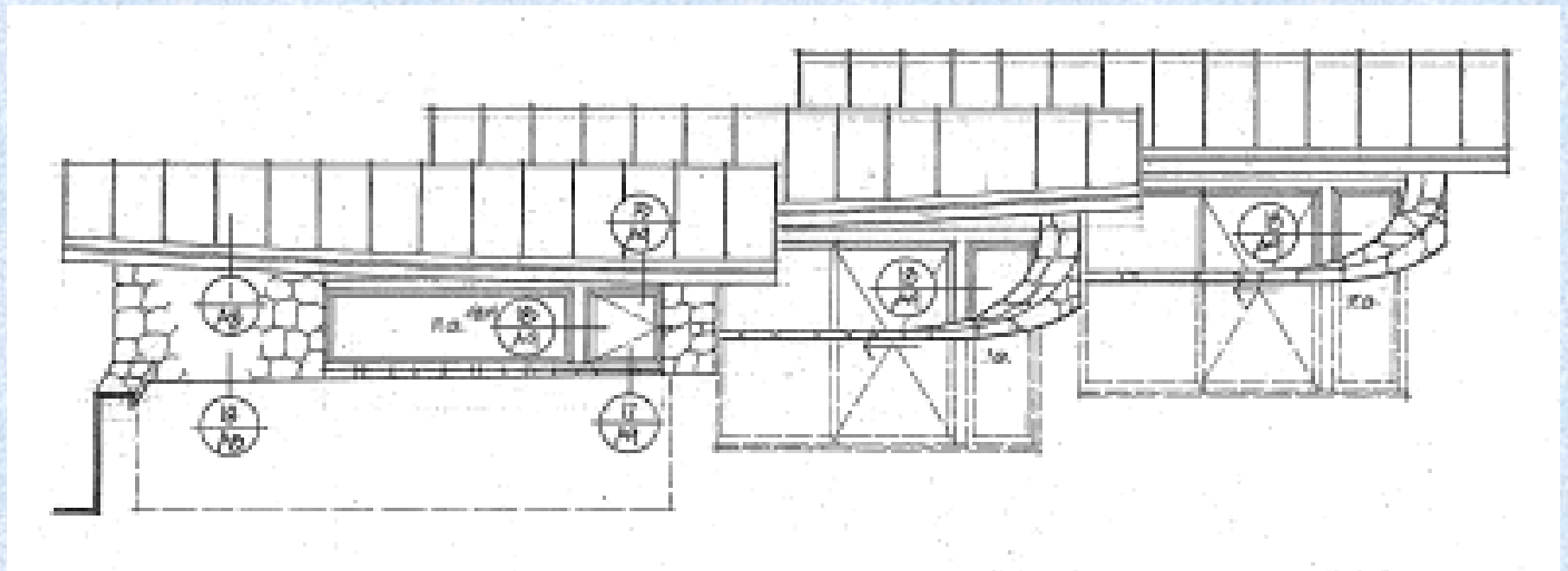
Cross Sections Showing Topographic Visibility



SITING AND DESIGN



SITING AND DESIGN



PUBLIC VIEWING PLACES

Visual Resources CLUP Policy 4-3:

“ . . . Structures . . . shall be sited so as not to intrude into the skyline as seen from public viewing places.”

PUBLIC VIEWING PLACES

What are Public Viewing Places?

