

Los Alamos Community Plan Update - LAPAC Policy Review

Plan Update Goals, Policies, and Development Standards Recommended by LAPAC	Underlined and Strike-through Revisions for LAPAC Consideration	Issues and Considerations
<p>AGRICULTURE</p> <p>Policy LUR-LA-2.1: In order to follow existing development patterns in the community, reduce conflicts between agricultural operations and urban uses and reduce automobile trips, low density residential designations near the community's periphery shall be retained wherever feasible.</p> <p>LACP Update Page 53</p>	<p>Policy LUR-LA-2.1: In order to follow existing development patterns in the community, reduce conflicts between agricultural operations and urban uses and reduce automobile trips, low density residential designations near the community's periphery shall be retained wherever feasible.</p>	<p>Incorporate MM AG-1 EIR page 4.6-21</p>
<p>Policy LUR-LA-2.2: In order to reduce conflicts between residences and agricultural operations, proposed residential development which borders on agriculturally-designated land shall integrate mechanisms (such as fences and/or buffer areas into the project design).</p> <p>LACP Update Page 53</p>	<p>Policy LUR-LA-2.2: <u>Proposed residential development adjacent to agriculturally-designated land, shall integrate mechanisms (such as a fence and/or buffer areas) into the project design to reduce conflicts between residences and agricultural operations.</u> In order to reduce conflicts between residences and agricultural operations, proposed residential development which borders on agriculturally-designated land shall integrate mechanisms (such as fences and/or buffer areas into the project design).</p>	<p>Incorporate MM AG-2 EIR page 4.6-2</p> <p>Revised per January 28, 2010 LAPAC meeting.</p>
	<p>DevStd LUR-LA-2.1.1: <u>Residential development located on the far western end of Bell Street, within the CM-LA zone, shall be set back at least 100 feet from parcels zoned for agriculture.</u></p>	<p>Revised per January 28, 2010 LAPAC meeting.</p>
	<p>DevStd LUR-LA-2.2.2: <u>Fencing or an earthen berm shall be installed along property lines or across ends of street stubs contiguous to agricultural operations, unless a waiver to the satisfaction of Planning & Development is obtained from the adjacent property owner(s). Said fencing shall be designed, installed and maintained by the property owner to protect agricultural land from residential intrusion for the life of the project and to protect residences from agricultural dust or herbicides/pesticides. The fencing, subject to Planning & Development design approval, shall consist of a solid wood type fence unless alternative acceptable fencing is approved by Planning &</u></p>	<p>Revised per January 28, 2010 LAPAC meeting.</p>

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	<u>Development</u> and adjacent property owners . The fence shall be a minimum six (6) feet high.	

Dev Std LUR-LA-2.2.1: As a condition of approval for all discretionary residential projects that are immediately adjacent to agricultural lands, potential purchasers of lots adjacent to agricultural land shall be notified on the property title of the potential for agricultural activities on adjacent parcels.

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DevStd LUR-LA-2.2.2 4: As a condition of approval for all discretionary projects that are immediately adjacent to agricultural lands, potential purchasers of lots shall be notified in the property title of the potential for agricultural activities on adjacent parcels.

Owners acquiring or leasing/renting property adjacent to existing agricultural uses shall be provided the following citation from the Right to Farm Ordinance, Santa Barbara Code Section 3-23:

If the property you own, rent, or lease is located close to agricultural lands or operations, you may be subject to inconvenience or discomfort from the following agricultural operations: cultivation and tilling of the soil; burning of agricultural chemicals including, but not limited to, the application of pesticides and fertilizers; and production, irrigation, pruning, growing, harvesting and processing of any agricultural commodity, including horticulture, timber, apiculture, the raising of livestock, fish, poultry and commercial practices performed as incident to or in conjunction with such agricultural operation, including preparation for market, delivery to storage or market, or to carriers or transportation to market. These operations may generate dust, smoke, noise and odor.

*Incorporates MM AG-3
(EIR page 4.6-22)*

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<p>HISTORIC AND CULTURAL RESOURCES</p> <p>GOAL HA-LA-1: Preserve And Protect Those Cultural <u>And Historic</u> Resources Deemed Of Special Significance To The Maximum Extent Feasible.</p> <p>LACP Update Page 128</p>	<p><i>No recommended changes identified</i></p>	
<p><u>Policy HA-LA-1.1: Promote historic tourism by identifying and preserving local historic resources.</u></p> <p>LACP Update Page 128</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy HA-LA-1.2: Significant cultural, archeological, and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.</p> <p>LACP Update Page 129</p>	<p>Policy HA-LA-1.2 Significant cultural, archeological and historic resources in the Los Alamos Planning Area shall be protected and preserved. Efforts to preserve and enhance historic structures shall be encouraged.</p> <p><u>DevStd HA-LA-1.2.1: New development shall preserve and or restore the character-defining features of significant historic resources, in particular, the façade of significant historic structures visible from Bell Street, unless shown to be technically infeasible and precludes reasonable development. For structures that have been determined to be a significant historic resource, t</u>he project applicant shall retain a County-qualified architectural historian to collaborate in designing the proposed adaptive reuse of structures that are to be renovated to</p>	<p><i>MM CR-1 (DEIR page 4.2-20) new DevStd HA-LA-1.2.1</i></p> <p>Revised per January 28, 2010 LAPAC meeting.</p>

LAPAC Draft Plan Initiation recommendation in black underline and ~~strike-through~~.

