

Los Alamos Planning Advisory Committee Meeting



Los Alamos
Senior Center
December 10, 2009

Agenda

Item 1: Pledge of Allegiance and Roll Call

Item 2: Public Comment Period - Items Not on the Agenda

Item 3: a. Minutes of the October 28, 2009 meeting

b. Items of Interest to the LAPAC

Item 4: Presentation – Los Alamos Community Plan Update

Item 5: Discretionary Project Review Procedures

Item 6: Citizen Access Portal.

Item 7: Future Meeting Date: Thursday, January 7, 2010

Adjourn



Los Alamos Planning Advisory Committee Meeting

Agenda Item 2:

- Public Comment Period for Items not on the agenda



Los Alamos Planning Advisory Committee Meeting

Agenda Item 3:

- LAPAC Review of October 28,
2009 Meeting Minutes



Los Alamos Planning Advisory Committee Meeting

Agenda Item 3: Items of Interest

- Los Alamos Community Services District (LACSD) Board Meeting
Wednesday, December 16, 2009
7:00 p.m.
- Census 2010
 - Media Campaign, January 1, 2010
 - Assistance Centers Open, February 2010
 - Questionnaires Delivered, March 2010
 - Census Day, April 1, 2009



IT'S IN OUR HANDS

United States[®]
**Census
2010**

countyofsb.org/2010census



Form Based Code? Design?

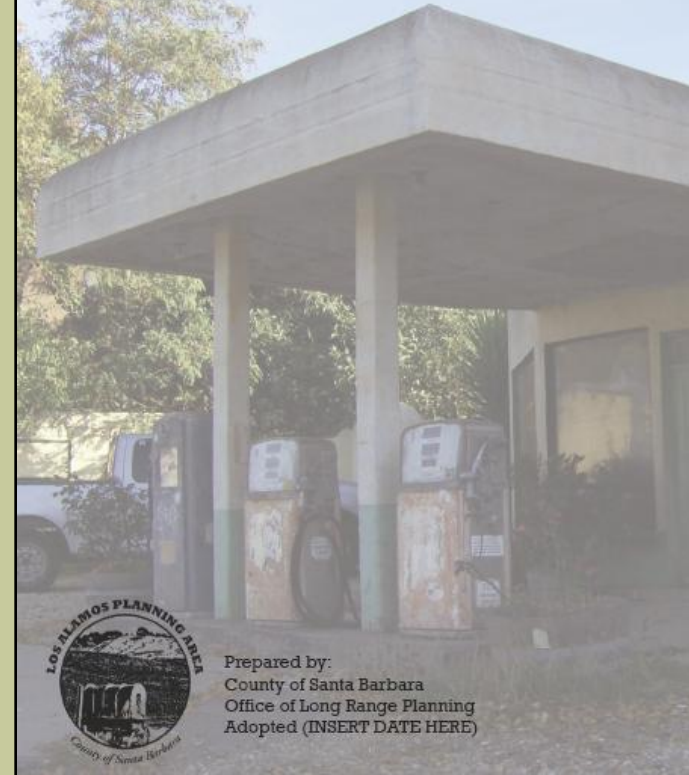


Los Alamos Planning Advisory Committee Meeting

Agenda Item 4: Presentation

Los Alamos Community
Plan Update - *Refresher*

Los Alamos Community Plan
June, 2008 Draft



OFFICE OF LONG RANGE PLANNING

Los Alamos Planning Area

- Area = 1 mile²
- 10.2% Vacant Parcels
- Population 1,588
- 1994 – Los Alamos Community Plan adopted



