



Los Alamos Community Plan,  
Bell Street Design Guidelines &  
Form-Based Code

Santa Barbara County  
Board of Supervisors  
September 23, 2008



**OFFICE OF LONG RANGE PLANNING**

# Purpose of Meeting

- Board of supervisors Review and Comment
- Recommend the Board of Supervisors initiate environmental review
- Recommend the Board of Supervisors adopt General Plan and Rezone Procedure



# Presentation Overview

- Los Alamos Planning Documents
  - Draft Los Alamos Community Plan
  - Draft Los Alamos Form-Based Code
  - Draft Bell Street Design Guidelines
- General Plan Amendment and Rezone Procedure



# Background and Process

**December, 2005** -Los Alamos Commons Project Proposed

**August, 2006** -Board of Supervisors creates LAPAC

**April, 2007** -LAPAC voted Infill Focus

**May, 2008** -LAPAC Recommends Form-Based Code and Design Guidelines

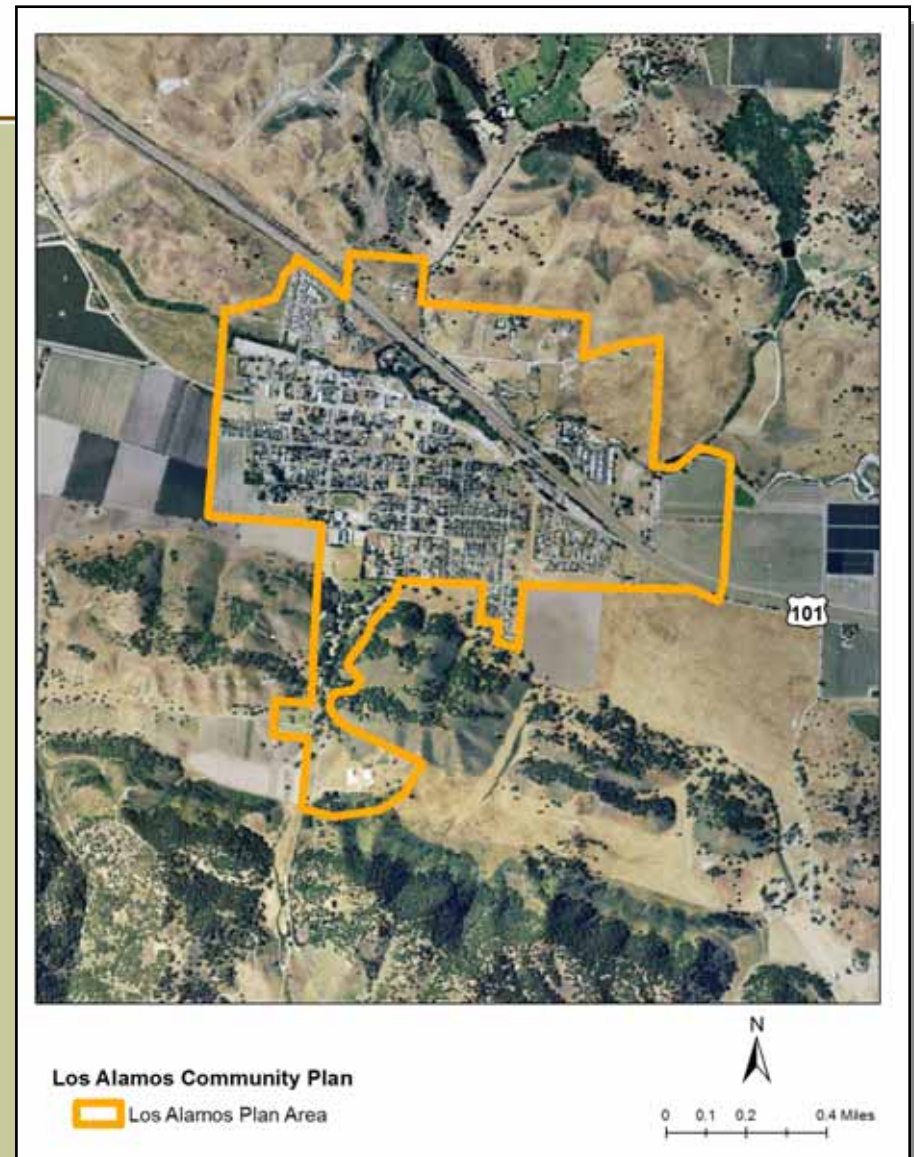
**June, 2008** -LAPAC Recommends Community Plan

**July, 2008** -Planning Commission Recommendation



# Los Alamos Planning Area

- Area = 1 mile<sup>2</sup>
- 10.2% Vacant Parcels
- Population 1,588
- 1994 – Los Alamos Community Plan adopted



