
Goleta Valley Planning Advisory Committee

APPROVED MEETING MINUTES

March 8, 2011 at 6:00PM

Santa Barbara County Planning Commission Hearing Room

Meeting Called to Order: By Chair Valerie Olson at 6:05PM

1. Roll Call

GVPAC Members Present: Adams, Elliott, Ezal, Freeman, True, Olson

GVPAC Members Absent: Mineau

County Staff Present:

Jeff Hunt, Director, Long Range Planning Division

June Pujo, Planner, Long Range Planning Division

Erika Leachman, Planner, Long Range Planning Division

Lucy Pendl, Planner, Long Range Planning Division

2. Public Comment:

No public comment on items not on the agenda.

3. Announcements:

Staff received public comment letters, from Steve Musick, Bob Field, Suzanne Elledge Planning and Permitting Services, the Coalition for Sensible Planning, and Jim Marino. Member Freeman submitted materials to the Committee including a letter in response to Christina McGinnis's letter, and discussed several news articles, regarding avocados, Bixby Ranch, and Refugio Ranch.

4. Minutes of February 8, 2011 GVPAC Meeting:

Amendments: None.

ACTION: Ezal moved, seconded by True, and carried by a vote of 6-0 to approve the minutes of the February 8, 2011 GVPAC Meeting.

Yea: Adams, Elliott, Ezal, Freeman, True, Olson

Nay: None

Absent: Mineau

5. Calendar:

GVPAC discussed scheduling and the next GVPAC meeting scheduled for Thursday, March 17, subject to change based on GVPAC member availability. Additional GVPAC meetings will be scheduled, as necessary, and noticed, as required by law.



6. GVPAC Discussion.

Staff provided a brief overview of the purpose and contents of Section II: Community Development and Land Use. The GVPAC then had an opportunity to ask questions.

Public Comment:

Bob Field, a Santa Ynez Valley resident and former chair of the County's Valley Planning Advisory Committee (VPAC), commented that preserving agricultural lands is a constant discussion item in this Santa Ynez area, but agricultural lands are not preserved by developing them and that real estate prices and speculation pose a further threat to the viability of agriculture.

Mike Lunsford, president of the Gaviota Coast Conservancy, commented that he supports the comments made by Bob Field, that care should be taken to not undermine agricultural resources while trying to help agricultural landowners, and that agriculture is a business so planning actions should not undermine the economics of agriculture.

Bob Alm, representing Diegaard Nurseries, suggested that increased flexibility and options would help agricultural landowners, that Mr. Deigaard originally bought his property intending to farm until subdividing and selling, and that small 5-acre lots or ranchettes with uses similar to adjacent properties would be ideal.

Debbie Cox Bultan, from the Coastal Housing Coalition, commented that she continues to be concerned regarding the lack of affordable housing planned in the draft Plan for the next 10-20 years.

Kas Terhorst, from the Shadow Hills neighborhood, commented that the very first policy in Section II refers to encouraging the development of housing instead of preserving the character of the community and suggested that the policy regarding the development of housing be removed.

Patti Close suggested that all instances of the term 'infill' should be replaced with 'well-planned development which must maintain the character of the surrounding areas,' that housing clusters should be limited to 3 acres or less, that Tatum should be developed in a traditional housing style so that residents have room to grow food, and that increasing densities will not increase affordability.

Christina McGinnis commented that the PAC should consider the landmark nature of the proposed uses on agricultural properties, the range of allowed uses being proposed, and the presence and importance of prime soils.



Following public comment, the GVPAC discussed the objectives and related policies of the Section II.C: Residential Land Use. Also discussed were the Tatum property, the MTD property, the San Marcos Growers property, and the 'Triangle' property at the intersection of Maria Ygnacio and Atascadero Creeks. The PAC advised staff that clustering is appropriate for the Tatum property, but the residential property should not be upzoned to allow additional residential units, that the MTD property should be zoned for residential uses with no more than 70 units (~3.3 units per acre) and designed comparable to the Forte Ranch neighborhood, that the San Marcos Growers property should not be rezoned as part of the current general plan update, but that perhaps should be revisited in 10 years and long term land use for San Marcos Growers should be deliberated by the GVPAC further at subsequent public GVPAC meetings, and that the 'triangle' property should not be rezoned except possibly as part of a larger project proposal for the South Patterson Agricultural Area Flatlands. The GVPAC agreed to revisit discussion of the 'triangle' property, the MTD property, and the San Marcos Agricultural area when discussion of agricultural land uses occurs.

7. Adjournment

GVPAC Meeting #36 is scheduled tentatively for Thursday, March 17, 2011 at 6:00PM in the Planning Commission Hearing Room, subject to change.

ACTION: Ezal moved, seconded by True, and carried by a vote of 6-0 to adjourn until GVPAC Meeting #36.

Yea: Adams, Elliott, Ezal, Freeman, True, Olson

Nay: None

Absent: Mineau

Meeting Adjourned at 8:59PM

Signed Valerie F. Olson Date 3-22-11
GVPAC Chair Olson