DEIR recommended amendments in black underline and ~~strike-through~~.
Staff, public and LAPAC amendments in red underline and ~~strike-through~~.

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	<p><u>maximize the integration of new architectural elements with those historical character-defining features.</u></p>	
<p>Action HA-LA-1.21.1: When funding is available, the County shall develop and adopt a Historic Resource Preservation Ordinance that shall be applicable to the demolition and remodeling of historically important properties in Los Alamos. This ordinance may be developed as part of a Countywide effort but shall include input from the local community regarding what properties will be included and how the ordinance will be applied. The ordinance shall include appropriate preservation, restoration and renovation measures for properties 50 years of age or older which could meet criteria such as the following:</p> <ul style="list-style-type: none"> a. Its location is the site of a significant historic event. b. Its identification with a person or persons who significantly contributed to the culture and development of the community. c. Its exemplification of a particular architectural style or way of life important to the community. d. Its exemplification of the best remaining architectural type in a neighborhood. e. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the community. f. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship. g. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood. <p>The County, in cooperation with the County Historical Landmarks</p>	<p>Re-number Action HA-LA-1.2.1 to HA-LA-1.2.2 to accommodate new DevStd HA-LA-1.2.1 above.</p>	

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<p>Advisory Commission and local community groups property owners, shall evaluate existing historic resources within Los Alamos for potential listing as Historic Landmarks or Places of Historic Merit. shall update and refine the list of historically important sites in Los Alamos. This list shall be adopted by the Board of Supervisors as the list of properties to be protected under the Historic Preservation Ordinance, when adopted.</p> <p><u>In considering a potential site, building, place or structure for designation as a Historic Landmark or Place of Historic Merit, the following criteria shall be considered:</u></p> <ul style="list-style-type: none"> <u>a. It exemplifies or reflects special elements of the County's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural or natural history;</u> <u>b. It is identified with persons or events significant in local, state or national history;</u> <u>c. It embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;</u> <u>d. It is representative of the work of a notable builder, designer, or architect;</u> <u>e. It contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;</u> <u>f. It has a location with unique physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;</u> 		

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<p><u>g. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;</u> <u>h. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes or distinctive examples of park or community planning;</u> <u>i. It is one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.</u></p> <p>LACP Update Page 128-13</p>		

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<p>SCHOOLS</p> <p>GOAL SCH-LA-1: Coordinate With The School Districts To Provide Adequate Classroom Space While Planning For Future Growth.</p> <p>LACP Page 92</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy SCH-LA-1.1: The County should encourage the Santa Maria High School District and the Santa Ynez High School District to consider the feasibility of changing the school district boundaries so that high school students from the Los Alamos area would attend Santa Ynez High School rather than Ernest Righetti High School. The feasibility of this option should be addressed based on the buildout figures identified for the Santa Ynez Valley in the Santa Ynez Valley Area Plan. If determined to be feasible, the County should encourage the affected school boards and/or support other local efforts to place such a boundary change on the ballot.</p> <p>LACP Page 92</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy SCH-LA-1.2: The County shall encourage the school districts that serve the Los Alamos Planning Area to identify and pursue options to provide additional facilities as needed and/or other remedies to alleviate overcrowding.</p> <p>LACP Page 92</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy SCH-LA-1.3: The County shall request that the school districts serving the Los Alamos Community Plan area develop school impact mitigation plans and pursue mechanisms and funding options available to the districts</p>		

