



**PLANNING AND DEVELOPMENT DEPARTMENT
OFFICE OF LONG RANGE PLANNING
TRANSMITTAL MEMORANDUM**

DATE: February 22, 2010

TO: Los Alamos Planning Advisory Committee (LAPAC)

FROM: Bret McNulty, Planner, Office of Long Range Planning *BM*

CC: Derek Johnson, Director, Office of Long Range Planning
Vicki Parker, Deputy Director, Office of Long Range Planning
Doug Anthony, Deputy Director, Development Review, North
Chris Henson, Chief of Staff, 3rd District Supervisor's Office
David Lackie, Supervising Planner, Office of Long Range Planning
John Karamitsos, Supervising Planner, Development Review North
Administrative Record Binder

SUBJECT: **Agenda and Materials for the February 27, 2010 LAPAC Meeting Meeting begins at 10:00 a.m.**

Attachments:

- A. February 27, 2010 Meeting Agenda
- B. Unapproved Minutes, January 28, 2010 LAPAC Meeting
- C. Proposed Final Plan Goals and Policies Summary Sheets
- D. Revised - Goals and Policies Summary Sheets
- E. Los Alamos CMLA Zone District Development Potential Profile
- F. LUDC Permitted Use Comparison Table
- G. Parking inventory –without angled parking along Bell Street
- H. Email from Donna Carter at Caltrans to Michael Fordyce
- I. Letter from Lisa Carman
- J. LAPAC Resolution to Decision-makers

The items detailed below are included on the agenda for the Saturday, February 27, 2010 LAPAC meeting. Please review the attached materials to prepare for the meeting.

1. **Pledge of Allegiance and Roll Call:** The LAPAC Chair will lead attendees in the Pledge of Allegiance, staff will call LAPAC Roll, and the LAPAC Chair will convene the meeting.
2. **Public Comment Items Not on Agenda:** The Public Comment period is set aside to allow public testimony on items not on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair.

3. LAPAC Administrative Tasks

- a) Minutes – Meeting minutes of the January 28, 2010 meeting will be considered.
- b) Report from Staff – This report will follow up LAPAC inquiries and identifies items potentially of interest to the LAPAC.

Transmittal Attachments two communications were received by staff related to the upcoming meeting discussion. Both are related to Transportation and Parking goals and policies.

- Committee Member Fordyce email from Caltrans.
- Letter from community member Lisa Carman

4. Los Alamos Community Plan Update Review

- a) **Meeting #1 - January 28, 2010:** the LAPAC conceptually recommended to decision-makers approval of the following goal and policy areas as amended:

- Agriculture
- Noise
- Cultural and Historic Resources
- Parks and Recreation
- Police
- Schools
- Visual/Open Space/ Design

- b) **Meeting #2: February 27, 2010:** - The February 27, 2010 meeting will be the second of at least two meetings to review Plan goals and policies and consider revisions prior to finalizing the Plan for consideration by decision-makers. to be considered on February 27 include:

- Water
- Wastewater
- Community Mixed Use (CM-LA) Zone District – See *previous transmittal materials*
- Land Uses
- Transportation and Parking
- Fire and Public Services
- Air Quality
- Biological Resources
- Flooding
- Resource Recovery

The enclosed policy summary sheets (See Attachment C) include the goals, policies, and implementing measures for each of the new topical areas listed above as well as the specific revisions discussed at the January 28, 2010 LAPAC meeting to these specific topical areas (See Attachment D):

- Agriculture
- Cultural and Historic Resources
- Police
- Schools
- Visual/Open Space/ Design

As with the policy sheets used by the LAPAC at the January 28, 2010 meeting, these sheets compare the Board of Supervisors' initiated Draft Plan policies ("Project Description" in black underline and ~~strike through~~) with recommended changes from mitigation measures from the Draft EIR (in black

underline and ~~strike-through~~), public and/or LAPAC comments, or staff recommended amendments (in red).

- c) **Meeting #2 Follow Up** - Following the community discussion on all new policy sections, staff will present revised policy text for items continued from the January 28, 2010 meeting by the LAPAC. The following policy revisions and information are being provided in this transmittal in follow up to requests from the LAPAC at the meeting:

Agricultural Policy LUR-LA-2.2 and DevStd LUR-LA-2.1.1: staff added text clarifying the buffer and setback requirements do not apply to parcels in the plan area zoned RR-5.

