

# South Patterson Ag Area “Flatlands”

## Overlay District

GVPAC Meeting

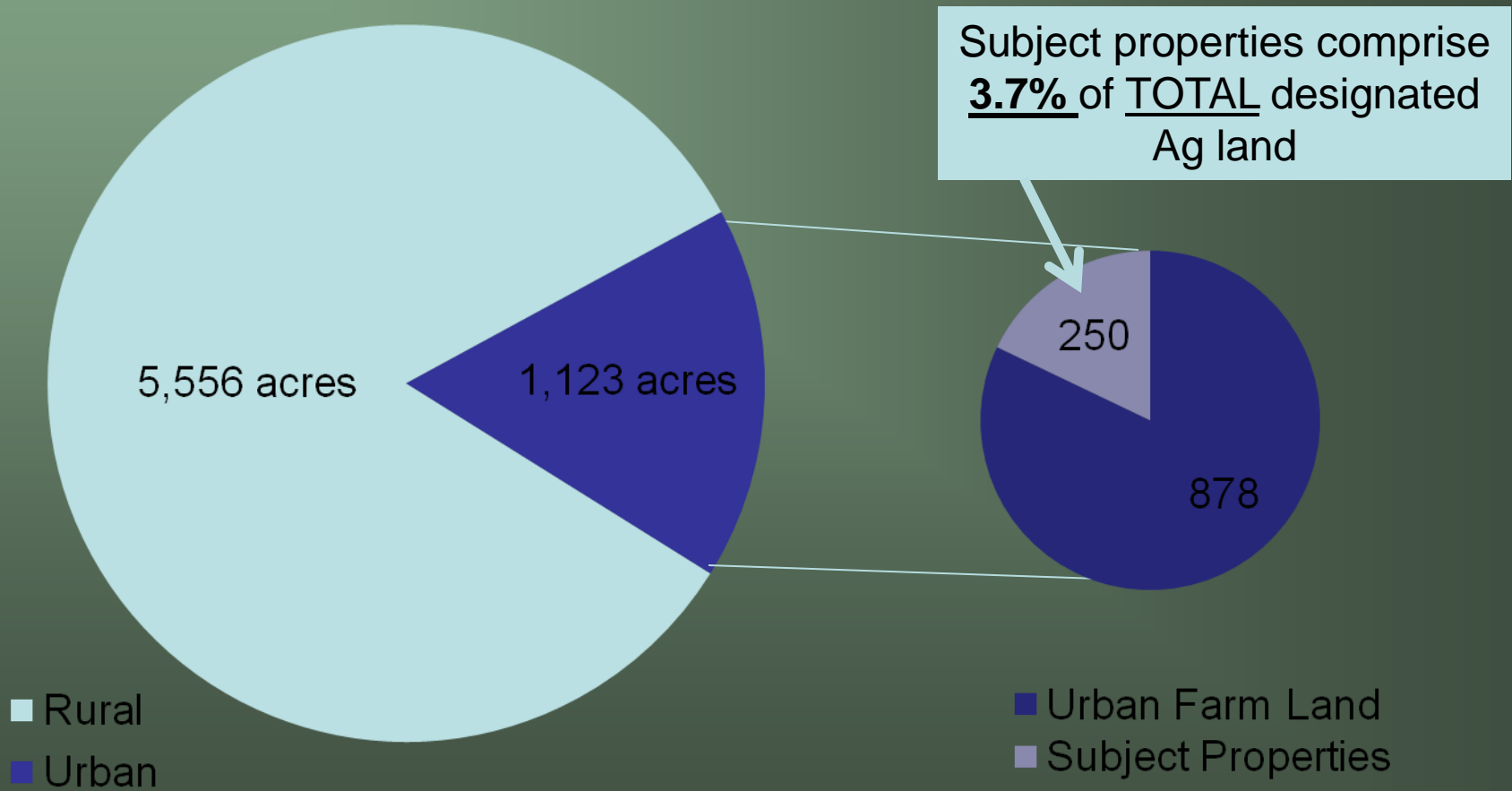
February 27, 2010

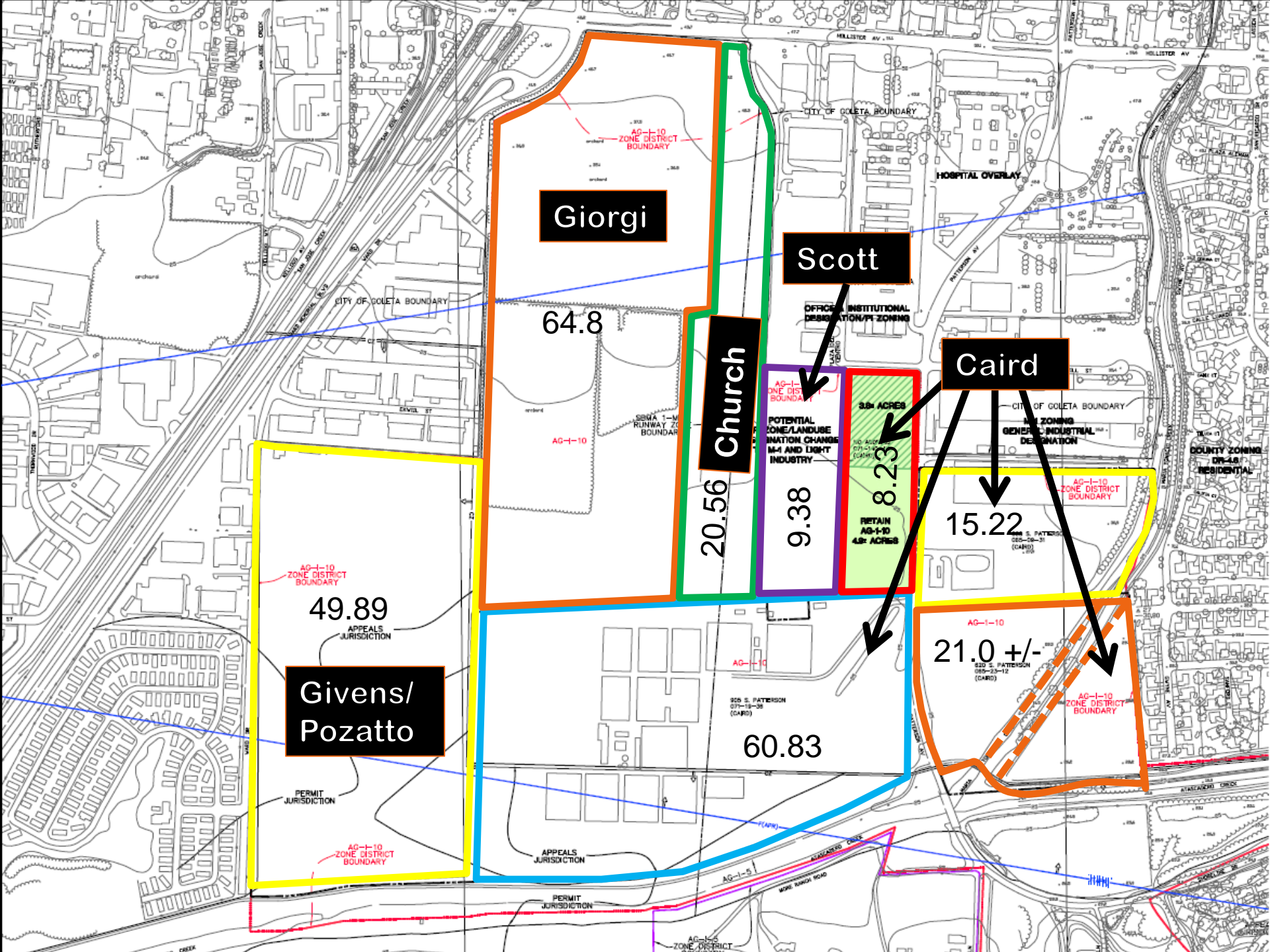
# Aerial Photo



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# Eastern Goleta Valley Planning Area Agricultural Statistics





