



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

**DATE:** March 11, 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, 3<sup>rd</sup> 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 March 18, 2010 LAPAC Meeting Meeting begins at 6:30 p.m.**

**Attachments:**

- A. March 18, 2010 Meeting Agenda
- B. Unapproved Minutes, February 27, 2010 LAPAC Meeting
- C. Proposed Final Plan Goals and Policies Summary Sheets
- D. Revised - Goals and Policies Summary Sheets
  - a. January 28, 2010
  - b. February 27, 2010
- E. LAPAC Resolution to Decision-makers
- F. Letter from Laurie Tamura

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The items detailed below are included on the agenda for the Thursday, March 18, 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 Briefing**
  - a) Minutes – Meeting minutes of the February 27, 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.

#### 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 LAPAC conceptually recommended to decision-makers approval of the following goal and policy areas as amended:

- Water
- Wastewater
- Fire and Public Services
- Resource Recovery
- Transportation and Parking
- Community Mixed Use (CM-LA) Zone District – *15,000 s.f Development Plan Threshold*

- c) **Meeting #3: March 18, 2010:** The March 18, 2010 meeting will be the third meeting to review Plan goals and policies and consider revisions prior to finalizing the Plan for consideration by decision-makers:

- Community Mixed Use (CM-LA) Zone District –
  - Ordinance amendments
  - Zoning Map
- Land Use Policies
- Public Facilities and Services
- Air Quality
- Biological Resources
- Flooding

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 and February 27, 2010 LAPAC meetings to these specific topical areas (See Attachment D):

##### January 28, 2010

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

##### February 27, 2010

- Water
- Wastewater
- Resource Recovery
- Transportation and Parking
- Visual/Open Space/ Design

As with the policy sheets used by the LAPAC at the January 28, 2010 and February 27, 2010 meetings, 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).

**5. Policy Revisions -Meetings #1 and #2:** The following policy revisions based on LAPAC comments at meetings #1 and #2 and are included in Attachment D:

**a) January 28, 2010 Meeting Items**

**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

**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.

**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. Staff will provide information on the process to amend school district boundaries.

**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 replace vertical visual presence with gateway features.

**b) February 27, 2010 Meeting Items**

**Water Policy WAT-LA-1.1 Retained** the LAPAC voted to retain this policy which encourages reclaimed water as option in future.

**Development Standard WAT-LA-1.2.1:** has been renumbered to **WAT-LA-1.5.2:** for consistency and references to specific fixture types replaced with reference to high efficiency fixtures and appliances.

**Policy WAT-LA-1.1.7** has been added requiring buildout to be accommodated within the eventual capacity of the water delivery and storage system.

**Wastewater Goal SD-LA-1:** has been revised to remove the reference to a "high level of treatment" at the request of the LACSD due to the system being limited in its treatment capacity. Please note LACSD is required to provide wastewater treatment to the standards set by the State Water Quality Control Board.

**Development Standard SD-LA-1.1.2:** has been revised to clarify that the County will suspend the processing of land use permits once the wastewater treatment system reaches 90% of capacity.

**Development Standard SD-LA-1.3:** has been revised to remove redundant reference to Regional Water Quality Control Board standards. LACSD already must report monthly to the RWQCB.

**Circulation – Development Standard CIRC-LA-1.6.1:** has been revised to clarify new development fronting Bell Street in the CM-LA zone district to incorporate curb, gutter, and sidewalks. Roads perpendicular to Bell Street shall incorporate walkways with permeable paving materials.

As with the previous meetings, 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.

- c) **Vision Statement:** The Mission Canyon Community Plan vision statement is again provided here 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.”

6. **Los Alamos Community Final Plan Recommendation** – The LAPAC will consider a resolution recommending decision-maker approval of the Los Alamos

Community Plan.

7. **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.