

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for

Draft Los Alamos Community Plan, Design Guidelines and Form-Based Code Initiation Hearing

Hearing Date: July 9, 2008

Staff Report Date: June 20, 2008

Case #: 08ORD-00000-00011, 08GPA-00000-00004 and 08RZN-00000-00002

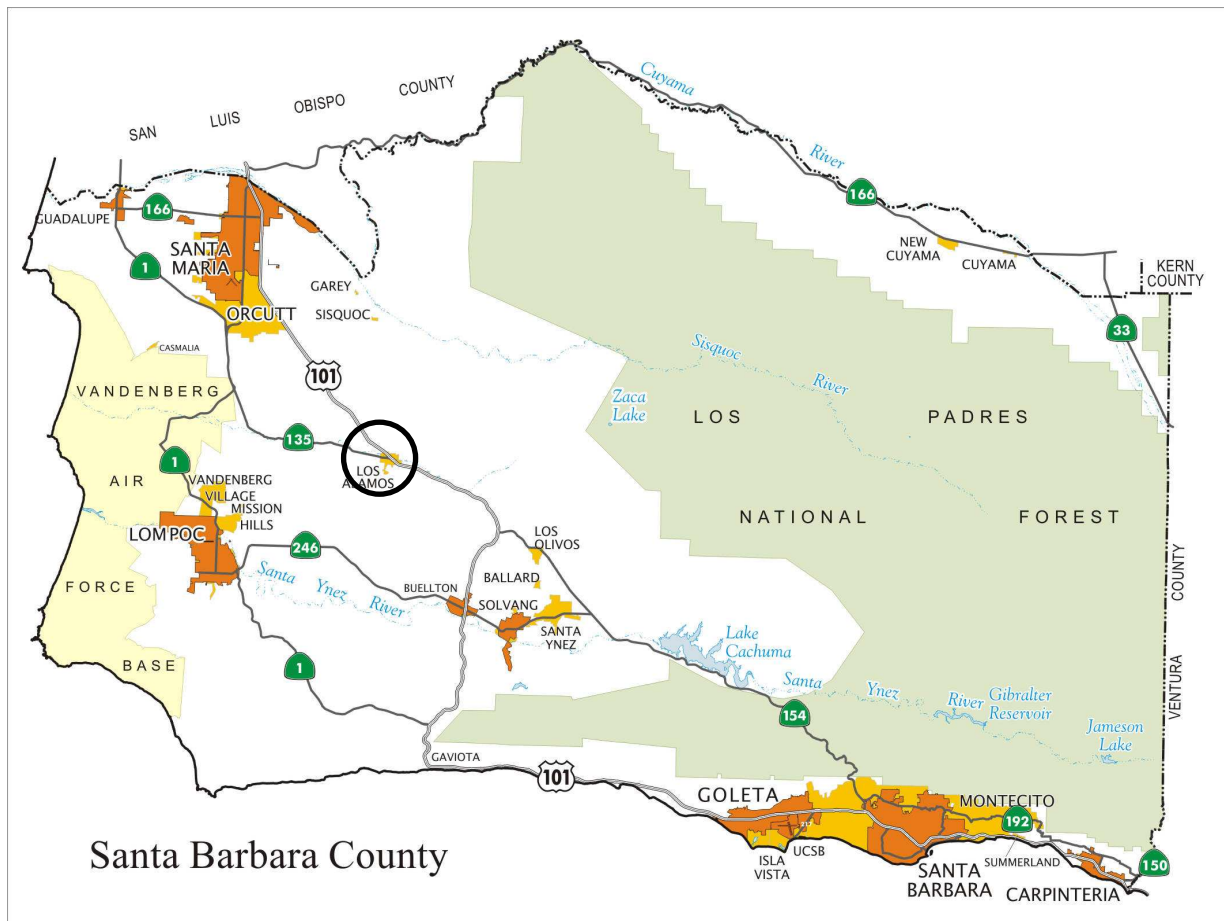
Derek Johnson, Deputy Director 568-2072

Eric W. Lentz, Senior Planner 884-6836

Division: Office of Long Range Planning

Environmental Document: TBD

Supervisor District: 3rd District



1.0 REQUEST

Hearing on the request of Planning and Development to the Planning Commission to:

1. Review and comment on the Draft Los Alamos Community Plan, Draft Los Alamos Form-Based Code, and Draft Bell Street Design Guidelines.
2. Recommend that the Board of Supervisors initiate environmental review for the Draft Los Alamos Community Plan, Draft Los Alamos Form-Based Code, and Draft Bell Street Design Guidelines.

2.0 RECOMMENDATION AND PROCEDURES

That the Planning Commission:

1. Adopt Attachment A, a resolution of the Planning Commission recommending that the Board of Supervisors initiate environmental review for the Draft Los Alamos Community Plan, Bell Street design Guidelines, and Land Use Development Code amendments.
2. Adopt Attachment B, a resolution of the Planning Commission recommending that the Board of Supervisors adopt a resolution addressing the acceptance and processing of general plan amendments and rezones during the Los Alamos Community Plan update.