Cultural Resources DevStd HA-LA-1.2.1: staff reviewed this development standard with the County's historical planner who clarified: 1) the requirement should only apply to sites that have previously obtained a historic designation. The development standard has been revised accordingly. 2) The County reviews all projects for their potential for historic resources on a case-by-case basis. For standing structures over 50 years old, this determination would be made by a qualified architectural historian. 3) A significant historical resource is defined in the State CEQA Guidelines as,

"A resource listed or eligible for listing on the California Register of Historical Resources" ([CEQA] §5024.1), "a resource included in a local registry of historic resources," or a resource deemed historically significant by the lead agency (CEQA Guidelines §15064.5(a)). A historical resource may be eligible for inclusion on the CRHR if it:

- a) *is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- b) *is associated with the lives of persons important in our past;*
- c) *embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- d) *has yielded, or may be likely to yield, information important in prehistory or history.*

Police Policy POL-LA-1.1 and Action POL-LA-1.1: staff has removed "as funding becomes available" and revised the text to express the community's desire to locate a substation in Los Alamos and decrease call times.

Action FIRE-LA-1.1.2 has been added to express the community's desire that space be reserved for a substation at the new operations facility.

Schools Policies SCH-LA-1.4 and SCH-LA-1.5: staff clarified the grammar and simplified the revised policy text recommended in Draft EIR.

Santa Ynez Valley High School District: staff contacted the District to discuss the community's desire to send Los Alamos high school students to Santa Ynez Valley High School and is awaiting a response.

Visual/Open Space/Design Action VIS-LA-1.4.2: has been revised to

remove the reference to scenic roads.

Visual/Open Space/Design Policy VIS-LA-1.4: has been revised to remove reference to vertical visual presence and revised to require gateway features.

Vision Statement: The Mission Canyon Community Plan vision statement is provided as an example to encourage the LAPAC to draft vision statement language which can be incorporated into the Final Los Alamos Community Plan.

“Mission Canyon’s character and charm result from the community’s eclectic mix of residential styles, mountain, city and ocean views, starry nighttime skies and narrow winding roads without curbs, sidewalks, or traffic lights. The Canyon’s historic stone walls, bridges, and archeological features are distinctive, as are significant areas of riparian habitat and natural vegetative cover which support wildlife. Mission Canyon is also home to the Santa Barbara Botanic Garden and Rocky Nook Park.

The Mission Canyon Community Plan area is primarily contained in the Mission Creek watershed and is a designated high/very high fire hazard severity zone. The plan area is comprised of three distinct neighborhoods: the South of Foothill area, a gateway entrance into the Canyon rich in its historic context; Mission Canyon Heights, a densely developed area on a steep south facing slope; and Upper Mission Canyon, an area of medium density and semi-rural aesthetic, ending in a trailhead leading into the Los Padres National Forest.

The primary intent of the Mission Canyon Community Plan is to articulate the community’s expressed desire to preserve neighborhood character and charm and protect and enhance the quality of life enjoyed by residents and visitors. The Community Plan’s Goals, Policies, and Development Standards are designed to accomplish this aim by enhancing fire safe practices, improving parking, pedestrian, and bicyclist circulation, and assuring the compatibility of new, remodeled, or rebuilt structures with existing development, while placing a high priority on a safe, healthy, sustainable future emphasizing pro-active environmental protection, resource conservation, and integrated planning.”

State Density Bonus in the Community Mixed Use Zone District: In all zoning districts that allow housing, including the proposed CM-LA zone district, State Government Code Sections 65915 through 65918 require the County to offer density bonuses, incentives or concessions for affordable and senior housing development and child care facilities.

Staff is completing review the following items and will transmit them to the LAPAC separately the week of February 22.

- **Flooding Goals and Policy Review Sheets**
- **Biology Goals and Policy Review Sheets **

- d) **Lunch Break - The LAPAC will break for lunch at 12:00 p.m. and reconvene at 1:15 p.m.** Topics may carry over from morning session into the afternoon.

As with the previous meeting, please review and familiarize yourself with the original draft policies and recommendations. We will again be using them as the primary tool to help guide discussions as the LAPAC progresses towards a final plan recommendation.

During the meeting, after reviewing each Plan section, staff will ask the LAPAC to make a conceptual motion in support of recommending the policies and development standards to the Planning Commission and Board of Supervisors.

Please bring your copy of the draft Plan Update and Draft EIR as the policy sheets provide references to these documents.

5. **Los Alamos Community Plan Recommendation** – The LAPAC will consider a resolution recommending decision-maker approval of the Los Alamos Community Plan.
6. **LAPAC to Consider Communication with Verizon** – At the January 28, 2010 meeting, Chris Wrather brought to the attention of the LAPAC limitations on Verizon's high-speed internet service to Los Alamos. The LAPAC will consider authoring a letter to Verizon requesting expansion of internet service capabilities. Cable services may also be discussed.
7. **Tentative Future Meeting Dates:** March 11, 2010 at 7:00 p.m. has been identified as a potential meeting date should any tasks remain.