



Planning and Development Department

Long Range Planning Division

Transmittal Memo

DATE:	Thursday, December 09, 2010
TO:	GVPAC Members
FROM:	Erika Leachman, Planner Lucy Pendl, Planner
CC:	2nd Supervisorial District Office Jeff Hunt, Director, Long Range Planning Division Vicki Parker, Deputy Director, Long Range Planning Division June Pujo, Supervising Planner, Long Range Planning Division
SUBJECT:	GVPAC Meeting #32: GVPAC Review of Administrative Draft Plan: Section III: Public Services and Facilities (cont.) and Section II.A: Community Development and Land Use, Planning Area Boundaries and Permitted Uses

The items listed below have been included as part of the meeting materials for the upcoming GVPAC meeting scheduled for Thursday, December 16, 2010 at 6:00PM.

- 1. Meeting Agenda:** Please see the attached agenda for Thursday, December 16, 2010. (**Attachment 1, P.1**)
- 2. Draft Meeting Minutes:** Staff has provided draft meeting minutes from the November 23, 2010 GVPAC Meeting for review and approval. (**Attachment 2, P.5**)
- 3. Infill Information Sheet:** As provided to staff by GVPAC member Tom Elliott, please consider the brief information sheet regarding infill development.
- 4. Letter/proposal from Suzanne Elledge Planning and Permitting Services (SEPPS):** On behalf of land owners within the Flatland subarea of the S. Patterson Agricultural Area, this letter and proposal for the Community Plan was submitted to the County by SEPPS. It represents an option for agricultural land use and development in this subarea based on the GVPAC's goals. The proposal was considered by staff and the GVPAC Plan Review Subcommittee during the updating of the community plan. While not included in staff's recommendations for the updated Plan, the GVPAC may consider the proposal in its deliberations and advise staff of the preferred option. Please note that Agricultural Land Uses and discussion of planning for the S. Patterson Agricultural Area will not be agendized

until the January 11, 2011 GVPAC meeting. Please review this attachment in preparation for the January 11th meeting.

Administrative

As appointed by the County Board of Supervisors, the Goleta Valley Planning Advisory Committee (GVPAC) serves the following role:

The GVPAC serves as an advisory body to the County of Santa Barbara and shall:

1. Receive community input,
2. Develop Community Plan goals, and
3. Review and comment on the draft Goleta Valley Community Plan.

Calendar

The GVPAC Review of the Administrative Draft Plan is scheduled from October 26, 2010 to January 11, 2011. During this time, the Administrative Draft Plan is a public document and open to comment from the GVPAC and the community. The upcoming scheduled meetings will provide the opportunity to review and comment on the policies of one (1) section of the Administrative Draft Plan, as follows:

1. Thursday, Dec 16, 2010: Section III: Public Services and Facilities (p.105 – p.152)
Section II.A: Community Development and Land Use, Planning Area Boundaries and Permitted Uses (p.27 – 54)
2. Tuesday, Jan 11, 2010: Section II: Community Development and Land Use, Residential, Commercial, and Agricultural Land Uses (p.54 – 92)

Each meeting agenda will schedule a brief overview presentation by staff, followed by GVPAC discussion, and public comment on the assigned section.

Following GVPAC Review and Comment, the Administrative Draft will be prepared for the County Planning Commission and Board of Supervisors' review and initiation for environmental review.

Continued Discussion of Section III: Public Services and Facilities

The upcoming meeting will allow the GVPAC to complete its review and comment for Section III: Public Services and Facilities. Please come prepared with your comments for the draft Plan between p.105 – p.152.

Section II.A: Planning Area Boundaries and Permitted Uses

Section II: Community Development and Land Use is organized as follows:

- A. Planning Area Boundaries and Permitted Uses
- B. Illustrated Land Use Plan
- C. Residential Land Uses
- D. Commercial Land Uses
- E. Agricultural Land Uses

Prior to GVPAC Meeting #32, please read the Section II of the Plan and record your comments in your GVPAC comment log.

This section has two functions:

1. It adopts a land use map;
2. It sets land use and development policies for individual land use designations, including residential, commercial, and agricultural uses, as well as area-wide policies to be applied to all planning and development activities within the planning area boundary.

This section of the Community Plan is responsible for designing the community. It determines how and where the urban area is developed over the long term. Put simply, the land use map determines where certain uses are allowed, and the policy framework determines how things are built. Taken together, the land use map and policies for development and land use implement the vision of the community over the long term.

It is important to note that the land use map is a conceptual design for the community based on the community's goals and guides land use and development projects. It does not grant development rights to specific projects. Rather, it determines where certain uses should go in the long term. Then, development projects may be proposed as individual cases consistent with the Community Plan in its entirety and subject to the County's planning and development processes.

While this section is designed to apply for about 20 years, its policy framework has lasting implications, since subsequent updates of this plan must consider the planning decisions of the past in planning for the future. Just as we have done with this project, future updates of the plan will consider the policy framework and land use map design as a baseline land use plan.

Thank you for your time and hard work reviewing and commenting on the project. We truly appreciate your feedback on the Administrative Draft of the Goleta Valley Community Plan for Eastern Goleta Valley.

Staff is available as listed below:

Vicki Parker, 568.2057

Erika Leachman, 568.2025

June Pujo, 568.2056

Lucy Pendl, 884.8051

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