**Giorgi**

**Scott**

**Church**

**Caird**

**Givens/  
Pozatto**

64.8

20.56

9.38

8.23  
RETAIN AG-1-10  
4.8 ACRES

15.22

49.89

60.83

21.0 +/-

AG-1-10 ZONE DISTRICT BOUNDARY

CITY OF GOLETA BOUNDARY

HOSPITAL OVERLAY

OFFICE INSTITUTIONAL DESIGNATION/PZ ZONING

AG-1-10 ZONE DISTRICT BOUNDARY

POTENTIAL ZONE/LANDUSE CHANGE M-1 AND LIGHT INDUSTRY

CITY OF GOLETA BOUNDARY

GENERAL INDUSTRIAL DESIGNATION

COUNTY ZONING DR-4B RESIDENTIAL

AG-1-10 ZONE DISTRICT BOUNDARY

APPEALS JURISDICTION

PERMIT JURISDICTION

AG-1-10 ZONE DISTRICT BOUNDARY

APPEALS JURISDICTION

PERMIT JURISDICTION

AG-1-5 ZONE DISTRICT

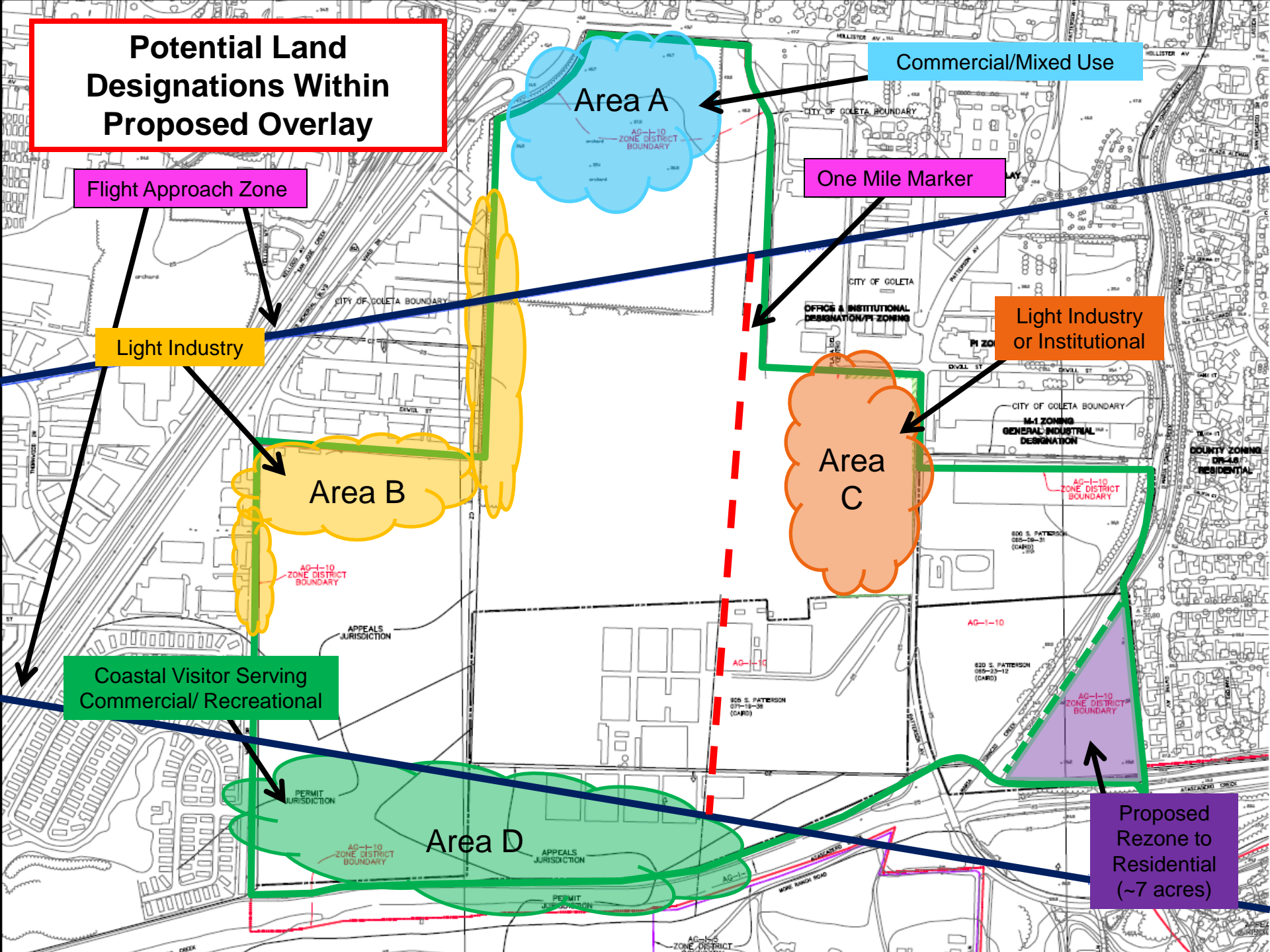
AG-1-10 ZONE DISTRICT BOUNDARY



# Agricultural Overlay District Concept

- A creative solution designed to sustain ag land by assisting ag operators to gain additional land value
