

June 30, 2010

County of Santa Barbara
Board of Supervisors
105 E. Anapamu Street
Santa Barbara, Ca 93101

RE: LUDC Certification before the California Coastal Commission

Dear Board of Supervisors Members,

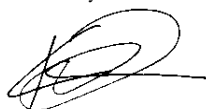
As members of the Goleta Valley Planning Advisory Committee (GVPAC) appointed by Supervisor Janet Wolf to work on the Goleta Valley Community Plan update, we are writing to express our concerns regarding the Land Use Development Code (LUDC) / Zoning Ordinance Reformatting Project (ZORP) currently being reviewed by the California Coastal Commission (CCC).

Since October of 2008, we have been intensely studying planning issues associated with our area, received community input, and have set a number of goals that are being incorporated into the Goleta Valley Community Plan currently being drafted. The GVPAC members were briefed on the LUDC process by County Planning Staff during a public meeting, at which time we listened to concerns raised by community members and our GVPAC. As a result of reviewing relevant materials and our committee discussion with Staff and the community, we have the following concerns regarding the CCC's Modifications to the LUDC that we respectfully request your board to address with the CCC:

1. The GVPAC is concerned about the detrimental impacts to coastal agriculture through increased costs to local family farms and agricultural businesses for the permit process.
2. The GVPAC believes that some of the proposed modifications are counter to our goals of increasing the number of activities that can take place under Agricultural Land uses.
3. The GVPAC is concerned about the proposed restrictions to housing size and occupancy for Agricultural Land uses and family farms.
4. The GVPAC supports the inclusion of "Habitat Restoration" as a Principal Permitted Use within the Coastal Zone, or at least considered a principal permitted accessory use in all zoning designations.
5. The GVPAC is concerned about modification #21. The GVPAC opposes restricting the maintenance of existing private stairways, particularly due to safety concerns and the public benefits of emergency access and use.
6. The GVPAC is concerned that a large number of uses are proposed to be designated as non-principal permitted uses due to the increases in permitting time and costs and the resultant increase in the jurisdiction of the Coastal Commission beyond the existing appeals jurisdiction to the whole of the coastal zone.

For these reasons, we ask for your board to ask the CCC for more time to negotiate refinements to the Modifications that will work in concert with our community planning goals, and serve to support our local farmers and residents while still ensuring protection of our valuable coastal resources.

Sincerely,



Kimberly True, MLA



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