Please provide direction to staff if the Planning Commission takes actions other than those recommended.

3.0 JURISDICTION

Initiation of the draft Los Alamos Community Plan, Bell Street Design Guidelines, and Los Alamos Form-Based Code are being considered by the County Planning Commission based on Section 35.80.020 of the Santa Barbara County Land Use and Development Code which states: the County Planning Commission's review authority for Comprehensive Plan amendments and Development Code amendments is to make project recommendations to the County Board of Supervisors.

4.0 INTRODUCTION AND BACKGROUND

4.1 Introduction

This staff report provides the Planning Commission and the public with an overview of the draft Los Alamos Community Plan (Community Plan), Bell Street Design Guidelines, and Form-Based Code. The initiation process allows the Planning Commission and the public an opportunity to further comment on the proposed Comprehensive Plan and Land Use and Development Code (LUDC) changes and new goals, policies, actions, and development standards proposed in the Plan which will be the subject of environmental review.

Effect of Initiation on Pending and Future Projects: County regulations require that land use permits issued be consistent with both the existing land use and zoning regulations and any initiated land use and zoning regulations proposed as part of a community plan. Discretionary permits such as development plans or conditional use permits must only be consistent with the rules in place at the time of decision. Tentative parcel maps (subdivisions) are governed by the rules in effect when the project application is deemed complete by P&D.

4.2 Background and Advisory Committee Process

The Los Alamos Community Plan was adopted by the Board of Supervisors in February 1994. Since its adoption 14 years ago, new development has taken place within the community, public facilities and services such as water and sewer have expanded, and population growth has occurred.

In 2005, the owner of property partially within, but mostly outside the community's urban boundary (APN 101-100-038, see Figure 1), approached the County with a Specific Plan application. The project, identified as Los Alamos Commons, included a proposal to develop approximately 200 housing units on 104 acres located northwest of the town. The Board of Supervisors decided that the project should not be considered individually since it involved a proposed expansion of the community's urban boundary. Rather, the Board directed that it be considered as part of a Community Plan update. Because funding did not exist to fully fund a Plan update, the developer of the Los Alamos Commons project agreed to fund 50% of the Phase I cost of the Update, and potentially Phase II. With this funding agreement in place, the Board of Supervisors initiated an update to the Community Plan through creation of the Los Alamos Planning Advisory Committee (LAPAC) on August 8, 2006. Community meetings with the LAPAC began in October 2006. In April, 2007, the LAPAC recommended to not expand the urban boundary and instead focus on urban infill. On September 4, 2007, the developer submitted a letter withdrawing the option of funding Phase II, the environmental phase of the Community Plan update.

The LAPAC began holding public meetings in October 2006 to gather community input on the Community Plan update. A total of 30 public LAPAC meetings have been held over the course of this update process, including a joint LAPAC/CBAR meeting on October 29, 2007, to discuss form-based code principals and objectives and to discuss the design review process for Los Alamos.

The first phase of the update was largely informative, with staff presenting information on the current demographics of the community as well as the current status of public facilities and services, resources and constraints, and environmental issues. Current development proposals were also discussed in the context of the Community Plan update. Following the information gathering phase, the LAPAC and the public engaged in a community visioning exercise and a series of meetings focused on goal development and recommended policy changes.

Bell Street is the historic "main street" for Los Alamos, containing a few historic buildings which are scattered along this state highway. Development is discontinuous along the street, with 23 vacant parcels (approximately 17.5 acres) and many underutilized commercial lots. Town residents have expressed a desire for a greater amount of retail and services on Bell Street and, while a few mixed-use development projects (residential over commercial) have been proposed over the past few years, no new commercial development has occurred in town for some time.

A financial feasibility study was prepared by the County's consultant to evaluate the financial feasibility of new commercial development in Los Alamos. The consultant, Strategic Economics, evaluated the market potential for additional retail along Bell Street, and found that demand by residents alone will not be sufficient to support a critical mass of commercial activity. Strategic Economics also researched case studies of small towns with successful "main street" retail. In every

case, the research showed that tourists and other non-resident visitors were necessary to support even a small retail district. Given that the quantity of future residential development in Los Alamos is limited due to infrastructure constraints (i.e. wastewater capacity), it is clear that Los Alamos will need to attract additional visitors in order to support even a very small retail district. Both urban boundary expansion and infill development as proposed under the CM-LA zone can not be accommodated with the limited wastewater treatment capacity.

Strategic Economics prepared an additional financial feasibility study with the purpose of analyzing development programs that might occur along Bell Street either now or in the future, and how County regulations such as parking requirements or height restrictions affect the financial viability coupled with market constraints of development projects. The County also hired Shubin and Donaldson Architects to prepare a development concept plan. The concept plan analyzes the future development patterns of the Bell Street corridor, keeping the integrity of the historic built environment. The concept plan looked at a variety of building mass and height configurations, building placement, on-site parking configurations, residential unit intensities, and mixed use configurations. Strategic Economics worked with Shubin and Donaldson Architects to test the financial feasibility of development on typical sites along Bell Street. The financial feasibility study and the concept plan provided the Los Alamos community with an improved understanding about the likelihood of what different types of development might be built along Bell Street in the short- and long-term, and how development regulations changes will encourage the desired type of development.

