



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and
Development
Department No.: 053
For Agenda Of: February 27, 2018
Placement: Set hearing on February
27, 2018 for March 13,
2018
Estimated Tme: 30 minutes on March 13,
2018
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, Planning & Development
Director(s) (805) 568-2085
Contact Info: Jeff Wilson, Deputy Director, Development Review Division
(805) 568-2086

SUBJECT: Bell Street Ordinance Amendment and Tentative Tract Map, Mixed-Use Land Use Permit & Government Code § 65402 Conformity Determination (Case Numbers 17ORD-00000-00016/16TRM-00000-00002/17LUP-00000-00413, 17GOV-00000-00005), Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

On February 27, 2018, set a hearing for March 13, 2018 to consider the Planning Commission's recommendations to approve the Bell Street Ordinance Amendment and Tentative Tract Map, Mixed-Use Land Use Permit and Government Code § 65402 Conformity Determination, which will effectuate an ordinance amendment for all parcels zoned CM-LA within the Los Alamos Community Plan and the development of a mixed-use project at 230 St. Joseph Street in Los Alamos.

On March 13, 2018, staff recommends that your Board take the following actions:

- a) Adopt an Ordinance (Case No. 17ORD-00000-00016) amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code (Attachment 4);
- b) Make the required findings for approval of the project as specified in Attachment 3 of this Board Agenda Letter;
- c) Approve the Tentative Tract Map (Case No. 16TRM-00000-00002) subject to the conditions of approval, as specified in Attachment 8 of this Board Agenda Letter;
- d) Approve the Land Use Permit (Case No. 17LUP-00000-00413) subject to the conditions of approval, as specified in Attachment 9 of this Board Agenda Letter;
- e) Determine that as reflected in the CEQA findings, no subsequent Environmental Impact Report or Negative Declaration shall be prepared for this project, as specified in Attachment 6 of this Board Agenda Letter; and
- f) Receive the Planning Commission conformity report required by Government Code Section 65402(a). The Planning Commission staff report dated November 22, 2017 (Attachment 2 of this Board letter) and the Planning Commission Action letter for the hearing held on December 13, 2017 (Attachment 1 of this Board letter) constitute the required report.

Summary Text:

A. Project Description

1) Tentative Tract Map and Land Use Permit:

Proposed Tentative Tract Map No. 14,821 consists of a one-lot (APN 101-181-001) subdivision for four residential condominiums and one commercial building. The applicant is also requesting approval of a Land Use Permit for the development of approximately 12,143 square feet (gross), which includes four residential condominiums totaling approximately 7,007 square feet and one commercial building totaling approximately 5,203 square feet. The commercial building is anticipated to be used primarily for retail trades and/or offices.

2) Ordinance Amendment:

The proposed project includes a request to place residential structures on both the first and second floors of the condominium buildings located in the rear portion of the subject parcel. Presently, the CM-LA zone district restricts residential development to the second floor of buildings located on lots with a Bell Street front line. Therefore, the applicant is requesting approval of an Ordinance Amendment (17ORD-00000-00016) in order to allow residential development on all floors of buildings that abut (1) a secondary street on a lot without a Bell Street front line; and/or (2) a through street. The proposed Ordinance Amendment would provide consistency between the Bell

Street Design Guidelines and the LUDC’s development standards for the CM-LA zone with regard to where residential units are allowed. This Ordinance Amendment would apply to all parcels zoned CM-LA within Los Alamos along the Bell Street Corridor.

3) Road Abandonment

The proposed project also includes a request to abandon a six-foot portion of County road right-of-way along a portion of St. Joseph Street that abuts the project site. The existing St. Joseph Street road right-of-way is 80 feet (40 feet on each side of the centerline). With approval of this six-foot road abandonment, the St. Joseph Street road right-of-way would be 74 feet. A covered walk is proposed in the area where the six-foot road right-of-way currently exists. The covered walk would provide one of three facades (Gallery Façade) that the LUDC and the Bell Street Design Guidelines encourage.

Each of the project components listed above are discussed in greater detail in Section 5.4 of the Planning Commission staff report dated November 22, 2017 (Attachment 2).

B. Planning Commission Action

At the Planning Commission hearing of December 13, 2017, the Commission voted 4-0 (St. John absent) to recommend that your Board adopt the proposed Ordinance Amendment and approve the proposed Tentative Tract Map and Land Use Permit. In addition, the Planning Commission determined that the proposed six-foot road abandonment and the proposed five-foot roadway easement dedication area is in conformance with the Comprehensive Plan, including the Los Alamos Community Plan, in compliance with Government Code § 65402(a). The Findings of the Planning Commission are contained in the Planning Commission Action Letter dated December 13, 2017 (Attachment 1).