- Highways
- Trails
- Beaches
- Streets
- Parks
- Ocean

SKYLINE

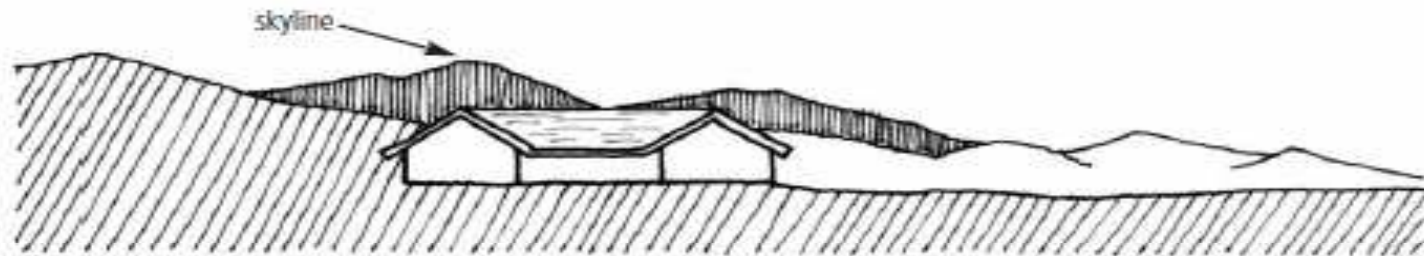
Visual Resources CLUP Policy 4-3:

“ . . . Structures . . . shall be sited so as not to intrude into the skyline as seen from public viewing places.”

SKYLINE

► Figure 3

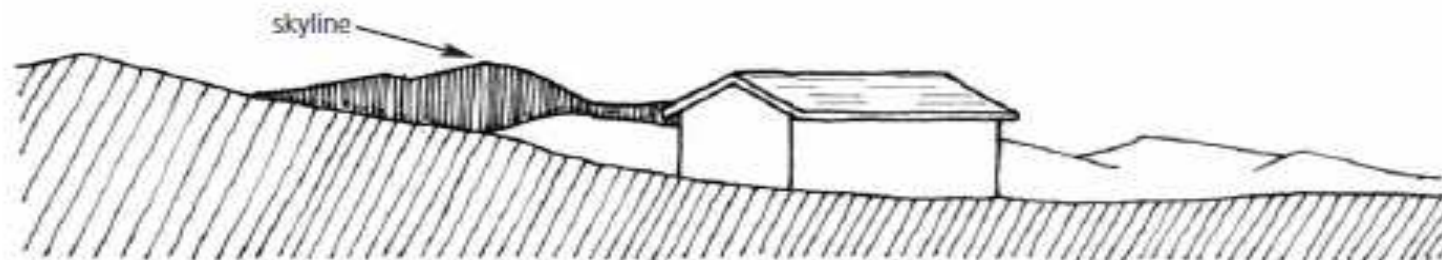
Proposal Remains Below the Skyline



The site selection and design of this structure keep the roofline below the skyline, allowing it to blend in with the backdrop created by the hillside behind it.