# Los Alamos Commons Project

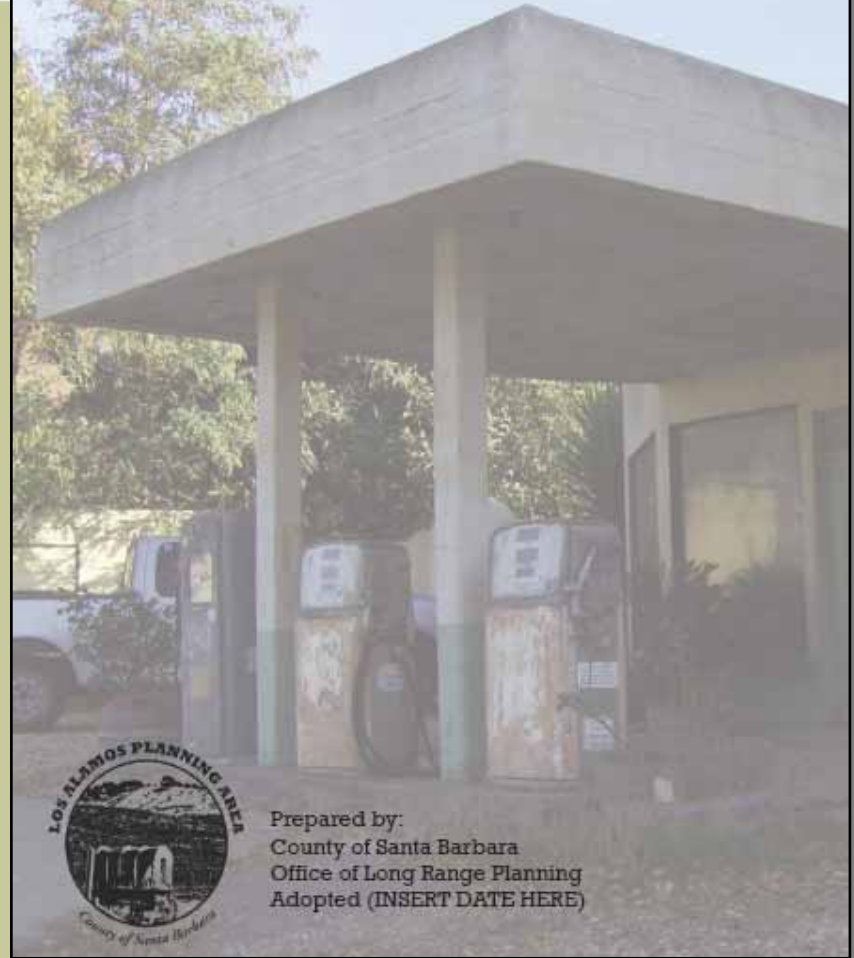
- 104 Acres
- 9 Acres within LACSD and Planning Area
- 196 Homes Proposed
- Community Workshop
- LAPAC – focus on infill



# Community Plan

- Updates 1994 Community Plan
- Retain Existing Urban Boundary
- Infill Development