In response to the constraints for new development within the current development regulations, County staff developed a form-based development code. The proposed Los Alamos Form-Based Code would achieve the community's desired building mass and form and will serve as a catalyst for new development. The development standards of the new zone were created to maximize the feasibility of development along the Bell Street corridor consistent with the desired form and character of Los Alamos.

After several public meetings, the LAPAC approved two resolutions to the Planning Commission and Board of Supervisors recommending the initiation of environmental review for the Draft Los Alamos Community Plan, Design Guidelines and Form-Based Code (Attachments X & X). The resolution in Attachment X was approved by a vote of 4-3-0. The resolution in Attachment X was unanimously approved.

5.0 PROJECT DESCRIPTION

5.1 Project Description

The project involves the following elements:

1. Los Alamos Community Plan. The Draft Los Alamos Community Plan (Attachment X) is intended to direct all aspects of development, including both policy and regulatory elements used in evaluating future development projects. The Draft Community Plan will amend the 1994 Los Alamos Community Plan, updating the goals, policies, development standards and actions intended to regulate and guide future development and improvements.

2. Land Use and Development Code Amendments. The Los Alamos Form-Based Code (Attachment X) will be implemented through the County Land Use and Development Code (LUDC). The proposed amendments to the Land Use and Development Code would implement the applicable policies, development standards and action items from the Los Alamos Community Plan.
3. Bell Street Design Guidelines. The Los Alamos Bell Street Design Guidelines (Attachment X) are intended to provide reasonable, practical and objective guidance to assist developers and designers in a) identifying the components that define the character of the Bell Street commercial corridor and b) designing new or remodeled buildings. The guidelines will also provide the tools needed for staff and the County's Central Board of Architectural Review (CBAR) to properly evaluate development proposals.

5.2 Draft Los Alamos Community Plan Update

Significant Issues Addressed by Proposed Goals, Policies, Actions and Development Standards

This section outlines the significant topical issues addressed by the proposed new goals, policies, actions, and development standards contained in the Draft Los Alamos Community Plan. The information is intended to summarize the key policy issues that are addressed in greater detail in the Community Plan. The standards have been crafted to address recurrent problems and issues which, up to now, have been handled case-by-case with mixed outcomes. These criteria also are intended to provide better guidance and predictability within the development review process to the overall benefit of project applicants, community members, and decision makers.

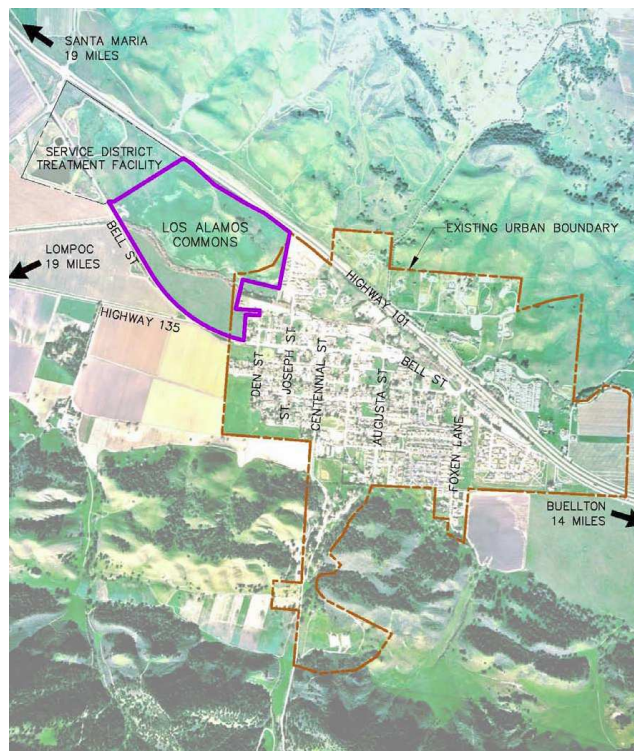
The Draft Community Plan is considered a "working" document in that it includes existing language from the 1994 community plan. Existing text recommended for deletion is noted with a strikethrough. New text added to the Community Plan is underlined.

The Draft Community Plan update reflects the input of the Los Alamos community and 30 meetings to date with the Los Alamos Planning Advisory Committee (LAPAC). The updated Community Plan incorporates identified community goals and aspirations adopted by the LAPAC April 16, 2007. The updated Community Plan reflects input from various departments of the County of Santa Barbara.

5.2.1 Land Use

On April, 2007, the LAPAC voted to not expand the urban boundary and instead focus on urban infill with the primary emphasis on the Bell Street corridor. Figure 1 below shows the proposed area considered for urban boundary expansion and the current and proposed urban and Community Plan boundary.

