

Los Alamos
Planning Advisory Committee (LAPAC) Meeting
Los Alamos Senior Center
690 Bell Street, Los Alamos, CA
April 15, 2010
Unapproved Minutes

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

Pledge of Allegiance

Roll Call

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

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:**

None

3. **LAPAC Administrative Tasks**

- a. **Minutes** – The LAPAC considered the unapproved minutes from the March 18, 2010 meeting.

Mortholé made a motion to approve the minutes without revision, seconded by Naughton, and the motion carried by a vote of 6-0.

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

Vicki Parker briefed the LAPAC regarding the May 2, 2010 meeting of the County of Santa Barbara Board of Education during which a decision on the Children's Project Academy Charter School petition is expected. A decision on the petition will be made at 2:30 p.m. in the Board of Education hearing room located at 4440 Cathedral Oaks Boulevard in Santa Barbara. Staff will contact the LAPAC when the staff report for the hearing is available.

Vicki Parker reviewed the upcoming County work program and answered questions regarding an item in the program to develop a countywide alcohol regulation program that received preliminary approval by the Board of Supervisors.

David Lackie briefed the LAPAC on the 2010 Census schedule and participation rates.

Staff and the LAPAC discussed an advertising sign that may be illegally placed in the public right-of-way at the Bell Street and Main Street intersection. Staff informed the LAPAC that code enforcement investigations must be initiated by citizen complaint.

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

Staff reviewed the proposed Land Use and Public Facilities and Services policies revisions with the LAPAC. The LAPAC and staff discussed the potential for requiring Conditional Use

Permits for wine tasting bars, mechanisms for regulating alcohol use, state law applicable to wine tasting bars, and addressing the issue countywide or locally. Security or policing of alcohol establishments and local review mechanisms for utilities were discussed.

Public Comment

None

ACTION: A conceptual motion was made by Thyron and seconded by Morthole that the LAPAC recommend the decision-makers adopt the revised General, Residential, Commercial, and Industrial Land Use policies and the Public Facilities and Services General policies with the following amendment:

1. Add the following new action to the Commercial Land Use policies:

“The County shall pursue development of appropriate tools to regulate the location, distribution, density, and compatibility of alcohol-related uses in the Plan area.”

The motion carried by a vote of 6-0.

Staff reviewed the proposed Air Quality polices revisions with the LAPAC. The LAPAC and staff discussed the revisions to the policies based on previous comments from the public and LAPAC, and staff research to avoid duplicity in the Plan Update policies by eliminating items adequately addressed by County of Santa Barbara Building Code and Standard Conditions of Approval.

Public Comment

None

ACTION: A conceptual motion was made by Naughton and seconded by deWit to recommend decision-makers adopt the revised Air Quality policies with the following amendments:

1. Development Standard AQ-LA-1.4.2 shall be revised to read as follows:

“To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees will be required to participate in a employee trip reduction program consistent with programs established by the Santa Barbara County Air Pollution Control District.”

2. Development Standard AQ-LA-1.4.8 shall be revised to read as follows:

“For all new residential subdivisions of five or more lots, new multi-family development project of five or more units, and new commercial or mixed-use development exceeding 5,000 square feet, solar energy systems which result in a 20% or more reduction in electrical or other energy needs are encouraged. All such projects shall undergo Board of Architectural review consistent with state and county regulations.”

The motion carried by a vote of 6-0

Staff reviewed the proposed revisions to Biological Resources policies with the LAPAC. The LAPAC and staff discussed riparian setbacks and buffers and how they are established, property rights, and the distinction between riparian and design control overlay setbacks.

ACTION: A conceptual motion was made by Thyron and seconded by Naughton to recommend decision-makers approve the Biological Resources policies as revised.

The motion carried by a vote of 6-0.

5. Revised Goals and Policies – Previous Meetings

Staff reviewed changes to policies identified by the LAPAC, staff, and commenters during previous meetings and in response to recommendations in the EIR. Staff and the LAPAC discussed revisions to the following policy areas: Historic and Cultural Resources; Schools; Visual/Open Space Resources; Police; Water; Wastewater; Fire; Resource Recovery; and Transportation, Circulation, and Parking. The LAPAC identified additional amendments to the Visual/Open Space Resources, Police, and Transportation, Circulation, and Parking.