**Los Alamos Community Plan**  
June, 2008 Draft

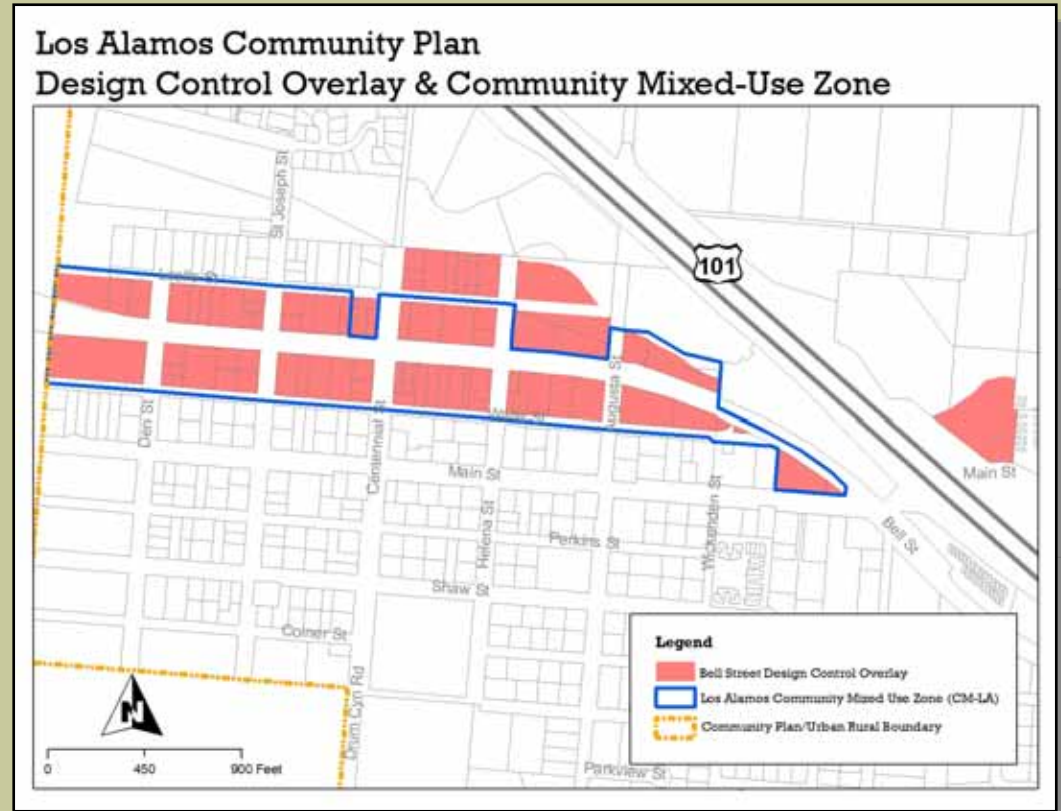


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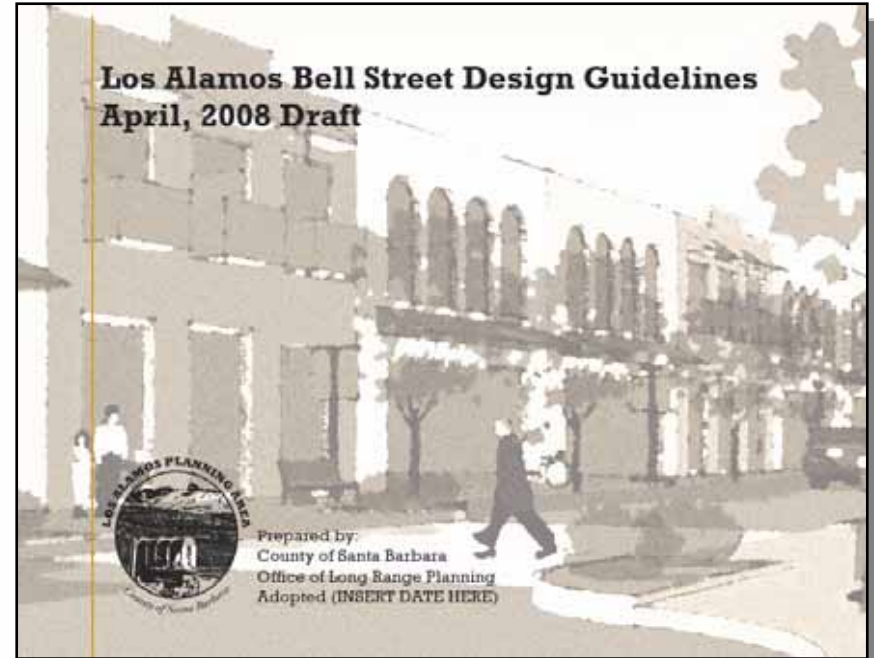
# Infill Goals

- 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.



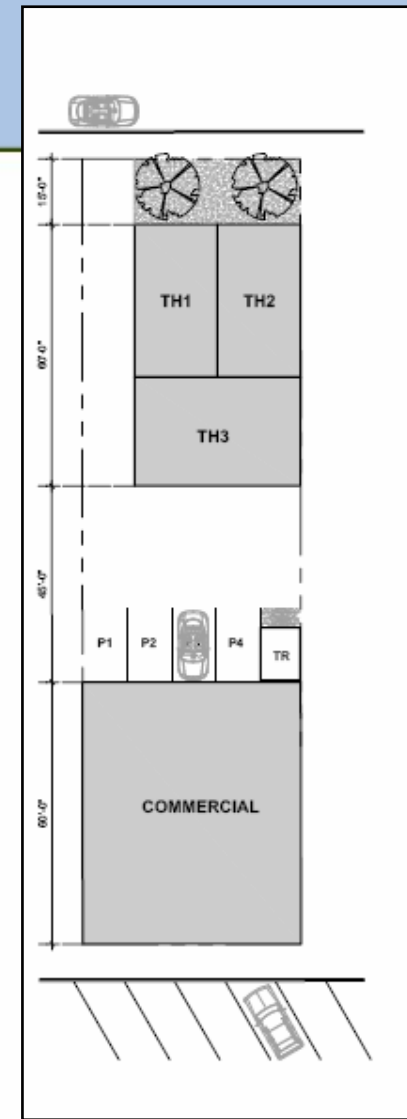


# Form-Based Code & Design Guidelines



# Form-Based Code

- Purpose
  - Focus on building mass and form
  - Predictable outcome
  - Reduce Architectural Review
  - Provide clarity in planning review process
- New CM-LA Zone District
  - Removes existing regulatory constraints
- Key New Development Standards
  - Residential
  - Parking Requirements
  - Development Plan Requirements