Figure 1



Staff conducted a buildout analysis for the planning area based on proposed land use designations. The buildout scenario consists of existing and potential residential units and commercial square feet. A complete buildout table can be found in Table 7 of the Draft Los Alamos Community Plan. The summary information is presented in Table 1 below.

Table 1 - Community Plan Buildout Summary

Existing Residential Units	Potential Additional Residential Units (Includes 301 units within CM-LA)	Total Residential Units at Buildout	Existing Commercial and Industrial S.F.	Potential Additional Commercial and Industrial S.F.	Total Commercial and Industrial S.F. at Buildout
625	643	1,268	215,200	534,709 ¹	749,909

¹ Assumes APN# 133-130-039, site of Lucas and Lewellen Winery, is built at maximum zoning of light industrial at 348,480 square feet. The approved winery on this site would be approximately 75,502 square feet. The actual buildout of Industrial use would be less once the winery is constructed and operating as a winery.

The estimated maximum buildout potential of residential development under the proposed plan is 1,268 units. The analysis is based on existing units plus new potential units on vacant sites under current land use and on sites with the proposed land use changes. Of the 1,268 units, 301 units could be built within the Bell Street corridor under a proposed Los Alamos Form-Based Code. The buildout makes a reasonable assumption that certain existing historical structures would not be redeveloped. The proposed Form-Based code would be implemented through the Land Use and Development Code as a new zone district "Community Mixed Use - Los Alamos" (CM-LA) as further described in this report.

The Los Alamos Community Services District (LACSD) in a memo to the County dated April 7, 2008, estimated the total residential buildout for wastewater treatment capacity at 1,174 units within the current LACSD boundary. The LACSD made the following assumptions on wastewater capacity:

1. The LACSD proposes to serve wastewater needs of parcels within the District Boundary on a first-come/first serve basis.
2. The LACSD proposes to serve only parcels within the District Boundary.
3. APN# 133-130-039, site of Lucas & Lewellen Winery, is not assumed constructed per the project description but rather maximum buildout of existing Light Industrial (M-1) zone.
4. Proposed affordable housing project Creekside Village Apartments is constructed at 39 residential units, an increase from the original 22 units proposed and reviewed by the LAPAC.
5. Total commercial property square footage in the District Boundary is 794,070 (per Wastewater and Treatment Facilities Planning Study dated April 2006).
6. The County will require water savings devices as part of the development standards adopted.

The proposed residential buildout of the Community Plan includes a total of 16 residential units outside the LACSD boundary. This leaves a remaining 1,252 residential unit potential at buildout within the LACSD boundary. In response to the potential wastewater constraints, the draft Community Plan includes Development Standard WAT-LA-1.2.1 which requires new development to demonstrate significant methods for conserving water that will include, but not be limited to, waterless urinals in commercial projects, low flow toilets in commercial and residential projects and low flow showers in residential projects.

In addition to the new development standard, the following assumptions are made by staff to reduce the expected wastewater demand on the LACSD:

1. Lucas & Lewellen Winery site is assumed constructed per the project description.
2. Assume a 70% development efficiency on lots that could accommodate 10 or greater residential units.

