



Planning and Development Department

Long Range Planning Division

Transmittal Memo

DATE: Thursday, December 23, 2010

TO: GVPAC Members

FROM: Erika Leachman, Planner

CC: 2nd Supervisorial District Office
Jeff Hunt, Director, Long Range Planning Division
June Pujo, Supervising Planner, Long Range Planning Division

SUBJECT: GVPAC Meeting #33: GVPAC Review of Administrative Draft Plan

The items listed below have been included as part of the meeting materials for the upcoming GVPAC meeting scheduled for Tuesday, January 11, 2011 at 6:00PM.

1. **Meeting Agenda:** Please see the attached agenda for Tuesday, January 11, 2011. (**Attachment 1, P.1**)
2. **Meeting Agenda for Jan 18, 2011:** Subject to change and reposting based on scheduling needs and progress through the materials, please see this agenda for GVPAC Meeting #34, tentatively scheduled for Tuesday, Jan. 18, 2011. (**Attachment 2, P.5**)
3. **Draft Meeting Minutes:** Staff has provided draft meeting minutes from the December 16, 2010 GVPAC Meeting for review and approval. (**Attachment 3, P.9**)
4. **Letter from Goleta Water District:** This letter was received by staff regarding water resources planning in the Goleta Water District. (**Attachment 4, P.19**)
5. **Letter from Montessori School:** This letter was received by staff regarding the Draft Community Plan and its effect on plans for the Montessori School within the Planning Area. It details concerns about the potential adverse effects of draft agricultural land use policies on a future Montessori School project in the San Marcos Agricultural Area. The GVPAC may consider the letter in its deliberations and advise staff of the preferred response. Please note that due to the length of time needed to discuss the broad Land Use policy framework and alternatives on January 11th discussion of specific policies related to Agricultural Land Uses may not occur until the January 18, 2011 GVPAC meeting. Please review this attachment in preparation for the January 18th meeting. (**Attachment 5, P.21**)

Agenda for January 11, 2011

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.

The GVPAC has nearly completed review of the draft updated community plan and the feedback has been very valuable to staff as we refine our recommendations for the Planning Commission and Board of Supervisors. The upcoming meetings are opportunities to review the remaining sections of the draft Plan and alert staff to any additional land use issues prior to initiation for environmental review during summer 2011.

For example, during our review meetings, discussion of noise generation levels arose with regard to daytime school operations causing nuisance complaints from residential neighbors. In response, staff is proposing to include a new policy in this Section IV. F, as follows: "The County should work with appropriate agencies and other parties to resolve or minimize noise conflicts." While the community plan itself cannot directly address noise nuisance complaints, this inclusion allows the Planning and Development Department to help resolve any potential land use conflicts through effective available channels.

Calendar

The GVPAC Review of the Administrative Draft Plan is scheduled from October 2010 to January 2011. The Administrative Draft Plan is a public document and open to comment from the GVPAC and the community prior to review by County decision-makers for consideration of initiation of environmental review. The upcoming scheduled meetings will provide opportunity for review and comment on the Administrative Draft Plan, as follows:

1. Tuesday, Jan 11, 2011: Staff Presentation of Section II: Community Development and Land Use (p.27 – 92), Presentation of alternative scenario land use proposals, and Review and comment on Sections II.A, C, D & E.
2. Tuesday, Jan 18, 2011: Review and comments on Sections II.A, C, D, and E and Section III.F.

Please note that review and comment on Section III.F will be postponed until the GVPAC completes review of Section II: Community Development and Land Use in its entirety. Also, note that that GVPAC comments on specific land use policies (Sections II. A, C, D, and E) has been placed on the

agenda for January 11th, but staff anticipates that the item will carry over to the January 18th agenda as well. The January 11th meeting will focus on the broader goals of Land Use and the ways in which the proposed Illustrated Land Use map implement those goals.

Following completion of GVPAC Review and Comment, the Administrative Draft will be prepared for review by the County Planning Commission and Board of Supervisors followed by initiation for environmental review. An additional meeting will be scheduled once staff has made the GVPAC-recommended revisions to the Administrative Draft Plan. This final revision will become the draft which is initiated for environmental review..

Review of Section II: Community Development and Land Use

The staff presentation for the upcoming meeting will provide an informational overview of the recommended policy framework and planning tools contained in Section II: Community Development and Land Use, which 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

Following staff's presentation, agents and property owners will be invited to present alternative land-use scenarios for various focus areas within the Plan area.

The presentation is intended to provide an overview for the GVPAC of the policies and planning tools incorporated into the draft Plan. It will explain how the section works and which planning tools were chosen to achieve the GVPAC's land use goals. The GVPAC will have a chance to ask questions about staff's presentation, as well as the alternative scenarios.

Depending upon the time needed to discuss these items, deliberations of particular land use policies may not occur until the GVPAC meeting of January 18, 2011. However if time allows, this detailed discussion will begin on January 11th, so it would be helpful for the GVPAC to have completed their review and recorded their comments of the entire Section II.

Section II has two primary 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 establishes how and where the urban area will develop 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 does not grant development rights to specific projects. Individual development projects may be proposed as individual applications consistent with the Community Plan in its entirety and subject to the County's development application 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.

Staff is available as listed below:

Jeff Hunt, 568.2072

Erika Leachman, 568.2025

June Pujo, 568.2056

Lucy Pendl, 884.8051