# Bell Street Design Guidelines

- Purpose
  - Provide applicants with understanding of acceptable architectural elements
  - Reduce Architectural Review Process
- Key Elements
  - Expanded scope of design elements
  - Clearer narrative
  - Extended Design Control Overlay
  - Compliments Form-Based Code



# Land Use Buildout

- Buildout (page 41)

| Existing Residential Units | Potential Additional Residential Units<br>(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   | 749,909*   |



# Infrastructure

- Community Plan and Wastewater
  - Limited wastewater treatment capacity
    - Community Plan buildout will use remaining capacity
    - EIR to analyze demand and propose mitigations
  - Recent LACSD rate increase



# Los Alamos Commons Project

- EIR Alternative Request
- CEQA §15126.5

*“An EIR shall describe a reasonable range of alternatives to the project...which would feasibly attain most of the basic objectives of the proposed project...”*
- Goal LU-LA-1 & LUR-LA-1
  - Encourage infill within Urban Boundary



# General Plan Amendment and Rezone Procedure

- LAPAC and Planning Commission recommended rezone procedure
  - Proposed procedure would limit General Plan Amendments and Rezones unless project is for a public purpose until plan is adopted
  - Included in Attachment B



# Future Schedule

**Fall 2008 → Summer 2009**

-Environmental Review

**Summer 2009**

-Planning Commission Hearings

**Fall 2009**

-Board of Supervisors Adoption





# Recommendation

That the Board of Supervisors:

1. Adopt a Resolution to initiate environmental review for the Draft Los Alamos Community Plan, Design Guidelines, and Land Use and Development Code Amendments, as specified in Attachment A.
2. Adopt a Resolution addressing the acceptance and processing of Comprehensive Plan amendments and rezones during the Los Alamos Community Plan update, as specified in Attachment B.