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<p>to provide additional school facilities. The County shall coordinate with the districts in the development of such school impact mitigation plans and shall utilize the plans in evaluating development proposals. The plans would identify school facility needs attributable to new development and measures the districts are taking to optimize facility use and secure alternate funding and would also provide school impact mitigation plans.</p> <p>LACP Page 92-93</p>		
<p>Policy SCH-LA-1.4: The County shall require that a project applicant requesting a rezone for residential development enter into an agreement with the Los Alamos School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities.</p> <p>LACP Page 93</p>	<p>Policy SCH-LA-1.4: The County shall require that a project applicant requesting a rezone for residential development enter into a <u>mitigation</u> agreement with the Los Alamos School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities convey the appropriate statutory fees and payments to <u>the District</u> for the mitigation of the facility impacts of the student increase attributable to the action. <u>Fee payment shall be those in effect at the time of issuance of building permits.</u></p>	<p><i>MM PF-1 (EIR page 4.8-7) Refines language consistent with Education Code Section 17620 that allows school districts to assess fees on new residential development in their districts and Government Code Section 65995 that provides for an inflationary increase in the fees every two years.</i></p> <p>Revised per January 28, 2010 LAPAC meeting</p>
<p>Policy SCH-LA-1.5: The County shall require that a project applicant requesting a rezone for residential development enter into an agreement with the Santa Maria Union High School District to provide adequate mitigation, consistent with State law, for the project's significant impacts on school facilities.</p> <p>LACP Page 93</p>	<p>Policy SCH-LA-1.5: The County shall require that a project applicant requesting a rezone for residential development enter into a <u>mitigation</u> agreement with the Santa Maria Union High School District or other school district that may serve Los Alamos to provide adequate mitigation for the project's significant impacts on school facilities and convey the appropriate statutory fees and payments to <u>the District</u> for the <u>mitigation of the facility impacts of the student increase</u> attributable to the action. <u>Fee payment shall be those in effect at the time of issuance of building permits.</u></p>	<p><i>MM PF-1 (EIR page 4.8-7) Same consideration as above.</i></p> <p>Revised per January 28, 2010 LAPAC meeting</p>

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<p>VISUAL/OPEN SPACE RESOURCES</p> <p>GOAL VIS-LA-1: Within the Urban Boundaries, Maintain The Open Space Views, Small Town Feel And Rural Character In And Around The Town's Urban Boundaries. Maintain And Enhance The Aesthetic Qualities Of The Community In All Facets Of Project Design.</p> <p>LACP page 134</p>	<p>No recommended changes</p>	
<p>Policy VIS-LA-1.1: The informal, semi-rural visual character of the community and its existing neighborhoods shall be respected to the maximum extent feasible along the Highway 101 corridor (defined as that area visible from Highway 101 within the town's urban boundaries).</p> <p>LACP page 134</p>	<p>No recommended changes</p>	
<p>Action VIS-LA-1.1.1: The County shall amend Land Use Element designations to apply the Scenic Buffer Overlay to Assessor's parcels 101-100-017 (along the northern, southern, and western boundaries) 101-260-026, -044, and -045 and 101-110-001 (along Highway 101).</p> <p>LACP page 134</p>	<p>No recommended changes</p>	<p>The Scenic Buffer Overlay has been updated as part of Update project description</p>
<p><u>Policy VIS-LA-1.2: Strive to create “gateways” into town and make the entrances into town more visually appealing.</u></p> <p>LACP page 135</p>	<p>No recommended changes</p>	

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<p>Dev Std VIS-LA-1.2.1: When considering applications for development on <u>All plans for new or altered buildings and structures on APNs 101-100-017, 101-260-026, -044, and -045, and 101-110-001 parcels within the Scenic Buffer Land Use Overlay that are adjacent to Highway 101, shall be subject to the following measures:</u> the County shall give special consideration to potential visual impacts that may occur upon development of these "gateway" parcels. In addition to any measures which would be required as a result of site-specific review at the time of development, the following measures shall apply to any development proposed for these parcels:</p> <p>a. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development.</p> <p>b. Any structure with potential to obstruct views of the Purisima Hills or of the Solomon Hills from a public viewpoint or travel corridor shall be designed so as to preserve views of these hills to the maximum extent feasible <u>while balancing the desire to create a visual presence.</u></p> <p>c. Grading for structural improvements on slopes in excess of 20% shall be prohibited.</p> <p>d. Outdoor lighting shall be <u>energy efficient, fully shielded and directed toward the ground.</u> Property owners should install low-pressure sodium lights directed to the ground, for exterior-yard night-lighting.</p> <p>LACP page 135</p>	<p>Dev Std VIS-LA-1.2.1: <u>All plans for new or altered buildings and structures on parcels within the Scenic Buffer Land Use Overlay that are adjacent to Highway 101, shall be subject to the following measures:</u></p> <p>a. At a minimum, development of structures shall be prohibited within 50 feet of the property line, unless this precludes reasonable development. <u>In the interest of good design, reduced setbacks may be warranted. Reduction in setback may be allowed if it can be demonstrated to the Board of Architectural Review and/or Review Authority that a development project meets all of the following standards.</u></p> <ol style="list-style-type: none"> <u>Project's architecture and landscape design minimizes impacts to public views.</u> <u>Structures are designed and sited so as to be compatible with proposed landscape materials and design character of the community.</u> <p><u>Scenic Buffer setback reductions do not apply to the County's creek setback requirements.</u></p> <p>b. Any structure with potential to obstruct views of the Purisima Hills or of the Solomon Hills from a public viewpoint or travel corridor shall be designed so as to preserve views of these hills to the maximum extent feasible <u>while balancing the desire to create a visual presence.</u></p> <p>c. Grading for structural improvements on slopes in excess of 20% shall be prohibited <u>except for community infrastructure projects, (e.g. water tanks).</u></p> <p>d. Outdoor lighting shall be <u>energy efficient, fully shielded and</u></p>	<p>Response to comments B4-9, B4-47 and 50</p> <p>To address concerns that setbacks in the Scenic Buffer would preclude reasonable development the following text has been inserted into DevStd VIS-LA-1.2.1.</p> <p>Per January 28, 2010 LAPAC meeting</p> <p>Revision exempts community infrastructure projects from the 20% grading prohibition.</p>