Issues that remain of concern to the LAPAC include regulation of alcohol-related uses, Sheriff staffing and response times, and pedestrian and traffic safety. Staff reported Long Range Planning and the County Public Works Department had reviewed existing conditions at the Highway 101 entrances to town and identified safety improvements that address LAPAC concerns identified during previous meetings. Public Works is researching ownership of the affected roadway segments and will work with Caltrans to install safety mechanisms at the Highway 101 frontage intersection with Highway 135 at the west end of town and improve pedestrian movement currently constrained by a fence under the Highway 101 underpass. Staff and LAPAC discussed the future need for additional mechanisms, such as crosswalks, on Bell Street to address pedestrian and traffic safety, aesthetics consistent with the Caltrans Main Streets program which provides for these types of improvements.

Staff and LAPAC discussed a request by a property owner's representative, Laurie Tamura, Principal of Urban Planning Concepts to rezone APN 101-110-020 from General Commercial (C-3) to Residential as part of the Plan Update to abate a zoning code violation.

The Vision Statement Subcommittee reported to the LAPAC on their proposed revisions to the Los Alamos Community Plan Update Draft Vision Statement. The Draft Vision Statement integrates text authored by Committee members deWit, Naughton, and Fordyce.

Public Comment

None

ACTION: A conceptual motion was made by Thyron and seconded by Mortholé directing staff to work with Chair Wrather to develop language regarding the LAPAC's on-going concerns about alcohol-related uses, Sheriff staffing and response times, and pedestrian and traffic safety to forward with the Plan Update to decision-makers for

their consideration, and to recommend decision-makers approve the proposed policy revisions with the following amendments:

- 1. Visual/Open Space Resources Goal VIS-LA-1 shall be revised to read as follows:
“Maintain the Small Town Feel and Rural Character of the Town of Los Alamos and Integrate a Respect for Open Space Views and the Aesthetic Qualities of the Community in all Facets of Project Design.”**
- 2. Police Action POL-LA-1.1.1 shall be revised to read as follows”
“The County shall explore the feasibility of establishing a staffed Sheriff substation within Los Alamos in order to provide a greater police presence and to reduce call response times.”**
- 3. Fire Action FIRE-LA-1.2.2 shall be revised to read as follows:
“The County shall explore the feasibility of establishing a staffed Sheriff substation within the future Operations Complex to help ensure public safety and welfare and reduce response times.”**
- 4. Staff will work with Chair Wrather to revise Action CIRC-LA-1.2.3. to integrate additional language specifically addressing pedestrian and traffic safety and aesthetics along Bell Street and forward it to the Planning Commission for consideration.**

Motion carried 6-0

ACTION: Motion by Chair Wrather seconded by Fordyce that the LAPAC take no action on the request to rezone APN 101-110-020 as part of the Los Alamos Community Plan Update and forward the property owner’s request to the Planning Commission.

Motion carried by a vote of 6-0

ACTION: Motion by Naughton seconded by Thyron to approve the Vision Statement Subcommittee recommendation to approve the Draft Vision Statement (Attachment F) and integrate into the Los Alamos Community Plan Update.

Motion carried by a vote of 6-0

6. Los Alamos Community Plan Final Recommendation

The LAPAC considered the draft resolution (Attachment G) finalizing the amendments to the Los Alamos Community Plan Update and recommending its approval to decision-makers.

ACTION: A motion by Thyron seconded by deWitt to adopt a resolution recommending the County of Santa Barbara Planning Commission and Board of Supervisors approve the Los Alamos Community Plan Update, including the Land Use Development Code Form-based Code and Design Guidelines Amendments.

Motion carried by a vote of 6-0.

7. LAPAC to Consider Communication with Verizon

At the January 28, 2010 meeting, Chair Wrather brought to the attention of the LAPAC limitations on Verizon's high-speed internet service to Los Alamos. The LAPAC discussed having Chair Wrather prepare a letter from the LAPAC to address this issue.

ACTION: Motion by Chair Wrather, seconded by deWit to direct Chair Wrather to prepare a letter on behalf of the LAPAC to Verizon seeking improved telecommunications and internet service in the Los Alamos area.

Motion carried by a vote of 6-0.

Meeting adjourned at 9:42 p.m.

Chris Wrather, Chair

The above signature reflects Chair has reviewed and approved as to form and content the draft minutes of the April 15, 2010 LAPAC meeting.

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