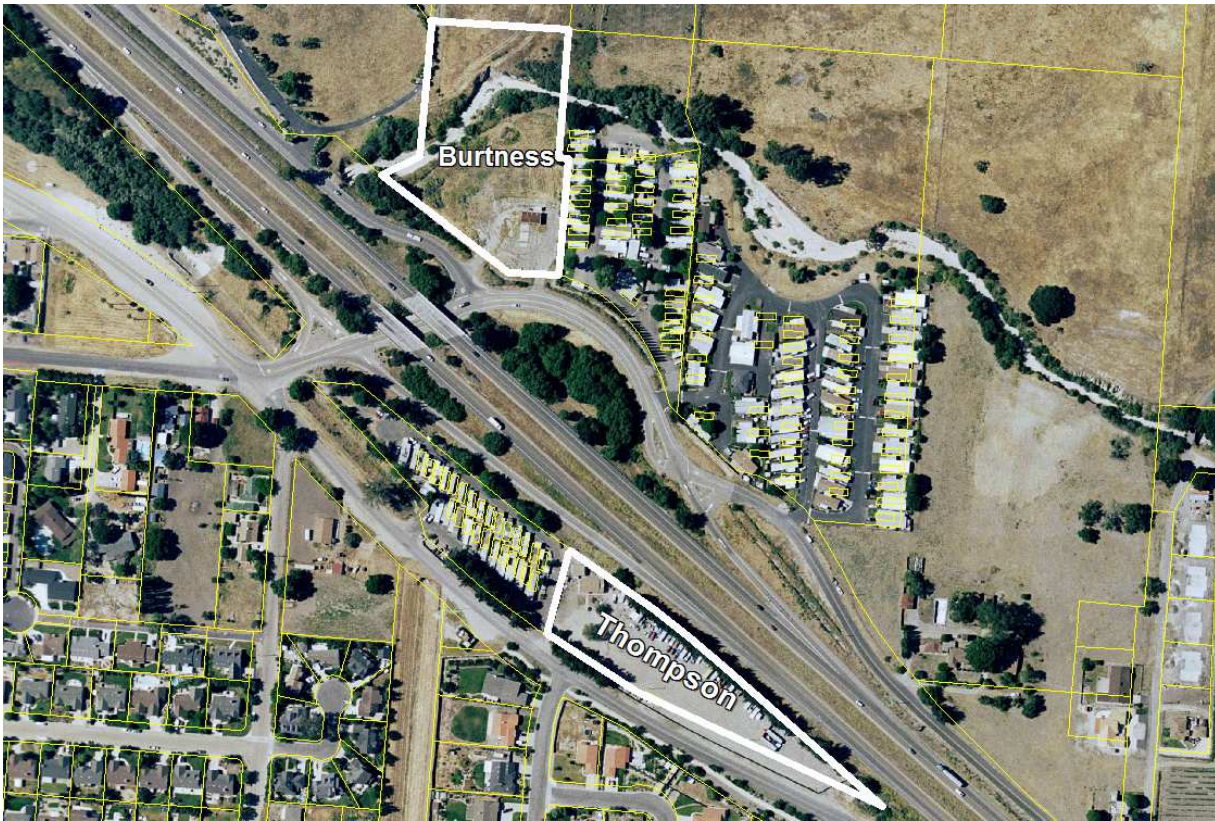
The estimated maximum buildout of commercial and industrial square feet is based on an existing analysis of commercial projects and the potential buildout of vacant lots. The estimated buildout of commercial space within the proposed CM-LA zone is based on the form-based code. The total potential commercial and industrial buildout is 749,909 square feet. The industrial component of this buildout is roughly 348,480 square feet and occurs on one parcel on the east end of the Community Plan Area. The parcel, APN# 133-130-039, is the site of the proposed Lucas and Lewellen winery.

When constructed, the winery facility would be approximately 75,502 square feet, thus lowering the potential buildout of industrial use.

5.2.2 Key Land Use and Zoning Changes

In addition to the newly created CM-LA zone, the LAPAC recommended to amend the land use and zoning maps in Los Alamos for two parcels within the Los Alamos Community Planning Area. See Figure 2 for the location of the two parcels.

Figure 2



The first parcel the LAPAC took action on is APN# 101-120-022, located on the north side of Highway 101. Los Alamos property owner, Christine Burtness requested the LAPAC review the current land use and zoning for their property. Ms. Burtness requested a more flexible commercial zoning other than the current zone of Commercial Highway. Staff recommended the LAPAC support a change of land use and zoning of this property from Commercial Highway to retail Commercial (C-2). The C-2 zoning could accommodate a wider range of commercial uses that would be more compatible with the character of the neighborhood north of Highway 101.

The second parcel the LAPAC took action on is APN# 101-260-059, located on the eastern end of Bell Street adjacent to Highway 101. Daniel F. Thompson requested a change in zoning from Residential (DR-8) to General Commercial (C-3). Due to the narrow configuration on the lot and its close proximity to Highway 101, residential development was deemed to be a less appropriate use of the

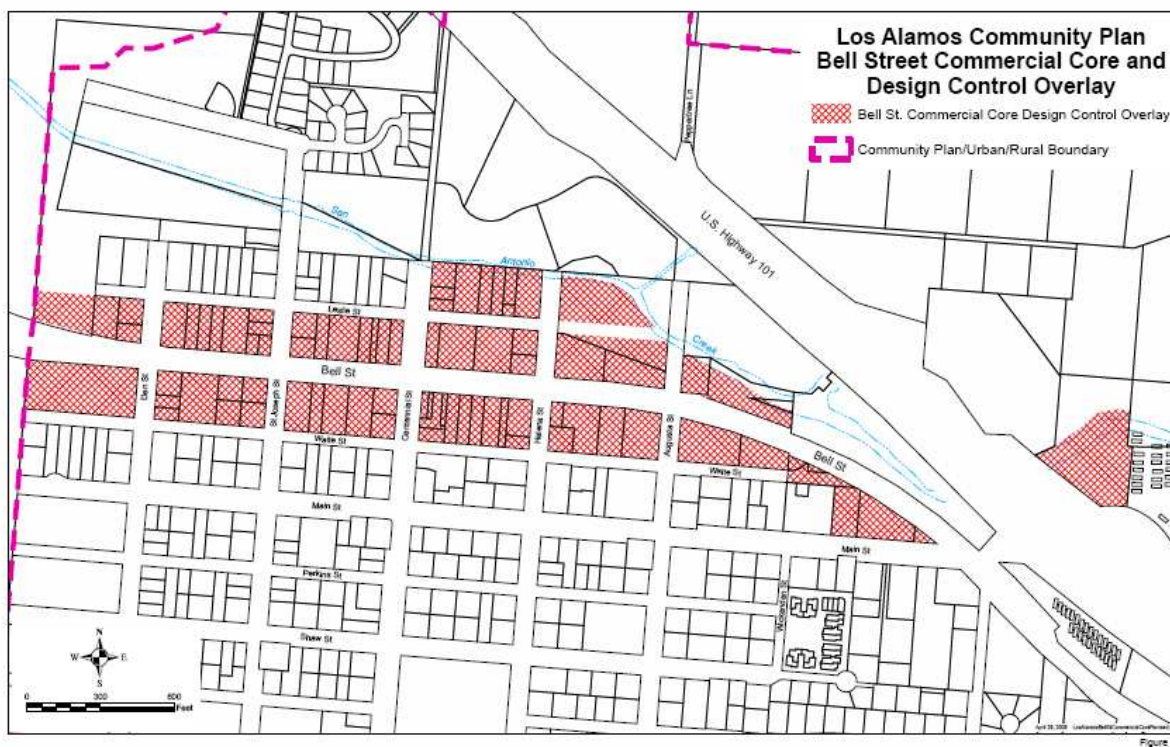
property. Staff recommended the LAPAC support a change of land use and zoning of this property as requested by the owner.

