



Planning and Development Department

Office of Long Range Planning

Transmittal Memorandum

DATE: February 25, 2010

TO: GavPAC Members

FROM: David Lackie, Supervising Planner
Brian Tetley, Planner

CC: Supervisor Doreen Farr, 3rd Supervisorial District
Derek Johnson, Director, Long Range Planning
Vicki Parker, Deputy Director, Long Range Planning

SUBJECT: GavPAC Meeting No. 8

The items listed below have been included as part of the meeting materials for GavPAC meeting no. 8 on Wednesday March 3, 2010 at 6:30 p.m. at the Vista de Las Cruces School auditorium:

- Meeting Agenda:** Please see the attached agenda for the March 3, 2010 GavPAC meeting (Attachment 1). For details, please see discussion of agenda items below.
- Administrative Tasks:** a) PG&E Central Coast WaveConnect Project – PG&E has applied for a preliminary permit to study the feasibility of wave energy systems off the coast of Vandenberg AFB and Point Conception. Staff has attached a project description of the WaveConnect project for your information (Attachment 2), b) Permit Exemption for Natural Resources Conservation Service (NRCS) Sponsored Projects – Staff has attached a copy of the Planning and Development Policy 2009-1, which clarifies that NRCS sponsored projects are exempt from County Land Use and Grading permits (Attachment 3).
- Draft Meeting Minutes:** Staff has provided draft meeting minutes from the February 10 & 17, 2010 GavPAC meetings for review and approval (Attachments 4&5).
- Overview of Visual Resources:** Staff will provide an overview of existing visual resources policies and visual resources issues of the Gaviota coast. Mr. Allen Bell, Senior Planner with the Development Review Division, will make a presentation about the review process for development projects on highly visible sites on the Gaviota Coast. Staff has attached three documents in preparation for this discussion as follows: 1) a compendium of existing County overlays and policies related to visual resources (Attachment 6), 2) a primer on development in visually sensitive areas developed by the Columbia River Gorge Commission: “Building in the Scenic Area: Scenic Resources Implementation Handbook” (Attachment 7), and 3) Scenic Highway Program Summary (Attachment 7).

In preparation for this discussion, please review the attached materials and the *Gaviota Coast Study Group Report* p. 36 which are also available on the Gaviota Coast Plan website (link below).

5. **Discussion of Upcoming Public Workshop:** Staff and GavPAC will further discuss and finalize objectives, topics and format for the upcoming public workshop scheduled for March 20, 2010 (see revised Long-term meeting schedule for latest meeting dates). Staff has also attached a revised Public Workshop exhibit (Attachment 9).
6. **Long Term GavPAC Meeting Schedule:** The revised GavPAC long term meeting schedule is attached (Attachment 10).

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>

The following provides additional detail for selected agenda items, as labeled.

County Riding and Hiking Trails Advisory Committee (CRAHTAC) Presentation (Agenda Item No. 5)

The County Riding and Hiking Trails Advisory Committee (CRAHTAC) has asked to address the GavPAC and the interested public on public access and trails issues on the Gaviota Coast. CRAHTAC was established by the Santa Barbara County Board of Supervisors in an advisory capacity to review programs, policies and procedures affecting county recreational riding and hiking trails and their use. Committee members comment on the location, development and maintenance of the recreational trails system countywide, to provide public access and links to the Los Padres National Forest, parks, beaches, and other public recreation areas. The committee is comprised of a maximum four members from each of the five Supervisorial Districts, and serve at the pleasure of the appointing Supervisor. CRAHTAC meets regularly on a bi-monthly schedule.

Overview of Visual Resources (Agenda Item No. 6)

This item is dedicated to visual resources policies, issues, and the setting on the Gaviota Coast. Staff will provide information regarding existing policies and the application of said policies to proposed development projects in the Gaviota Coast. Staff has attached a compendium of visual resources overlays and policies applicable within the Gaviota Coast. In addition, this compendium includes planning tools (e.g. Design Control Overlay) that have been used successfully in other community plan areas to address development in highly visible and scenic areas. Staff has also attached the Columbia River Gorge Commission handbook: "Building in the Scenic Area: Scenic Resources Implementation Handbook". This handbook is an excellent primer on the various facets of site selection and project design in scenic areas.