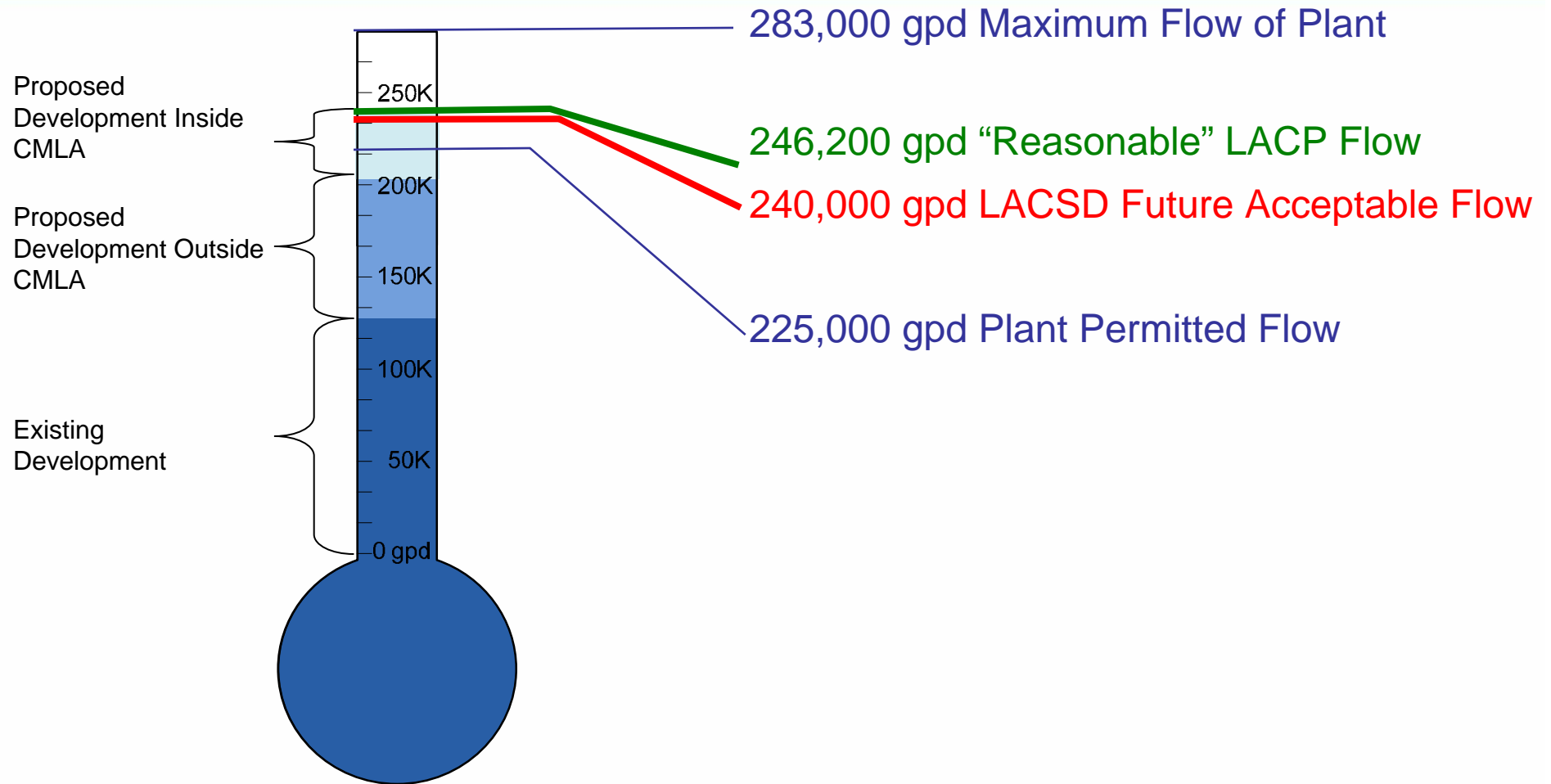


# Thank You

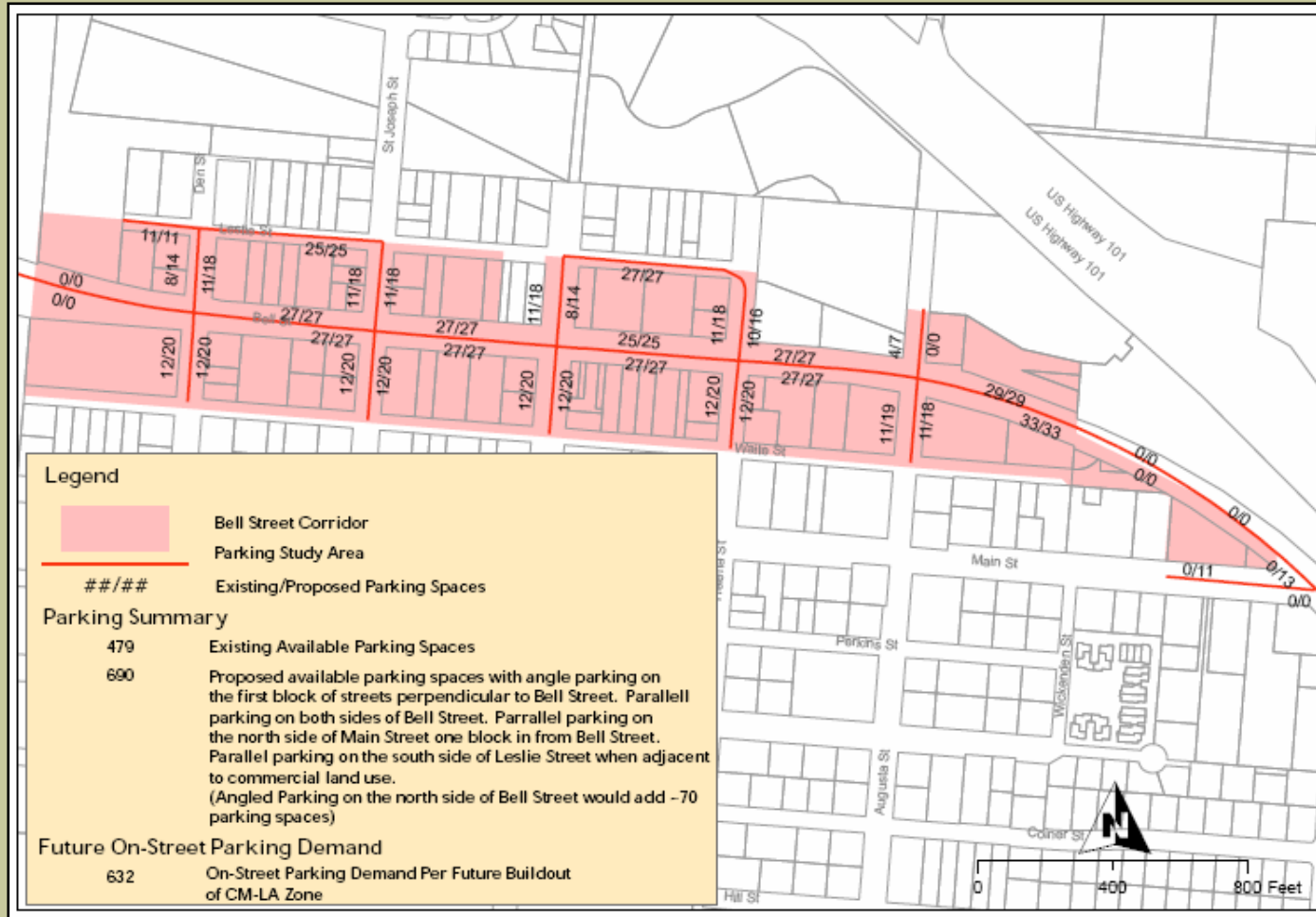


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# Wastewater



# Parking Analysis

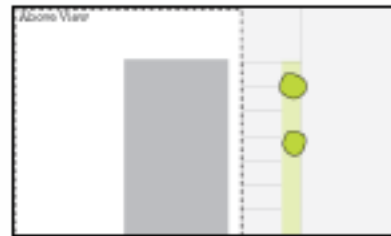


# Form-Based Code

## •Building Type



**Rear Yard** - A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is an urban building type as the continuous facade steadily defines the public thoroughfare. The location of the rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse, duplex, or triplex. For commercial, the rear yard can accommodate substantial parking. Parking shall be required in the rear of the lot.