5.2.3 Expansion of Design Control Overlay

The Bell Street Design Control Overlay (Figure 3) has been expanded to cover the commercial zoned parcels from the western edge of Bell Street within the Planning Area to the east at the intersection of Bell Street and Main Street and Highway 101. The design overlay has also been expanded to the proposed C-2 parcel on the north side of Highway 101. This parcel represents a major gateway to Los Alamos as it is the location of the northbound Highway 101 off ramp.

The Bell Street Design Control Overlay is described within the Bell Street Design Guidelines, which will be discussed below in section 5.3.

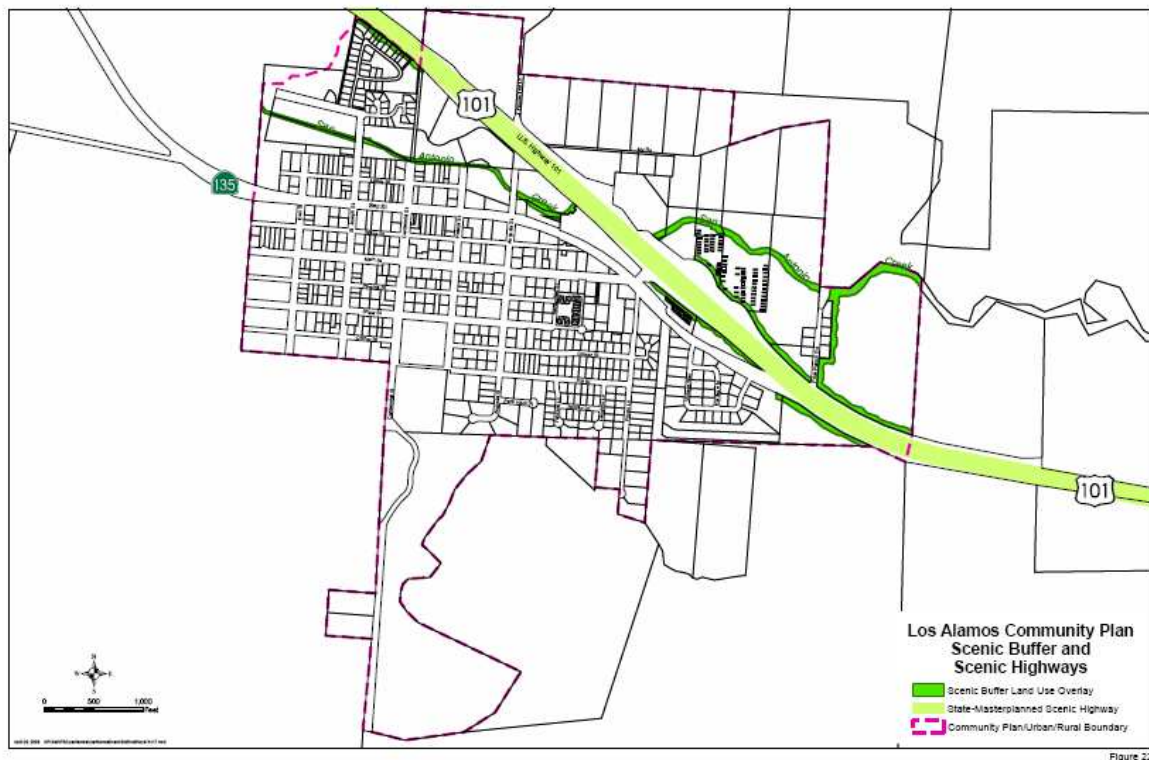
Figure 3



5.2.4 Expansion of Scenic Buffer Land Use Overlay

The Scenic Buffer Land Use Overlay (Figure 4) is a Comprehensive Plan land use policy used to mitigate the visual effects of development along scenic corridors. The LAPAC recommended extending the Scenic Buffer Land Use Overlay along the frontage road on the north side of Highway 101 from the approved Lucas & Lewellen winery parcel, west to the proposed C-2 rezone parcel. This is due to the prominent location of this area as the eastern gateway into Los Alamos and would ensure that new development is landscaped and visually screened.