► Figure 4

Proposal Breaks the Skyline

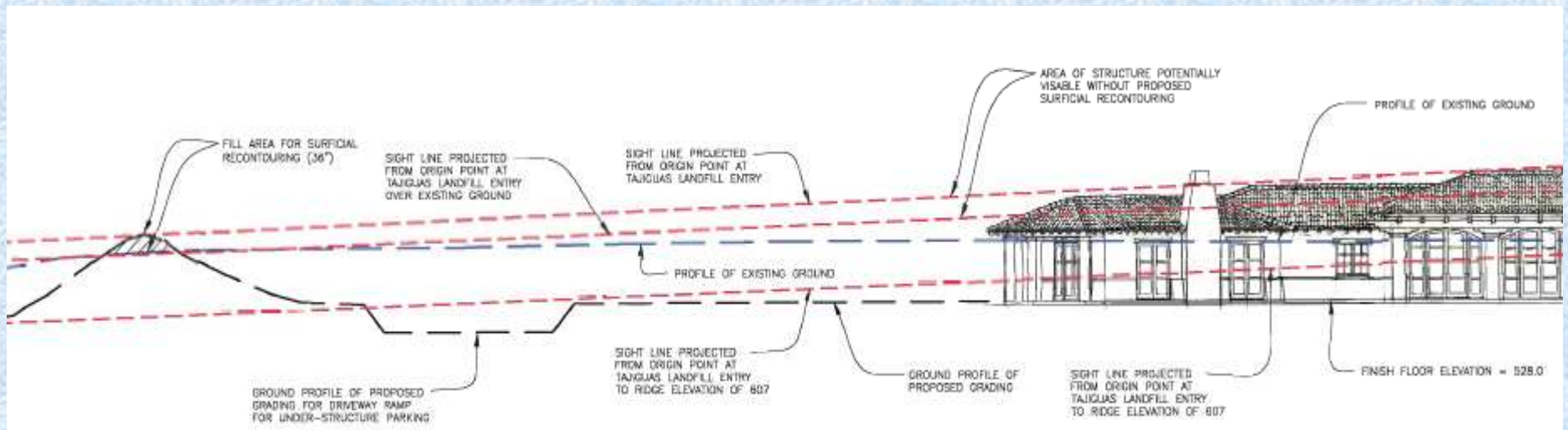


SKYLINE

How to Conform to this Policy?

- Siting
- Structure Orientation
- Berms
- Excavation
- Screening Vegetation

SKYLINE



GRADING AND LANDFORMS

California Coastal Act

Section 30251: “The scenic and visual qualities shall be . . . protected . . . Permitted development shall be *sited and designed to . . . minimize the alteration of natural landforms . . .*”

GRADING AND LANDFORMS

HILLSIDE AND WATERSHED PROTECTION

CLUP Policy 3-13: “*Plans for development shall minimize cut and fill operations . . .*”

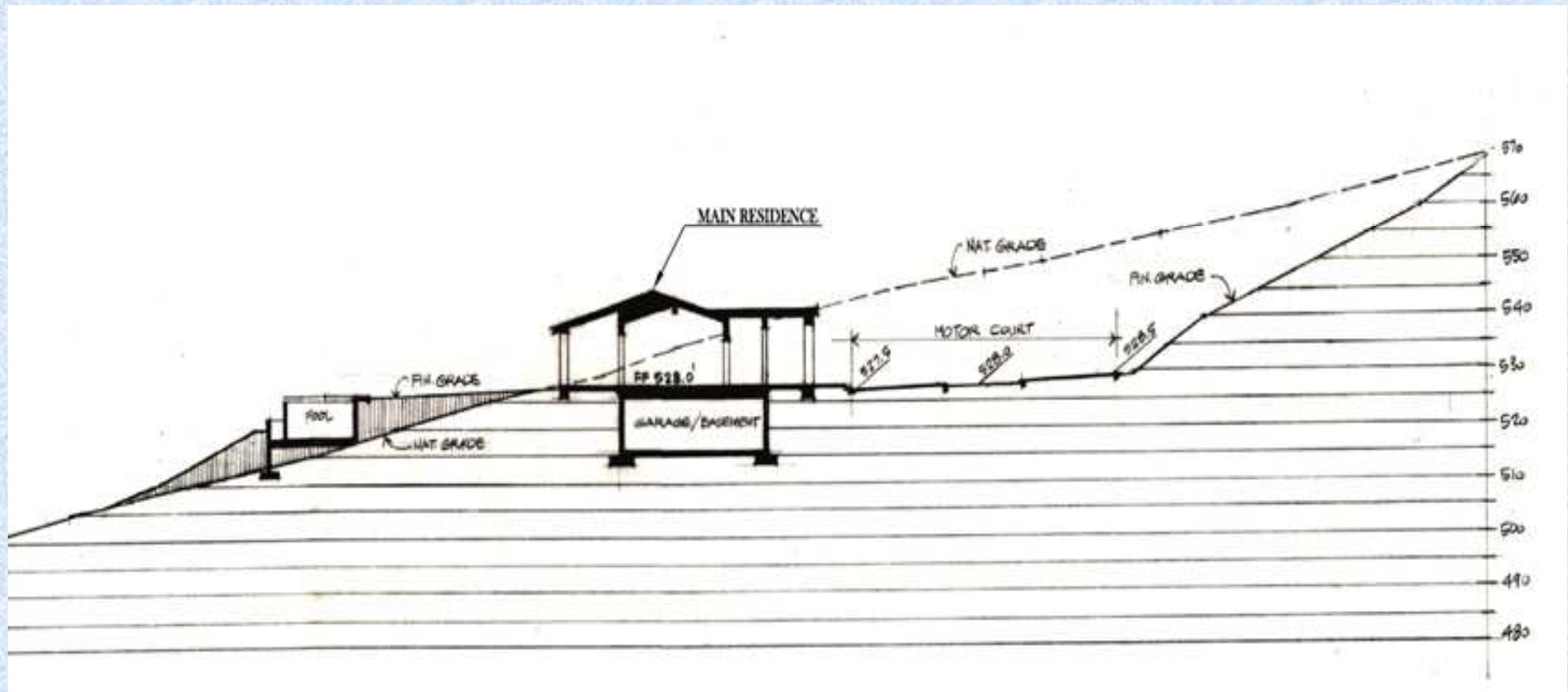
CLUP Policy 3-14: “*All development shall be designed to fit the site topography . . . oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation . . . shall be preserved . . .*”

