

An aerial photograph of Los Alamos, California, showing the town and surrounding landscape. The town is a dense cluster of buildings and roads, surrounded by a mix of brown, dry hills and green fields. A large, dark, irregularly shaped area, possibly a reservoir or a large field, is visible in the lower-left quadrant. The overall scene is a mix of urban development and natural terrain.

**Los Alamos
Community Plan Update
Board of Supervisors
Hearing**

**Betteravia Government Center
February 15, 2011**

Los Alamos, California

**Planning and Development Department
Long Range Planning Division**

Overview

- Plan Area
- Background
- Project Description
 - Proposed Community Plan Land Use Amendments
 - Proposed LUDC Amendments (Inland Zoning)
- Environmental Review
 - Key Issues + Mitigation



Los Alamos Community Plan Area



Project Background

2006 Board of Supervisors appoints Los Alamos Planning Advisory Committee (LAPAC) on August 8.

2006 - 2008

LAPAC holds 30 public meetings and day-long workshop.

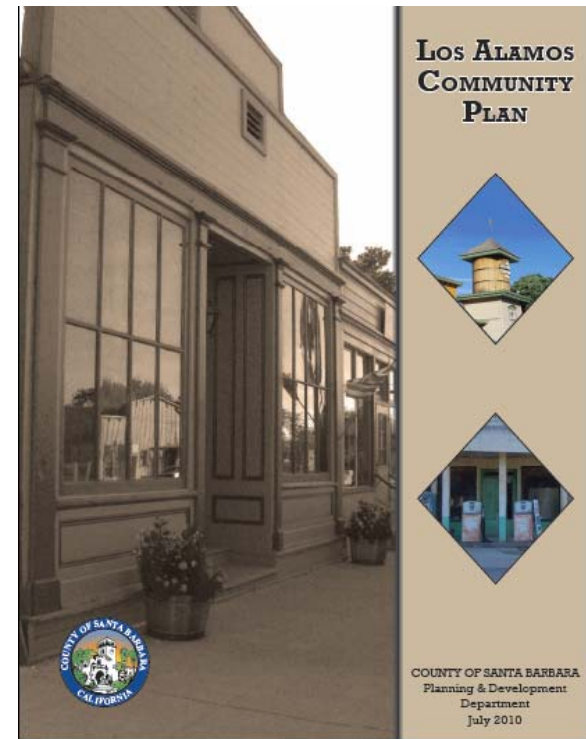
2008 LAPAC recommends infill focused Plan Update and new form-based code on June 16.



Los Alamos Community Plan

Land Use 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.



Project Background

Financial Feasibility Study

Key Findings:

- Residents alone not enough to support downtown. Visitors are needed too.
- Existing commercial land use regulations discourage development by increasing costs and reducing available space on small lots.



Existing C-2 Zoning

Retail Commercial District

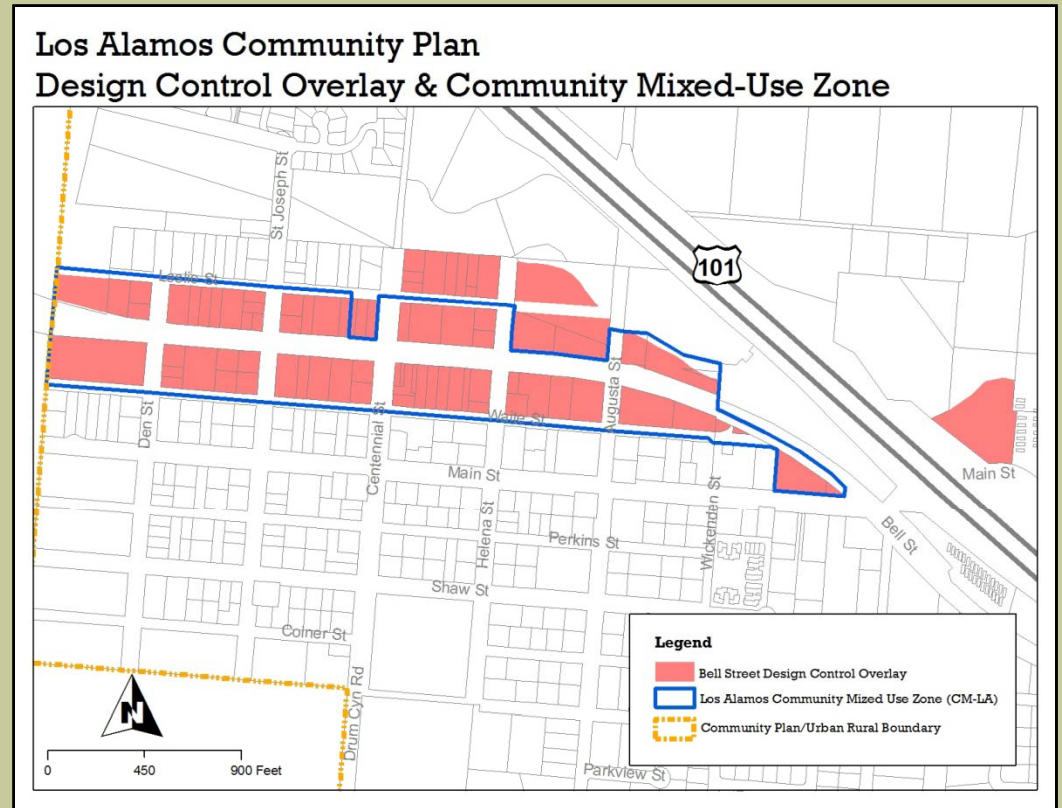
- Emphasizes auto access and onsite parking
- Setbacks determine building mass and location
- Development Plan required for buildings over 5,000 s.f.
- Suitable for large lots generally not found in downtown Los Alamos.



