

**Los Alamos**  
**Planning Advisory Committee (LAPAC) Meeting**  
**Los Alamos Senior Center**  
**November 17, 2008**  
**Unapproved Minutes**

---

1. **Meeting Called to Order:** By Chair, Chris Wrather at 6:05 p.m.
2. **Pledge of Allegiance**
3. **Roll Call**

**LAPAC Members Present:** Chair Wrather, Blasjo, Jimenez, Thompson, deWit

**LAPAC Members Absent:** Werk

**Staff Present:**

John Jostes, Environmental Coordinator  
Derek Johnson, Deputy Director, Long Range Planning  
Bret McNulty, Senior Planner, Long Range Planning  
Lucy Pendl, Planner, Long Range Planning

4. **Public Comments (items not on Agenda):**

Jean Naughton proposed an addition to the Visual and Open Space element in order to provide safety but preserve the night sky.

Jerry Gormley mentioned trash piles on Bell Street, especially refrigerators. Chair Wrather asked if there is a procedure for handling nuisance trash on private property; Derek Johnson responded that a Solid Waste enforcement officer could be called to address it.

5. **Minutes:** The Minutes of July 7, 2008 were considered as follows:

**ACTION:** deWit moved, seconded by Thompson and carried by a vote of 5-0 to approve the Minutes of July 7, 2008.

6. **Announcements:**

There will be a LAPAC hearing when the Environmental Review is initiated for the Creekside Village Apartments. The date will be December 1 or 8; members of the LAPAC should respond with his/her preference.

7. **Staff Presentation:**

Derek Johnson explained the Initial Study, the Notice of Preparation, and the purpose of the Scoping Hearing. John Jostes discussed his role as Environmental Coordinator to provide independent oversight of the environmental review of projects proposed by the County of Santa Barbara; the meeting should be as informal as possible but also respectful and constructive. The comments received will accompany the Community Plan Update that is presented to the Planning Commission and Board of Supervisors.

Derek Johnson pointed out that County Staff will not be writing the Environmental Impact Report, although they will be managing its preparation.

Bret McNulty reviewed the Los Alamos Community Plan Update and its two implementing documents, the Design Guidelines and the Form-Based Code, and the fact that the Los Alamos Community Plan Urban Boundary will remain coterminous with that of the 1994 Community Plan. There are three main policy foci: Community Development, Public Facilities and Services, and Resources and Constraints (along with the subcategories therein). A new design overlay, the Community Mixed Use Los Alamos (CM-LA) zone will encourage growth in the downtown area; the LAPAC recommended that the Development Review trigger will change from 5,000 sq ft to 15,000 sq ft, which will streamline the permit review process. Also, two gateway zoning changes will occur near (1) Bell St and Main St, and (2) from western edge of Bell St to Hwy 101, from Highway Commercial (CH) currently to General Commercial (C-2). John Jostes summarized the environmental review requirements in the California Environmental Quality Act (CEQA). All projects are reviewed by decision makers and the public to identify adverse environmental (not economic or social) impacts, a draft EIR is released to the public and other agencies for comment, and the final document identifies mitigation of significant impacts, to the extent feasible. Local residents can play an important role by providing local knowledge. Public input on the issues deemed significant in the Initial Study, or excluded from its analysis, will be very helpful. The NOP comment period ends December 1, 2008. A consultant, selected by the County, will write the Draft EIR, and there will be a 45-day review period with opportunity to address the completeness, accuracy, and objectivity of the draft. Once amended to resolve all physical issues identified, the Final Draft EIR will be presented to the Planning Commission and then the Board of Supervisors for approval.

#### **8. Public Comments:**

Jean Naughton requested a change for the Los Alamos Commons parcels within the Community Plan urban boundary to bring zoning in line with the Community Plan: a rezoning of certain parcels to RES-1.8 would reduce conflict between residences and agriculture, consistent with rural areas, and compatible with adjacent low-density residential parcels. As written in the plan, "New housing developments shall be consistent with the small rural atmosphere of Los Alamos." Flooding could also be an issue if the Creekside Village Apartments are built—or if the Los Alamos Commons area is included in the Community Plan. John Galvin, representing Michael Schoff, would like to see the parcel containing the Skyview Motel rezoned as General Commercial, instead of Highway Commercial, as an alternative in the Community Plan EIR. Jeannie Hollingsworth pointed out the Skyview Motel on the map and requested that the parcel be rezoned General Commercial (C-2) as a gateway to Los Alamos. Laurie Tamura questioned the procedure of receiving consultant EIR proposals (November 19, 2008) before the public comment period closes (December 1, 2008). The sewer system may be an issue that needs to be addressed, and she was concerned that the Affordable Housing Overlay is not included on the zoning map. Finally, unless the Los Alamos Commons area is included in the Los Alamos Community Plan, legal action will be taken against the County of Santa Barbara. Amber Naranje voiced concern that issues excluded in the Initial Study will become significant issues if greater density is allowed; for example, flooding, sewage, fire/police protection. Jerry Gormley objected to the exclusion of the paragraph "This extension involves existing parcels 5 acres or less which are contiguous with the boundary line located on the southwest of the Highway 101" which applies to his property only. If this paragraph is excluded in the final document, a lawsuit will be filed against the County of Santa Barbara. Also, drainage is required with any new development; since the drainage does not exist, it must be built, which

encourages developers to build large projects such as tract homes. Jean Naughton asked why flooding was an excluded issue. John Jostes replied only that the Initial Study contains brief analysis regarding excluded issues and potentially significant issues, and it would be very useful if the public would review the Initial Study (and later the Draft EIR) and alert the County if there are disagreements or discrepancies. Jeannie Hollingsworth asked about the Affordable Housing Overlay comment from Laurie Tamura; Derek Johnson replied that Ms. Tamura alluded to a correction that may be required and that County Staff will look into this issue and all of the issues raised during the comment period. Committee member Susan deWit mentioned that water issues have been excluded in the Initial Study, but there is already less than optimum water service, especially for fire flows.

## 9. **Adjournment**

LAPAC will adjourn to a future meeting date. Staff will keep the LAPAC apprised of the Community Plan update process including notification of key milestone dates.

**ACTION:** Jimenez moved, seconded by deWit and carried by a vote of 5-0 to adjourn the November 17, 2008 meeting.

**Meeting adjourned at 7:55 p.m.**