**Side Yard** - A building that occupies one side of the lot with the setback to the other side. A shallow front setback is permitted on secondary streets to accommodate residential development, while no setback shall be provided for the portion of the building fronting Bell Street. The side yard shall be designed as to allow access to the interior of the lots for pedestrians or parking.



# Form-Based Code

- Frontage Type – Bell Street



**Shopfront:** Shopfronts are facades placed at or close to the right-of-way line with the entrance at the sidewalk grade. This type is conventional for retail frontage and is commonly equipped with awnings. Recessed entryways are required with a shopfront.



**Gallery:** Galleries are shopfronts with an attached colonnade that projects over the sidewalk and encroaches into the public right-of-way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. The colonnade shall be no less than 10 feet deep and overlap the whole width of the sidewalk to within 2 feet of the curb. The colonnade shall be no less than 12 feet clear in height.



**Forecourt:** The main facade of the building is at or near the frontage line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated within a block. A short wall, hedge, or fence could be placed along the undefined edge. The depth of the forecourt shall be no more than 20 feet and be no wider than 50% of the building width.



# Form-Based Code

- Frontage Type – Not Bell Street



**Common Yard:** The main facade of the building has a large setback from the frontage line. The resulting front yard can be defined or undefined at the frontage line. This edge is typically defined by a fence or hedge within a traditional neighborhood or left undefined within more rural areas or subdivisions. Large common yards are typical for larger homes within historic neighborhoods. A front porch is optional.



**Stoop:** The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated a minimum of 24 inches above the sidewalk to ensure privacy within the building. The stairs from the stoop may lead directly to the sidewalk or may be side loaded. The minimum width and depth of the stoop should be 5 feet. This type is appropriate for residential uses with small setbacks.

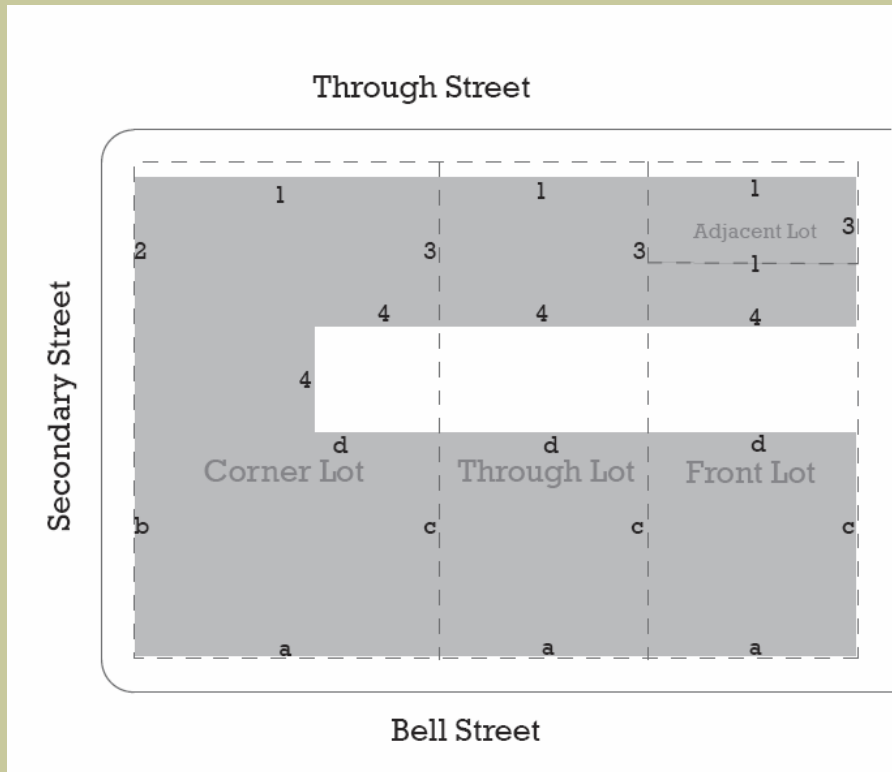


**Porch:** The main facade of the building has a small setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge. The porch can encroach into the setback to the point that the porch extends to the frontage line. A minimum depth of 6 feet clear is required within the development standards to ensure usability. On downslope lots the setback is typically minimized to improve the developability of the lot and on upslope lots it is maximized to reduce visual impact of the building on the streetscape.