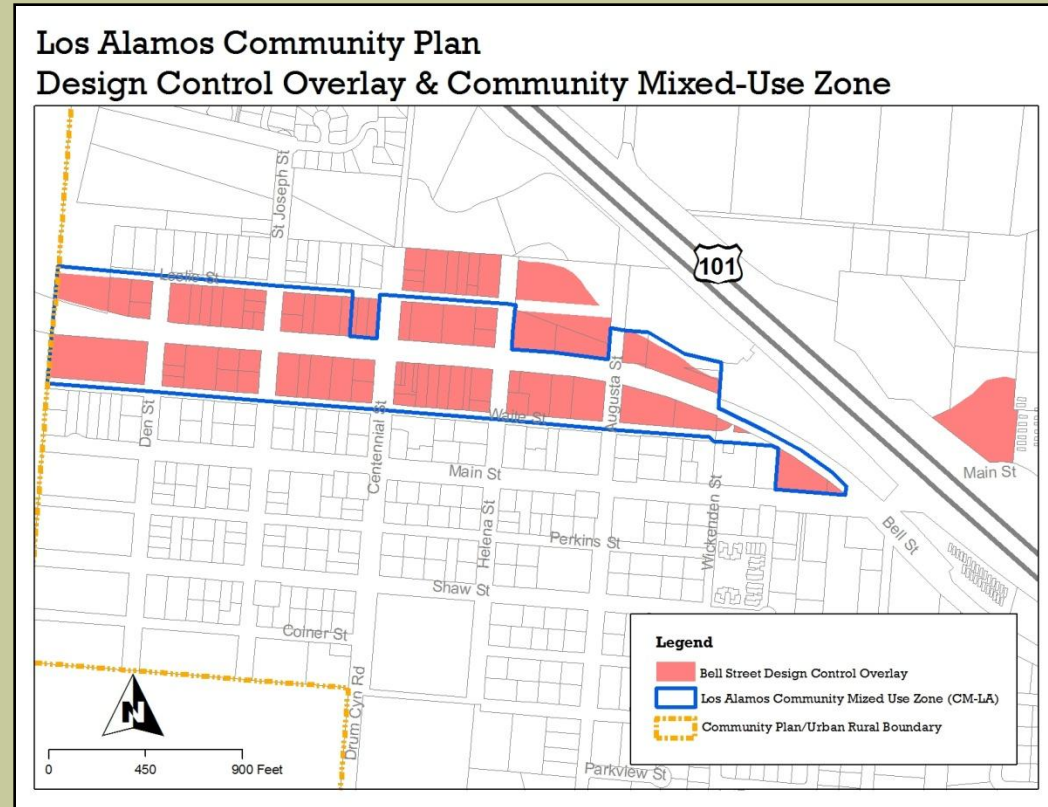
Update Background

- December, 2005** -Los Alamos Commons Project Proposed
- August, 2006** -Board of Supervisors creates LAPAC
- April, 2007** -LAPAC votes for Infill Focus Plan as the Preferred Strategy to Achieve a Greater Mix of Local Goods and Services on Bell Street
- July, 2008** -LAPAC and Planning Commission Recommend Infill Plan Update, Form-Based Code and Design Guidelines to Board of Supervisors
- September, 2008** -Board Initiates Environmental Review Phase



Los Alamos Infill Goals

- Goal LU-LA-1:
 - Encourage growth within the Community Plan Area rather than expanding the existing Urban Boundary.
- Goal LUR-LA-1:
 - Encourage infill and mixed use residential/commercial growth within the existing Urban Boundary.



The Planning Toolbox

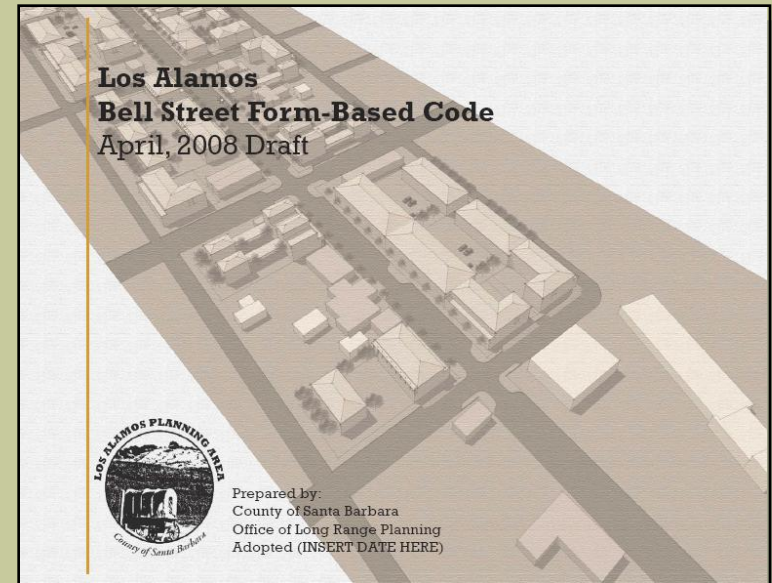
What is a Form-Based Code?