Figure 4



5.3 Draft Bell Street Form-Based Code

Form-Based Codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a *regulating plan* that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the segregation of land-use types, permissible property uses, and the control of development intensity through simple numerical parameters (e.g., FAR, dwellings per acre, height limits, setbacks, parking ratios).

A form-based code was drafted for the Bell Street corridor in Los Alamos to give certainty to developers and the community on the desired outcome of new and redeveloped projects. Based on the financial feasibility study prepared by Strategic Economic, the current commercial zoning along Bell Street is too restrictive and does not provide the financial incentive for commercial development occur.

The proposed regulations and standards in the Los Alamos Form-Based Code (Attachment X) are regulations which would be implemented through a new "Community Mixed Use – Los Alamos" (CM-LA) zone district crafted specifically for the Los Alamos Township and applied to a portion of the existing C-1 and C-2 parcels within the Bell Street Corridor. The new CM-LA zone district, shown on Figure 10 of the Community Plan, would be implemented through new standards in the County Land Use and Development Code (Attachment X).

5.3.1 A comparison of the current Limited Commercial zone (C-1), Retail Commercial zone (C-2) and Old Town Orcutt Residential/General Commercial zone (OT-R/GC) with the proposed “CM-LA” mixed-use zone.

Limited Commercial (C-1) and Retail Commercial (C-2) zoning are primarily use-based with less of a focus on the physical form of the buildings. The proposed Community Mixed Use-Los Alamos (CM-LA) zone focuses primarily on building form and the relationship between the buildings and the public realm. The CM-LA zone also controls allowable and prohibited uses, which, vary slightly from the current zone provisions.

Please reference the table in Attachment I for a comparison of allowed uses and permit types required in the current and proposed zones. Attachment X includes allowed land uses under the Old Town Orcutt Residential/General Commercial (OT-R/GC) zone for comparing CM-LA with a similar mixed use zone within the County.

5.3.2 Land Use Permit (LUP) versus Development Plan (DP).

Currently under C-1 (Limited Commercial) and C-2 (Retail Commercial) zoning, a Development Plan (DP) is required for buildings and structures that total 5,000 or more square feet in gross floor area or where onsite buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet or more.²

A Development Plan (DP) allows for discretionary review of projects allowed by right within their respective zoning districts which, because of type, scale, or location require comprehensive review. The DP is an important mechanism which allows various County Departments (Public Works, Flood Control, etc.) to apply conditions of approval to otherwise ministerial projects.

The new CM-LA zone proposes to increase the threshold triggering a DP to 15,000 square feet cumulative per lot instead of the current trigger of 5,000 square feet or more. A DP would not be required if the proposed development is less than 15,000 square feet cumulative per lot.

The proposed change to increase the DP trigger from 5,000 square feet to 15,000 square feet would streamline the permit process by reducing processing time and costs for applicants. The objective of a DP is to allow County departments to apply additional conditions to projects. However, additional development standards have been incorporated in the proposed CM-LA zone allowing more projects to be processed ministerially. A Land Use Permit (LUP) would still be required, since County regulations require a LUP before using any land or structure or commencing any work to erect, move, alter, enlarge or rebuild any building or structure in the unincorporated area of the County of Santa Barbara. Exemptions from these permits are found in the applicable Ordinance.

² Santa Barbara County LUDC Section 35-24.030

5.3.3 Residential Intensities

The current C-1 and C-2 zoning allows for a maximum of two bedrooms for every 1,000 square feet of commercial development. Residential use within these zones is limited to less than 50% of the total building square footage. The CM-LA zone would allow residential units at 2 bedrooms for every 700 square feet of commercial square feet. Residential square footage under CM-LA can exceed the square footage of the commercial portion of the parcel making residential the primary use.

5.3.4 Parking Placement and Inventory

The proposed CM-LA zone includes modification to the County's existing parking requirements. Currently the C-2 zone requires one space per unit plus one guest space for every five units for residential uses (two bedrooms or less), and one space for every 300-500 square feet of gross floor area for commercial development (depending on the type of use).

The CM-LA zone would require one off-street space per residential unit (Off-street parking spaces are not required on lots with 2 or fewer units). On-site parking is not required for nonresidential uses. However, available off-site parking must be demonstrated.

County staff recently completed a parking inventory for the Bell Street corridor (see Attachment X). There are currently 479 available on-street parking spaces throughout the Bell Street corridor study area. An estimated 690 spaces could be provided by establishing angled parking on the north side of Bell Street, and on side streets one block on either side of Bell Street, and parallel parking on the south side of Leslie Street when parking is adjacent to commercial use. The potential buildout of the CM-LA zone would put peak parking demand of 632 on-street parking spaces. Development Standard CIRC-LA-1.7.1 would require the County to work with Caltrans when Bell Street development reaches 50% buildout capacity to implement a parking and roadway configuration to accommodate peak parking demand..