GRADING AND LANDFORMS

How to Balance Grading and Visibility?

- Berms to Screen
- Excavation to Lower Height
- Tradeoffs and Policy Consistency

GRADING AND LANDFORMS

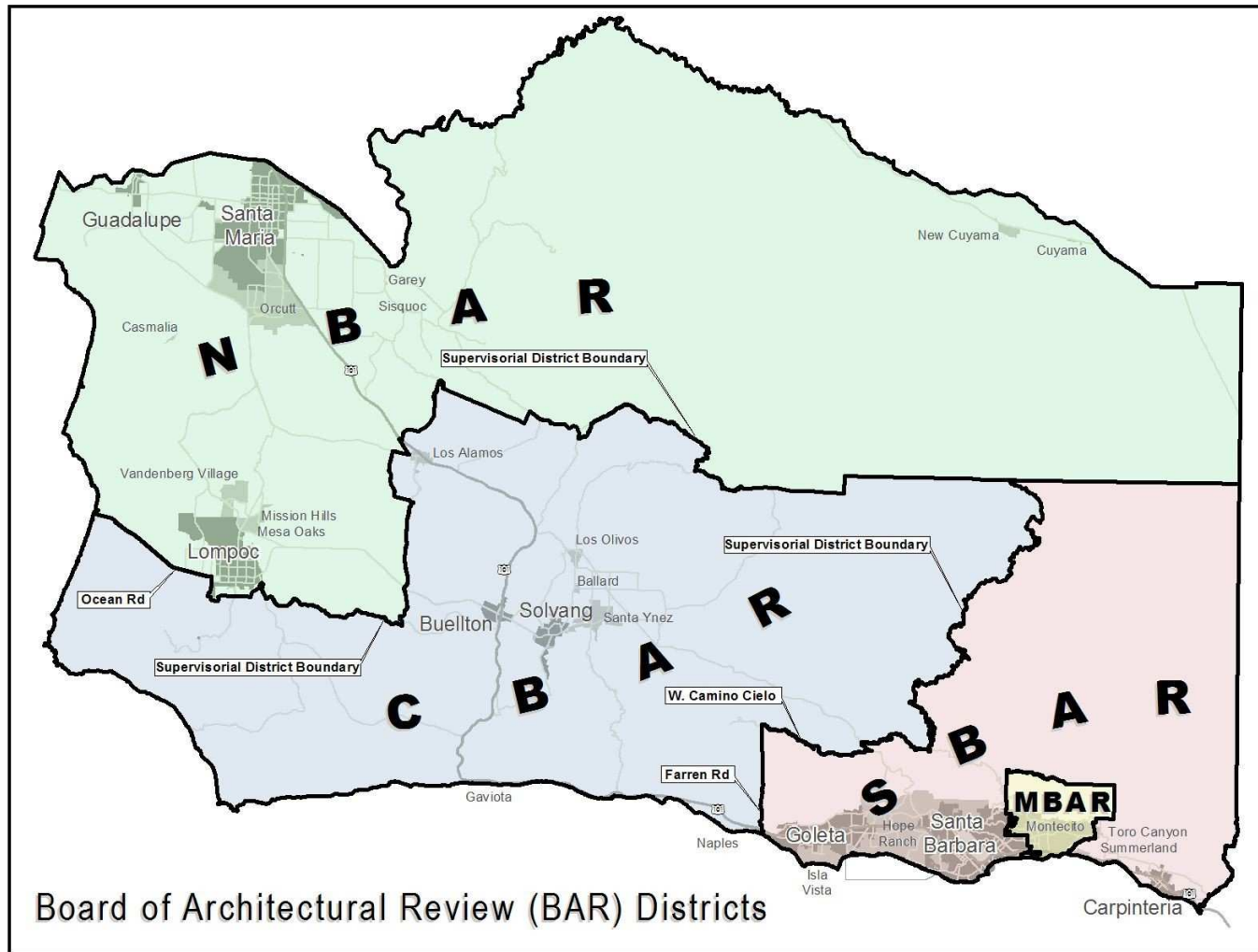


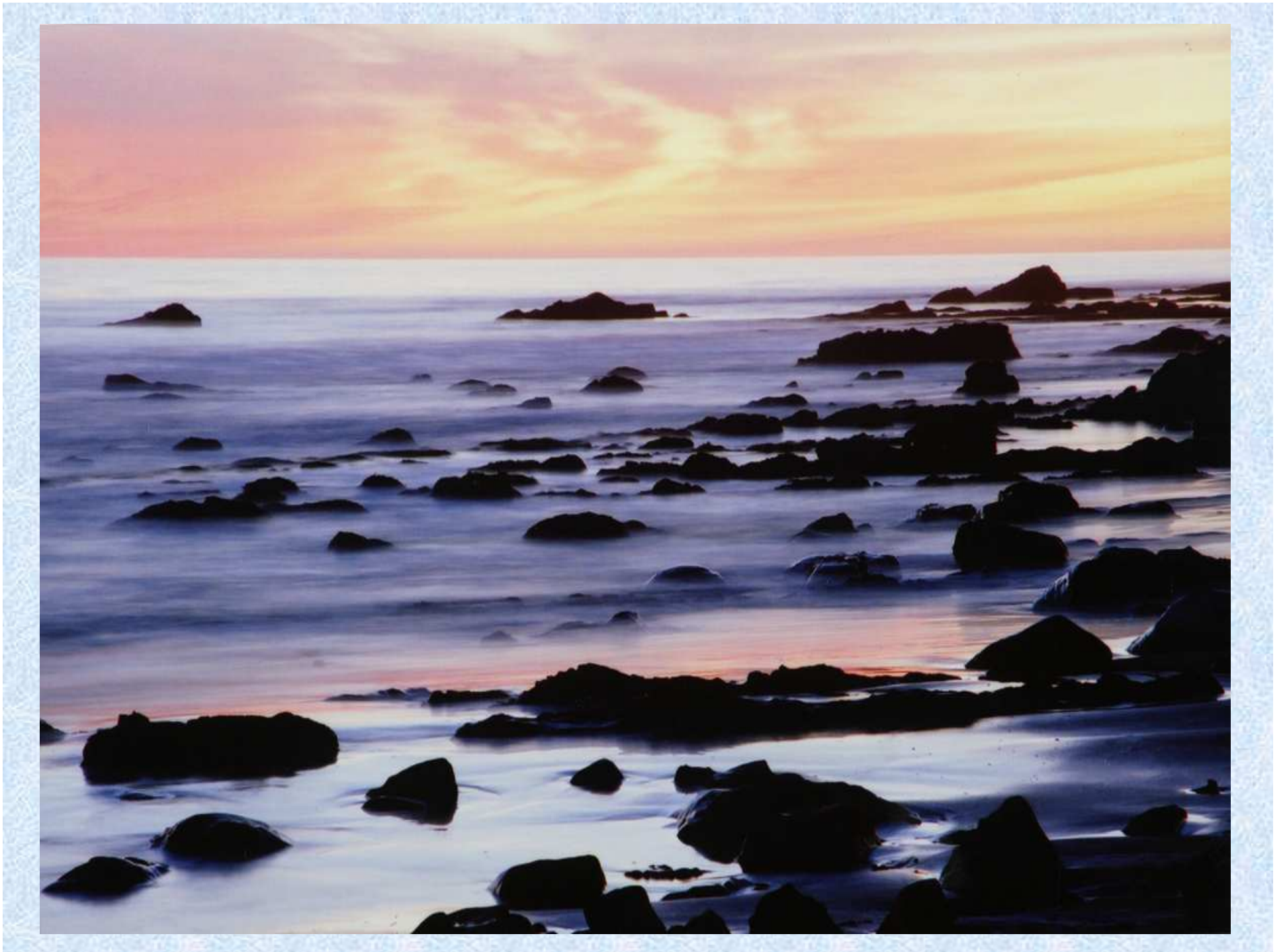
DESIGN REVIEW

Design Review – Coastal Ordinance

- View Corridor Overlay
- Design Control Overlay