- New Planning tool
- Emphasizes Form and Function
- Traditional Zoning Focuses on Separation of Uses and Setbacks
- Form-Based Codes focus on establishing the scale and massing of the built environment

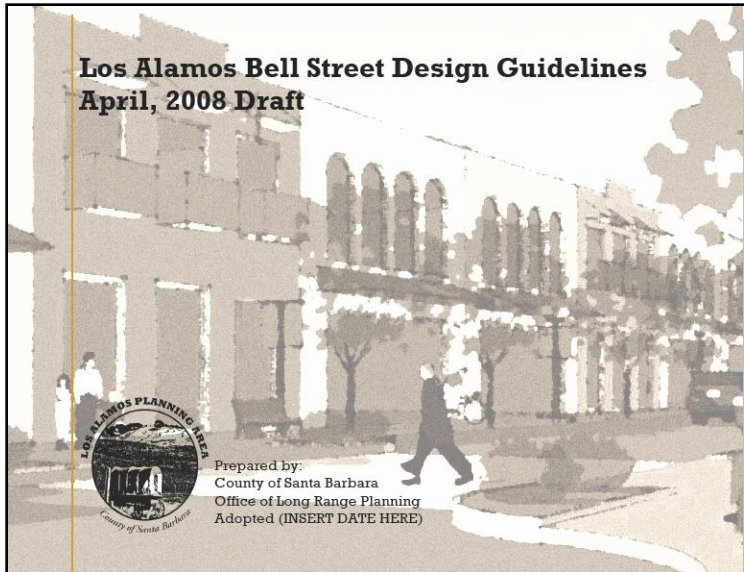


Bell Street Form-Based Code & CM-LA

- Appropriate standards for a traditional American downtown
- Promotes suitable mix of uses for Los Alamos
- Pedestrian accessible
- Streamlines regulations to reduce processing costs and time for compatible projects
- Development Plan required for larger scale projects <15,000



Bell Street Design Guidelines



- Companion to Form Based Code
- Identifies suitable architectural types
- Promotes western town theme
- Facilitates review and clarify the process



BAR Review Process

Bethany Clough – Chair Central Board of Architectural Review

- What does the CBAR do?
- Three Levels of Review and Findings
- Coordination between CBAR and LAPAC



BAR Review – Design Guidelines

Pages 19, 20, & 22

ARCHITECTURAL ENCROACHMENTS

Balconies, bay windows, chimneys, cantilevered rooms, and eaves may encroach into required setbacks as identified below and as may be further limited by the building code of the County of Santa Barbara.

- Balconies: 6' max. into all setback areas identified in Figure 9 (only possible with encroachments).
- Bay windows, chimneys, cantilevered rooms, and eaves: 3' max. into all setback areas identified in Figure 9.



Figure 10 – Western storefront on a corner (Novato, CA).

Setbacks and Building Orientation Guidelines

- 2.1 Buildings should be oriented toward Bell Street and the building should be built to at least 75% of the build to line (see Figure 9).
- 2.2 Building orientation should encourage pedestrian movement and activity by providing uncluttered, open access and building appearance.
- 2.3 Corner buildings may be oriented toward the intersection, but primary massing should face Bell Street.

Frontage, Layout, and Entry Guidelines

- 2.6 New buildings should be constructed to maintain frontage continuity in the pedestrian corridor.
- 2.7 Entries or widened paved areas to the rear of sidewalks should be a minimum of 12' in depth.
- 2.8 Porches, covered walkways, and roofs are allowed to project between the property line and the public right-of-way with a Caltrans encroachment permit.
- 2.9 Structural columns or posts could be located within public property.



Los Alamos Community Plan Update

Agenda Item 4: Presentation

LAPAC Discussion

Los Alamos Community Plan Update
Implementation



LAPAC Review Process

Agenda Item 5: Discretionary Project Review Procedures



LAPAC Review Process

PAC Project Review

Application



Review by PAC
Recorded by Member
Assigned to Project



Comments to
Decision-makers

COUNTY OF SANTA BARBARA
Planning and Development

Notice:
Gaviota Coast and Los Alamos Plan Areas:
General Plan Advisory Committee Review of Discretionary Projects

The Board of Supervisors Resolutions 09-222 and 09-319 have assigned an additional advisory review responsibility to the General Plan Advisory Committee (GPAC) for projects requiring discretionary review in the Gaviota Coast and Los Alamos Plan areas that are undergoing a Comprehensive Plan update. Applications subject to PAC review include: Development Plans, Major Conditional Use Permits, Tract Maps (subdivision of 5 or more lots), Legislative Acts (Rezons, General Plan Amendments, Specific Plans), and Mining and Reclamation Plans requiring review and approval by a decision-making body (Planning Commission, Board of Supervisors).