C. Background Information/Analysis

1) CM-LA Zone District

The CM-LA (Community Mixed-Use – Los Alamos) zone applies to areas only within the Los Alamos Community Plan along the Bell Street Corridor. The majority of the lots are composed of retail trade and residential uses. There are currently approximately 21 acres of land zoned CM-LA within the Los Alamos Community Plan area. The Ordinance Amendment would apply to all parcels zoned CM-LA within Los Alamos Community Plan area.

The proposed Ordinance Amendment would provide consistency between the Bell Street Design Guidelines and the LUDC’s development standards for the CM-LA zone with regard to where residential units are allowed. In addition, the Ordinance Amendment would provide flexibility by allowing housing on both the first and second floors of buildings that are situated in certain locations. The density standard provided in the CM-LA zone section of the LUDC (a residential use shall not exceed two bedrooms per 700 square feet of gross floor area of commercial development on the same lot) already encourages a balance of commercial and residential uses along Bell Street. With the adoption of this Ordinance Amendment, housing would be encouraged in locations that are adjacent to existing residential uses and within walking distance to the

community's commercial core along Bell Street. The amendments to the LUDC will take effect 30 days following an action by the Board of Supervisors to adopt the ordinance.

2) Environmental Review

Prior to the adoption of the Los Alamos Community Plan (LACP), the County prepared, considered, and certified the Los Alamos Community Plan Environmental Impact Report (LACP EIR, 92-EIR-7). Since the plan's adoption, new residential and commercial development has taken place within the area regulated by the Plan, public facilities and services have expanded, and the population has increased. In 2010, the Los Alamos Community Plan was updated to reflect these changes in the community. This update required the preparation of the Los Alamos Community Plan Update Environmental Impact Report (LACP EIR, 08-EIR-05), adopted February 15, 2011.

Pursuant to CEQA Section 15168(c) a Supplemental Document to the LACP EIR was prepared for the proposed project (Attachment 6). According to the Supplemental Document, there are no substantial changes or changed circumstances under which the proposed project is to be undertaken. No new significant environmental effects or substantial increases in the severity of previously identified significant effects under the approved 08-EIR-05 would result from the proposed project, as analyzed in the Supplemental Document to the EIR (Attachment 6).

According to a traffic analysis included in the Supplemental Document (Attachment 6), the existing and future traffic volumes on St. Joseph Street would be within the range specified in the County's design standards for Collector Streets, and the Bell Street/St. Joseph Street intersection would operate at an acceptable level of service. In addition, the traffic and circulation analysis found that the proposed St. Joseph Street right-of-way abandonment would not result in additional traffic or parking impacts within Los Alamos. The Public Works Department, Transportation Division staff has reviewed the request and supports the six-foot wide road abandonment along St. Joseph Street.

There is no new information that the proposed project will have one or more significant effects not discussed in the approved 08-EIR-05. The project proposes the same uses at a lower density than previously analyzed, the analysis contained within 08-EIR-05 addresses the cumulative impacts that would be associated with the proposed project, and 08-EIR-05 identified the mitigation measures that would mitigate those impacts to the extent feasible. Therefore, the Supplemental Document to 08-EIR-05 is the appropriate document for the proposed Bell Street Ordinance Amendment, Tentative Tract Map, and Mixed-Use Land Use Permit project.

Fiscal and Facilities Impacts:

Budgeted: Yes

The costs for processing this project are budgeted in the Permitting Budget Program on page D-295 of the FY 2017-18 operating plan and are fully offset by fees paid by the applicant.

Special Instructions:

Planning and Development shall publish a legal notice at least 10 days prior to the hearing on March 13, 2018. The notice shall appear in the Santa Maria Times. Planning and Development shall fulfill noticing requirements. Mailing labels for the mailed notices are attached. The Clerk of the Board will provide copies of the Minute Order and signed Ordinance to the Planning and Development Department, Hearing Support, Attention: David Villalobos. In addition, a copy of the signed Ordinance shall be provided to the Planning and Development Department, Long Range Planning.

Attachments:

1. Planning Commission Action Letter for December 13, 2017
2. Planning Commission Staff Report, dated November 22, 2017
3. Board of Supervisors Findings, including CEQA Findings
4. County LUDC Ordinance Amendment (17ORD-00000-00006) with changes
5. County LUDC Ordinance Amendment (17ORD-00000-00006) clean copy
6. Supplemental Document to LACP 08-EIR-05
7. Los Alamos Community Plan Update EIR (08-EIR-05):
<http://longrange.sbcountyplanning.org/planareas/losalamos/documents/2010-Plan-Docs/FEIR/Volume%20I-%20EIR%20Analysis%20All%20Chapters%20Combined.pdf>
8. Tentative Tract Map (16TRM-00000-00002) Conditions of Approval
9. Land Use Permit (17LUP-00000-00413) Conditions of Approval

Authored by:

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