- Ridgeline Hillside Guidelines
- “Any residential structure . . . Adjacent to the sea.”
- Request of P&D, ZA, PC, BOS (advice)

BOARD OF ARCHITECTURAL REVIEW DISTRICTS





Gaviota Coast Planning Advisory Committee

March 3, 2010

Agenda Item 7:

Public Workshop Format & Topics Discussion



Public Workshop Format & Topics

Modified World Café Concept

1. Shorter table rotation intervals

2. Active table reporting

3. An opportunity for an open forum discussion session



Public Workshop Format & Topics

Modified World Café Concept

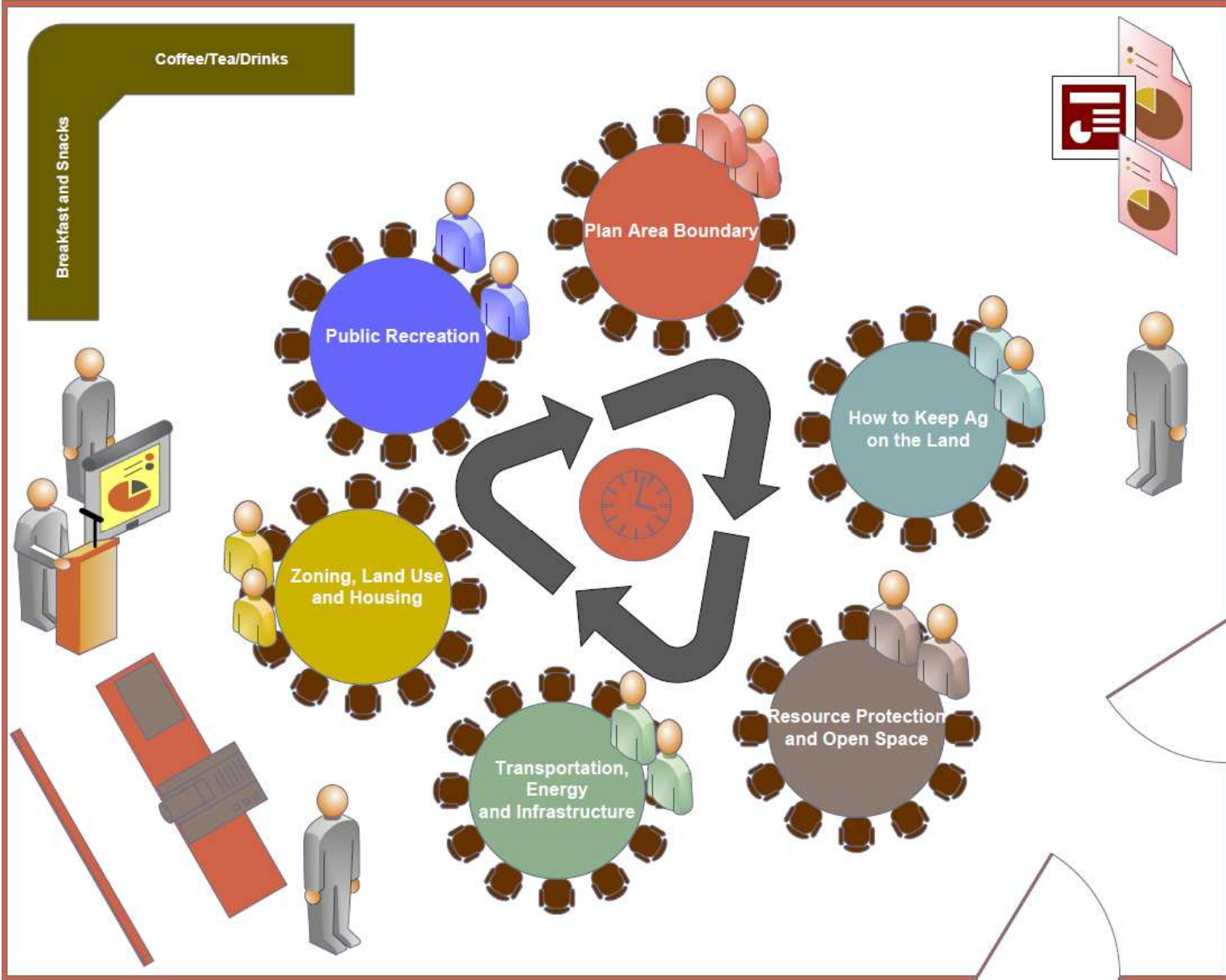
Six round tables will represent the identified topic area groups and will be moderated by GavPAC members:

- 1. Plan Area Boundary**
- 2. How to Keep Agriculture on the Land**
- 3. Resource Stewardship and Open Space**
- 4. Transportation, Energy, and Infrastructure**
- 5. Zoning, Land Use, and Housing**
- 6. Public Recreation**



Gaviota Coast Plan Workshop

Floor Plan and Topics



Plan Area Boundary
GavPAC Members

How to Keep Ag on the Land
GavPAC Members

Resource Protection and Open Space
GavPAC Members

Transportation, Energy, and Infrastructure
GavPAC Members

Zoning, Land Use, and Housing
GavPAC Members

Public Recreation
GavPAC Members

Public Workshop Format & Topics

Modified World Café Concept

Table rotation rounds of approximately 20 minutes

Issue statements and other planning ideas will be recorded and tabulated

After a lunch break, the room will be reassembled for a joint group reporting and discussion session



Public Workshop Format & Topics

Modified World Café Concept

Draft Workshop Agenda (times approximate)

- 9:00-9:15 Greeting and Workshop Format Briefing**
- 9:15-10:30 Round 1-3 Table Discussions**
- 10:30-10:45 Break**
- 10:45-12:00 Round 4-6 Table Discussions**
- 12:00-1:00 Lunch Break**
- 1:00-2:45 Reporting & Open Forum Discussion**
- 2:45-3:00 Wrap-Up & Next Steps**



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Agenda Item 8:

Long-Term Meeting Schedule Discussion



Gaviota Coast Planning Advisory Committee

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Scheduled GavPAC Meetings

	Monday	Wednesday	Saturday
March			20 (workshop)
April		14 (tentative)	



Gaviota Coast Planning Advisory Committee

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Meeting/ Workshop Type	Date and Time	Location	Discussion Topics
GavPAC Workshop #1	Saturday, March 20, 2010 9:00 a.m.	Goleta School District Board Hearing Room 401 N. Fairview Ave., Goleta	Public Workshop Saturday Public Workshop (Round table format with topic area discussions hosted and facilitated by GavPAC members)
GavPAC Meeting #9 (tentative)	Wednesday, April 14, 2010 6:30 p.m.	Vista de Las Cruces School Auditorium	Post-Workshop Strategy Session Summary of Information Gathered from Workshop Identification of Issue Area Priorities for Planning Goal Development Long Term Meeting Schedule



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**Next GavPAC Meeting: Workshop on Saturday
March 20, 2010**





Thank You