See the maps below to determine whether your project falls within the boundary a planning area with the PAC review requirements. Please contact Planning and Development if you are unsure whether your project is located in one of these plan areas or is subject to discretionary review.

[Gaviota Coast Plan area map Link](#)

[Los Alamos Community Plan area map Link](#)

© 2008 PAC/CDAP Planning Area/Los Alamos Community Plan Update/PAIS Hearings/General Plan Advisory Committee Advisory Review Form/CDAP General Plan Advisory Committee Advisory Review Request

COUNTY OF SANTA BARBARA
Planning and Development

PROJECT NAME: _____ PLANNER: _____
CASE NUMBER: _____ PHONE: _____
PLAN AREA: _____ EMAIL: _____

PLANNING ADVISORY COMMITTEE REVIEW REQUEST

The Planning and Development Department requests that your committee review the project application materials attached to this transmittal in advance of the upcoming _____ meeting and be prepared to discuss the project with staff and the applicant.

The preliminary summary of the project included with this transmittal will assist you in your review. During the meeting, staff will record the issues and concerns raised, along with any formal comments issued by your committee and submit them to the committee chair for review and final approval. The committee's comments will then be attached to and incorporated into the project staff report and forwarded to decision-makers.

1. **Project Description/Permit Type/Environmental Review Required**
Please describe, insert description of proposed uses and level of environmental review required

2. **Site Information**

Project Summary	
Project Address:	
Assessor's Parcel Number(s)	
Comprehensive Plan Designation	
Zoning and Applicable Ordinances	
Site Size	_____ acres
Existing Use & Development	
Surrounding Zones/Uses	North: _____ South: _____ East: _____ West: _____
Access	
Other Site Information	
Public Services	Water Supply: _____ Sewage: _____ Fire: _____

COUNTY OF SANTA BARBARA
Planning and Development

PROJECT NAME: _____ PLANNER: _____
CASE NUMBER: _____ PHONE: _____
PLAN AREA: _____ EMAIL: _____

PLANNING ADVISORY COMMITTEE PROJECT REVIEW SUMMARY

1. **Meeting Information**

-INSERT NAME OF COMMITTEE HERE-	
-INSERT MEETING DATE & TIME	
Meeting Location	
Committee Chair	
Committee Members in Attendance	
Applicant Name	<input type="checkbox"/> Applicant in Attendance
Staff in Attendance	
Number of Public in Attendance	
OTHER	

A. **PLANNING AREA COMMITTEE COMMENTS**



Planning Toolbox

Agenda Item 6: Citizen Access Portal

Address: <https://ass.sbcountyplanning.org/CitizenAccess/>

County of Santa Barbara
PLANNING AND DEVELOPMENT
www.sbcountyplanning.org

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Related Links

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Welcome Message
Welcome to the Santa Barbara County, Planning & Development's Citizen Access Portal. We are pleased to offer our citizens, businesses and visitors access to government services online, 24 hours a day, 7 days a week.

We are fulfilling our promise to deliver powerful e-government services and provide valuable information about the community while making your interactions with us more efficient, convenient, and interactive. To use ALL the services we provide you must register and create a user account. If you choose not to register, services available to you will include limited access to information. We trust this will provide you with a safe, higher level of service that makes living and working in our community a more enjoyable experience.

For more information on how to use this site, view the [County of Santa Barbara Citizen Access User Guide](#).

Additional services will soon be made available through this site:

- Apply for a Permit
- Schedule an Inspection
- Register as a User

Building Apply for a Permit	Planning Schedule an Inspection
Property Information Link to County Information	



Planning Toolbox

Agenda Item 6: Citizen Access Portal

<https://aca.sbcountyplanning.org/CitizenAccess/>



Los Alamos Planning Advisory Committee

Agenda Item 7: Future Meetings

- **Next Meeting:** Thursday, January 7, 2010
 - **Staff will brief the LAPAC on the comments received on the Draft EIR**
- **Late January and Early February**
 - **LAPAC Recommendation Meetings**

Adjourn



Los Alamos Planning Advisory Committee

Thank You

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Census
2010

Make yourself count!

VISIT: countyofsb.org/2010census



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Santa Barbara County