# Form-Based Code

## Building Placement



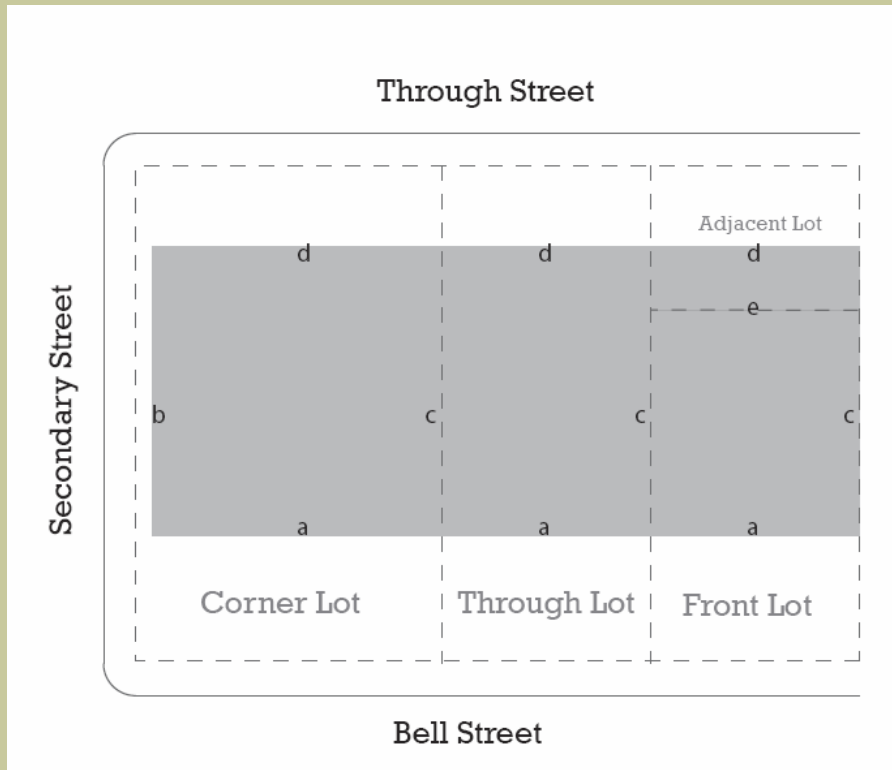
- Setbacks defined in Code
- Shaded area represents maximum extent where building shall be located





# Form-Based Code

## Parking Placement

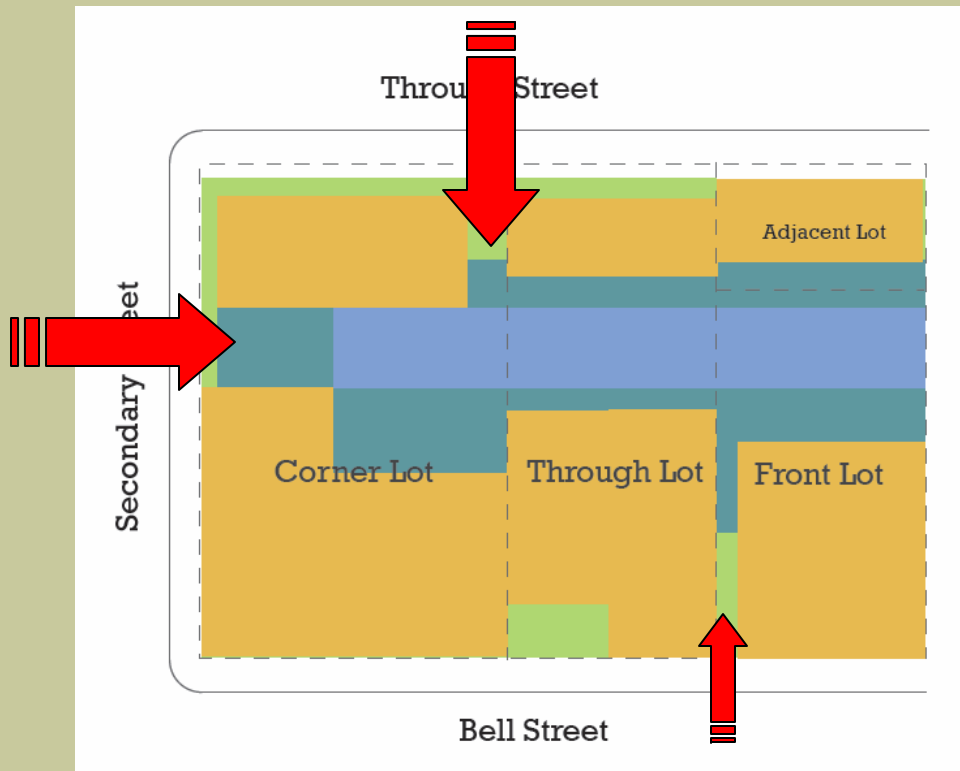


- Parking setbacks defined in code
- Shaded area represents maximum extent where parking shall be located