- Additional land uses augment income and increase financial viability of ag operations
- Uses allowed with a Conditional Use Permit only if established development standards and findings for approval are satisfied
- Majority of parcel required to remain in active ag production

# Potential Land Designations Within Proposed Overlay



Commercial/Mixed Use

Area A

One Mile Marker

Flight Approach Zone

Light Industry or Institutional

Light Industry

Area C

Area B

Coastal Visitor Serving Commercial/Recreational

Area D

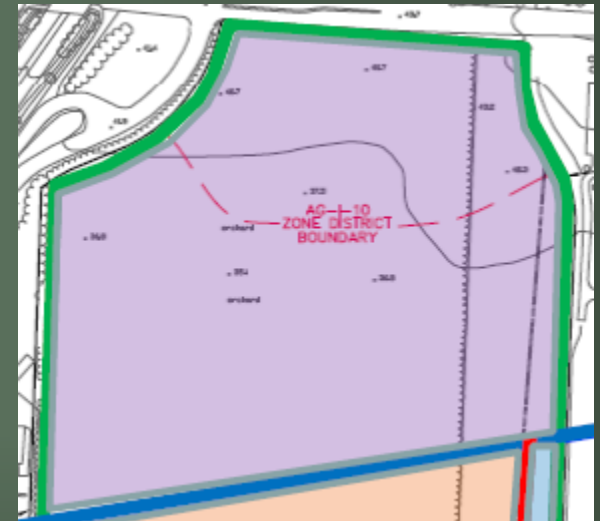
Proposed Rezone to Residential (~7 acres)

# Area A

## Outside Airport Safety Area Hollister Corridor

- Retail/Commercial
- Mixed- Use
- Institutional

(e.g. general commercial, residential, hospital support functions)