5.4 Draft Bell Street Design Guidelines

The update of the Los Alamos Bell Street Design Guidelines Manual (1994) to the Draft Los Alamos Bell Street Design Guidelines (Attachment X) seeks to add clarity and depth to the existing Los Alamos Design Guidelines, without adding additional development requirements, processing steps, or review beyond what is currently required. The Design Guidelines provide clearer direction to applicants and property owners so that there is greater guidance and standards for design review which is intended to reduce the amount of time for review and appeals. Primary sources of content for the update included the current Los Alamos Design Guidelines (1994) and the County's Design Guidelines for Orcutt, Mission Canyon, and Goleta.

The Design Control overlay zone map is proposed to be expanded to cover the entire Bell Street corridor and include the parcel on the north side of Highway 101 proposed to be rezoned from CH to C-2, which is currently the site of an abandoned gas station. The parcel north of Highway 101 was included due to its visibility as a commercial gateway parcel into Los Alamos.

5.4.1 Design Review Process

Proposed development within a Design Control overlay zone shall comply with all applicable requirements of that zone, including Design Review.³ The purpose and intent of Design Review is to encourage development that exemplifies the best professional design practices, to benefit surrounding property values, enhance the visual quality of the environment, and prevent poor quality of design.⁴ The types of projects requiring Design Review include:

- New building construction,
- Demolished and reconstructed buildings, second floor additions,
- Changes to major design elements, and structural alterations that substantially alter the existing façade for all projects taking place within the Design Control Overlay zone.⁵

5.4.2 Design Guidelines and Renovation of Existing Buildings

The Los Alamos Bell Street Design Guidelines seek to provide design guidance to those altering or renovating an existing building within the Bell Street Design Control Overlay. In the event the existing building does not already comply with the Design Guidelines, only the portions being altered are subject to the Design Guidelines and CBAR Design Review. Portions of the existing building that do not comply with the Design Guidelines and are not being renovated will be considered "Existing-Nonconforming" and will not be subject to new requirements or guidelines.⁶

In the event that a structure that is less than 75% damaged by earthquake, fire, flood, vandalism or other calamity beyond the control of the owner, the structure may be reconstructed or restored. If the damage is 75% or greater, the structure may not be reconstructed unless approved by the Zoning Administrator.⁷ If the Planning and Development Director determines that the exterior design or specifications are proposed to be changed or the footprint of the structure is relocated, the restored structure shall be subject to the provisions of LUDC Section 35.82.070 (Design Review).

5.5 Procedure to Address Processing General Plan Amendments and Rezones

Historically, the Planning & Development Department has suspended the processing of rezone and/or general plan amendment applications within a planning area boundary while a Community Plan is prepared, unless the Planning Commission determines a project to be a public benefit, or finds a project to be consistent with the Comprehensive Plan.

Planning & Development has continued this procedure while the Los Alamos Community Plan is being updated and would further continue this procedure if and when a project were to come forward and propose a general plan amendment or rezone while environmental review is being conducted. At this time, there are currently no projects proposing a change in the general plan or zoning within the existing planning area.

³ Santa Barbara County LUDC Section 35.28.080

⁴ Santa Barbara County LUDC Section 35.82.070

⁵ Los Alamos Bell Street Design Guidelines and form Based Code, October 2007 Draft

⁶ Santa Barbara County LUDC Section 35.101.030 (Nonconforming Structures)

⁷ IBID

The LAPAC discussed the General Plan Amendment and Rezone procedure and recommended to forward the discussion item to the Planning Commission and Board of Supervisors for consideration. This procedure would prevent changes to land use policy that could undermine the Los Alamos Community Plan update process.

Attachment X contains the recommended procedure to suspend general plan amendments and rezones within the Los Alamos Community Planning Area until environmental review is completed and the Community Plan is adopted.

6.0 PROJECT SCHEDULE

Fall 2008	Board of Supervisors Initiation of Environmental Review
Fall 2008 - Fall 2009	Environmental Review
Fall 2009	County Board of Architectural Review
Fall 2009 - Spring 2010	County PC and BOS Adoption Hearings
Spring 2010	Plan Update Implementation

Attachments

- Attachment A: Planning Commission Resolution - Environmental Review Initiation
- Attachment B: Planning Commission Resolution - General Plan Amendments and Rezone Policy
- Attachment C: Los Alamos Planning Advisory Committee RESOLUTION 2008-01
- Attachment D: Los Alamos Planning Advisory Committee RESOLUTION 2008-02
- Attachment E: Draft Los Alamos Community Plan
- Attachment F: Draft Los Alamos Form-Based Code
- Attachment G: Draft Bell Street Design Guidelines
- Attachment H: Land Use and Development Code Amendments
- Attachment I: C-1, C-2, OT-R/GC and CM-LA Allowed Uses Comparison
- Attachment J: Los Alamos Bell Street Corridor Parking Study