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	directed toward the ground.	
<p>Policy VIS-LA-1.3: New buildings and street improvements on Bell Street should augment and compliment the traditional structures and buildings associated with Los Alamos' historic past. The architecture should reflect the traditional qualities associated with the concept of "Rural Western Town."</p> <p>LACP page 135</p>	No recommended changes	
<p><u>Dev Std VIS-LA-1.3.1: New development in the Bell Street corridor shall comply with the Bell Street Design Guidelines.</u></p> <p>LACP page 136</p>	No recommended changes	
<p><u>Policy VIS-LA-1.4: New commercial development along Bell Street should create a vertical visual presence to attract visitors and encourage tourism.</u></p> <p>LACP page 136</p>	<p><u>Policy VIS-LA-1.4: Gateway development shall enhance the rural and historic aesthetic of Los Alamos. New commercial development along Bell Street at the entries to town should provide an inviting and aesthetical pleasing entrance to the community. create a vertical visual presence to attract visitors and encourage tourism.</u></p>	<p><u>Per January 28, 2010 LAPAC meeting</u></p>
<p><u>Action VIS-LA-1.4.1: The County shall explore the feasibility of offering incentives <u>to property owners or businesses for redeveloping or refurbishing properties along Bell Street.</u></u></p> <p>LACP page 136</p>		

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<p>Action VIS-LA-1.3.1.: The County shall adopt and implement architectural guidelines in order to preserve and enhance the rural western form and character of the Bell Street commercial corridor. LACP page 136</p>	<p><u>Action VIS-LA-1.4.2: The County shall pursue the feasibility of a utility underground program for Bell Street and County roadways within the CM-LA.</u></p>	<p>January 28, 2010 LAPAC meeting and comment B4-49</p>
<p>Action VIS-LA-1.3.2: The County shall apply a Design Overlay to specific commercial properties along Bell Street as shown on Figure 15 (page 45); and the Article III Zoning Ordinance shall be amended to provide for the implementation of the Design Guidelines for the Bell Street Commercial Corridor. LACP page 136</p>		
<p>Policy VIS-LA-1.5: New housing developments should be designed to be compatible with existing adjacent neighborhoods with regard to character and design. LACP page 136</p>	<p><i>No recommended changes</i></p>	
<p>Dev Std VIS-LA-1.5.1: New housing developments shall be consistent with the small rural atmosphere of Los Alamos by avoidance of tract-style development patterns, by providing a variety of non-obtrusive housing styles and types and by incorporating grid pattern street networks. LACP page 136</p>	<p><i>No recommended changes</i></p>	

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<p>POLICE</p> <p>GOAL POL-LA-1: Strive To Ensure Adequate Police Services For Los Alamos To Protect Property And Provide Public Safety.</p> <p>LACP Update Page 86</p>	<p><i>No recommended changes identified</i></p>	
<p>Policy POL-LA-1.1: As funding becomes available, the hiring of additional staff shall be phased with the additional population growth to strive to provide a ratio of at least 1 officer to 1,200 persons. based on the staffing level recommended by the Sheriff's Department.</p> <p>LACP Update Page 86</p>	<p>Policy POL-LA-1.1: As funding becomes available, the hiring of additional staff shall be phased with the additional population growth to strive to provide a ratio of at least 1 officer to 1,200 persons. based on the staffing level recommended by the Sheriff's Department.</p>	<p>Per January 28, 2010 LAPAC Meeting</p>
<p>Action POL-LA-1.1.1: As funding becomes available, the County shall explore establishing a Sheriff's substation within Los Alamos in order to provide a greater police presence.</p> <p>LACP Update Page 86</p>	<p>Action POL-LA-1.1.1: As funding becomes available, the County shall explore the feasibility of establishing a Sheriff's substation within Los Alamos in order to provide a greater police presence and to reduce call response time.</p>	<p>Per January 28, 2010 LAPAC Meeting</p>