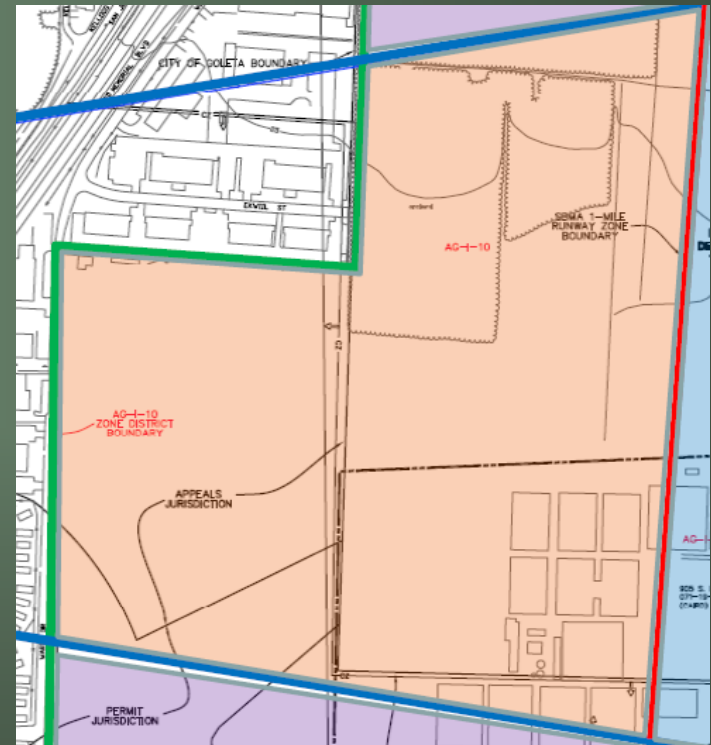


# Area B

## Approach Zone/Inside 1 Mile Marker

- Light Industrial

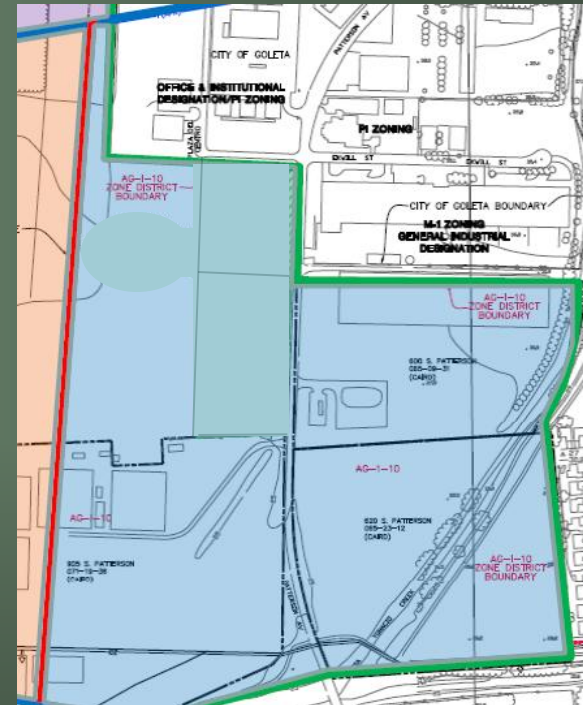
(e.g. warehousing, RV & boat storage, recycling facility)



# Area C

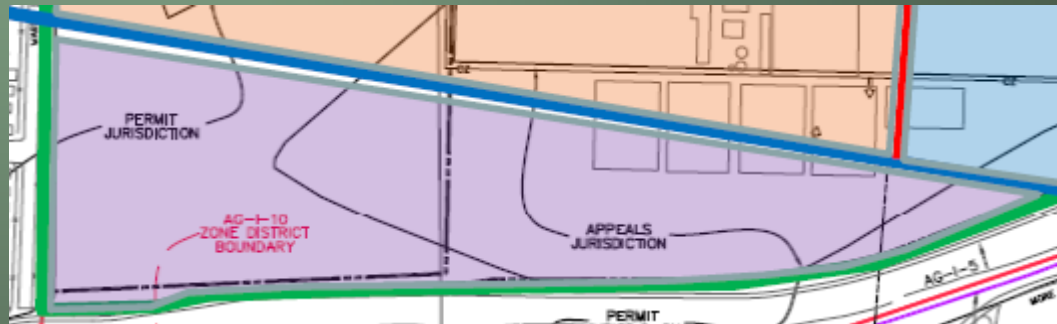
## Approach Zone/Outside 1 Mile Mark Patterson Frontage

- Light Industrial or Institutional  
( e.g. R&D, hospital support,  
warehousing)



# Area D

## Outside Airport Safety Zone in Coastal Zone



- Coastal Visitor Serving/Residential (e.g. RV park with water/sewer hook-ups, bed & breakfast)

# South Patterson Ag Area Overlay

- Work with GVPAC Subcommittee to further develop and refine concept
- Develop policy details such as development standards, appropriate uses, findings, etc...

**Thank you.**