# Form-Based Code

## Sample Site Configuration



- Building and Parking setbacks overlap to allow building articulation



# Benefits of CM-LA

**C-1 & C-2**

**Vs**

**CM-LA**

|                                |                                  |
|--------------------------------|----------------------------------|
| Residential <50%               | Residential >50%                 |
| Commercial Parking<br>Onsite   | Commercial Parking<br>Offsite    |
| Development Plan<br>>5,000 s.f | Development Plan<br>>15,000 s.f. |



# Key Land Use and Zone Changes

## Burtness

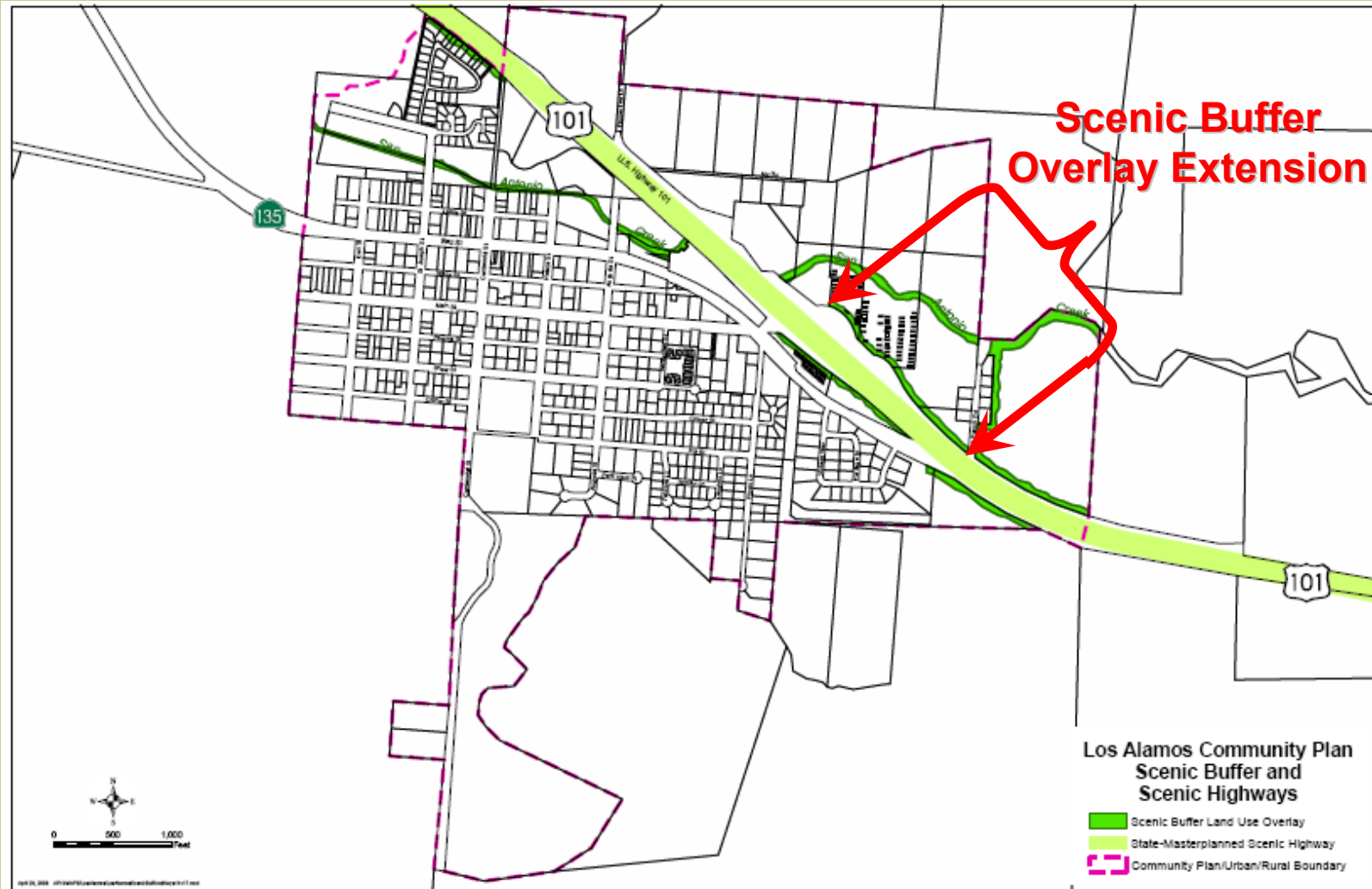
- Split Zone (CH & 1-E-1)
- CH to C-2
- Located north of 101
- Design Overlay

## Thompson

- DR-8 to C-3
- Located south of 101



# Los Alamos Scenic Buffer



# Future Schedule

