

Los Alamos
Planning Advisory Committee (LAPAC) Meeting
Los Alamos Senior Center
690 Bell Street, Los Alamos, CA
January 28, 2010
Unapproved Minutes

1. **Meeting Called to Order:** By Chair, Chris Wrather at 6:30 p.m.

Pledge of Allegiance

Roll Call

LAPAC Members Present: Chair Wrather, deWit, Fordyce, Mortholé, Naughton, and Thyron

LAPAC Members Absent: Jimenez

Staff Present: Vicki Parker, Deputy Director, Long Range Planning
David Lackie, Supervising Planner, Long Range Planning
Bret McNulty, Planner, Long Range Planning

2. **Public Comment for Items not on the Agenda:** Chair Wrather convened the meeting and announced Verizon had informed him that they had run out of capacity for internet connections in Los Alamos. He asked the LAPAC to consider preparing a letter to Verizon on the agenda at a future meeting. Interest was also expressed by the LAPAC in discussing cable service as well.

3. **LAPAC Administrative Tasks**

- a. **Minutes** – The LAPAC considered the unapproved minutes from the January 7, 2010 meeting.

Mortholé made a motion to approve the minutes, seconded by deWit, and the motion carried by a vote of 6-0.

- b. **Report from Staff – Planning Areas**

Vicki Parker briefed the LAPAC regarding the status of the Chisan Nursery for which an appeal of the Planning Commission action had been withdrawn by the owner of the nursery. The Planning Commission decision stands and the conditions of their permit will stay in place.

Ms. Parker also briefed the LAPAC that the Board of Supervisors had a second reading of the urgency ordinance stopping the processing of marijuana dispensaries in the unincorporated County of Santa Barbara.

No update in regards to a development plan application for the mixed-use development for 690 Bell Street.

Ms. Parker distributed an email Michael Fordyce received from Caltrans in response to issues he raised in regards to Highway 135 and 101 in a letter he sent to them. The letter will be placed on the agenda of the next LAPAC meeting when transportation policies will be discussed.

4. **Los Alamos Community Plan Update (Plan Update)**

David Lackie presented topical policy summary sheets (distributed with the LAPAC meeting packets and available on the materials table to meeting attendees) with the Goals, Policies, and Action Items in the Draft Los Alamos Community Plan Update, and suggested changes identified in the Draft EIR and during the public meetings of the LAPAC. Staff is seeking input on the changes suggested in the policy tables and a motion from the LAPAC on the changes. Additional information can be investigated as well if the LAPAC requests it.

The LAPAC reviewed the Agriculture Goals, Policies, and Action items sheet. Staff showed a slide depicting the location of a 75-foot and 100-foot setback overlaid on an aerial photo of the west urban boundary. Discussion items included setbacks, fencing and how buffer policy would be implemented on residentially zoned property in the plan area, as well as when historical designations apply to a property. Public comment was received from Gordon Lapont regarding his experience with historic preservation in the City of Santa Barbara.

ACTION: A conceptual motion was made by Naughton and seconded by Thyron to recommend Agricultural and Cultural Resources policies and bring back Agricultural Policy LUR-LA-2.2 with language clarifying the buffer does not apply to RR-5 zoned parcels and revisions to DevStd HA-LA-1.2.1 to clarify as to when historical status applies to a property and a project. Vote carried 6-0.

Next, the LAPAC reviewed Parks and Police goals and policies. Issues discussed included a trail, increased use of parks, Sheriff response times, and a desire to locate a substation in Los Alamos and the potential for it to reserve a space for the substation with the new fire facilities. The LAPAC asked for clarification regarding school districts and identified text edits.

Public comment period.

Gordon Lapont spoke about the place a training facility for the Sheriff with the Santa Barbara County Fire Department facility, he also expressed that he would like to get students into the Santa Ynez schools.

ACTION: A conceptual motion was made by deWit and seconded by Thyron to recommend decision-makers approve the Parks, Police, and Schools goals and policies, and for staff strengthen the text of Policy POL-LA-1.1 and Action POL-LA-1.1 seeking to establish a Sheriff substation, clarify the status of school districts, and revise for clarity Schools Policy SCH-LA-1.5. Vote carried 6-0

Next, staff reviewed Visual/Open Space/Design and Noise goals and policies. Issues discussed included allowing CBAR to reduce scenic buffer overlay setbacks for good project design or when development is precluded by the setback. Cell phone tower

regulation in the County and undergrounding of utilities was discussed. Noise standards, exceptions, and contours were discussed.

ACTION: A conceptual motion was made by Thyron and seconded by Mortholé to recommend decision-makers approve the Visual/Open Space/Design goals and policies and revise DevStd VIS-LA-1.2.1 and note that a reduction in scenic corridor setbacks would not also apply to a creek setback, and reword Action VIS-LA-1.4.2 to remove scenic roads from text. Policy VIS-LA-1.4 will also be revised to remove reference to "vertical visual presence" and "encourage gateway features."

Next, staff reviewed form-based code and discussed planning field best practices and common mistakes made using form-based codes and how many of these common mistakes have been avoided in developing Los Alamos Bell Street Form-based Code and Design Guidelines. The allowable uses and use comparison in the CM-LA zone district were discussed. The lot type analysis was discussed and the LAPAC asked questions about parcel sizes. The Development Plan thresholds were discussed. The LAPAC requested a comparative list of uses and a storyboard of the project timeline.

5. **Future Meeting Date:** On Saturday February 27, 2010, the LAPAC will review the remaining goals and policies and will adjourn until that date.

ACTION: Naughton moved to adjourn, seconded by deWitt, and carried by a vote of 6-0

Meeting adjourned at 9:23 p.m.