Design Review

Design review is a County permit requirement of certain discretionary permits and may also be triggered for proposed development subject to Ridgeline and Hillside Development Guidelines, and the Design Control Overlay. Ministerial permits, such as a Land Use Permit for a single-family residence, do not typically require Design Review, unless the Ridgeline and Hillside Development Guidelines are triggered. The key component of Design Review review of a development project's site design, architecture, and landscaping by one of the regional Boards of Architectural Review (BAR). Responsibility for review of projects on the Gaviota Coast falls to the Central County Board of Architectural Review (CBAR). The CBAR reviews development in the conceptual stage in preparation for proceeding through the permitting process. Once initial permit approval is granted by Planning & Development or a Review Authority, the project is referred back to the BAR for preliminary and final review of working drawings and details respectively. Once final approval is received from the BAR,

final planning and building and safety permitting can proceed, and the project constructed according to the approved plans and materials board.

Visual Resources Planning Tools

In addition to the Countywide Ridgeline and Hillside Development Guidelines and permit driven requirement for design review (e.g. Development Plans), there are some examples of planning tools for scenic and visual resources that have been utilized in other long range planning efforts within the County. As mentioned above, the D Design Overlay is a tool that has been successfully implemented in communities to require Design Review for development proposed in areas that are deemed scenic or visually sensitive. In addition, the BARs have participated in the development of community design guidelines (i.e., Goleta, Los Alamos, Mission Canyon, Montecito) that provide a visual guide to preferred site, landscape, and architectural design approaches that are tailored to neighborhoods or communities. In this way proposed development is guided toward design solutions that maximize neighborhood compatibility and the protection of visual resources.

Public Workshop Format & Topics Discussion (Agenda Item No. 7)

Workshop Format and Agenda

The GavPAC discussed the format and topics for the upcoming public workshop during the meeting of February 17, 2009. The GavPAC requested that staff put together a modified “World Café” format which incorporates shorter table rotation intervals, active table reporting, and an opportunity for an open forum discussion session. The information below includes a draft workshop agenda, and the six main table topics identified by the GavPAC.

This summary responds to the input by the GavPAC provided at the last meeting, and is intended as guidance for the continuing discussion scheduled as part of the next GavPAC meeting on March 3. Staff will provide table sub-topic information for discussion at the March 3rd meeting.

Six round tables will represent the identified topic area groups and will be moderated by GavPAC members. As the morning progresses, groups will rotate through the tables, and issue statements, potential policy tools, and other planning ideas will be recorded and tabulated. Each round will last approximately 20 minutes with five minutes to setup and rotate for the next round. After a lunch break, the room will be reassembled for a joint group reporting and discussion session that will provide a summary of the themes and patterns gathered from the table discussions.

Draft Workshop Agenda (times approximate)

Date: Saturday, March 20th
Location: Goleta Union School District Board Hearing Room, 401 N. Fairview Ave., Goleta
Time: 9:00 a.m.-3:00 p.m.

9:00-9:15	Greeting and Workshop Format Description
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 Session
2:45-3:00	Wrap-Up & Next Steps

Discussion Topics

The GavPAC identified six issue area groups for discussion during the workshop. Staff will provide “sub topic” ideas for GavPAC discussion at the March 3rd meeting

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

Attachments:

1. Meeting Agenda
2. Central Coast WaveConnect Project Description
3. Planning and Development Policy 2009-1
4. February 10, 2010 Meeting Minutes
5. February 17, 2010 Meeting Minutes
6. Visual Resources Overlays and Policies Compendium
7. “Building in the Scenic Area: Scenic Resources Implementation Handbook”
8. Scenic Highway Program Summary
9. Public Workshop Exhibit
10. Long-Term Schedule