Project Description

New Community Mixed Use (CM-LA) Zone District

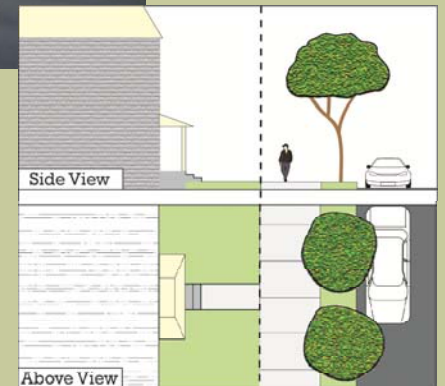
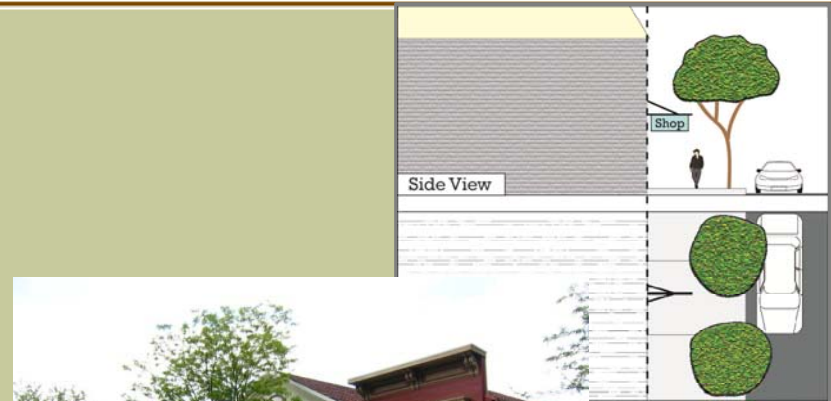
- New Form-Based Code
- Mix of Land Uses
- Design Control
- Key Permitting Changes



The Form-Based Code

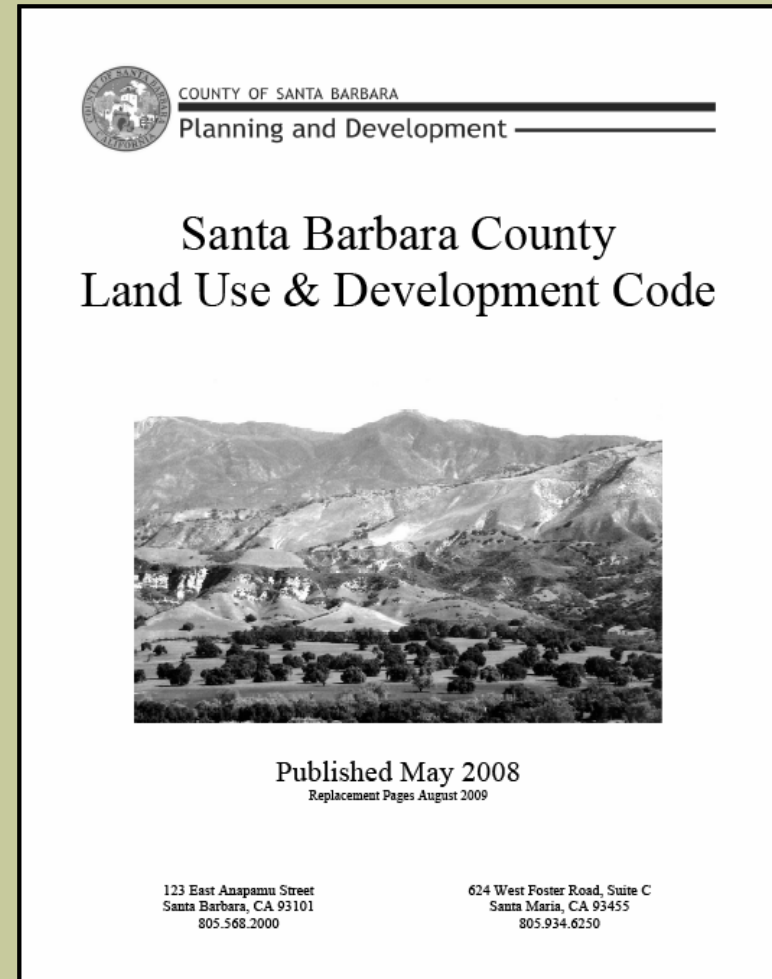
Appropriate Standards for a Pedestrian Friendly Downtown

- Traditional zoning focuses on separation of uses and setbacks
- Form-based codes focus on establishing the scale, design and massing of the built environment
- Emphasizes form and function
- Uses pictures to tell the story
- Promotes a suitable mix of uses for Los Alamos



Project Description

1. Community Plan Land Use Amendments
2. Land Use and Development Code (LUDC) Amendments
3. Design Guidelines



Project Description

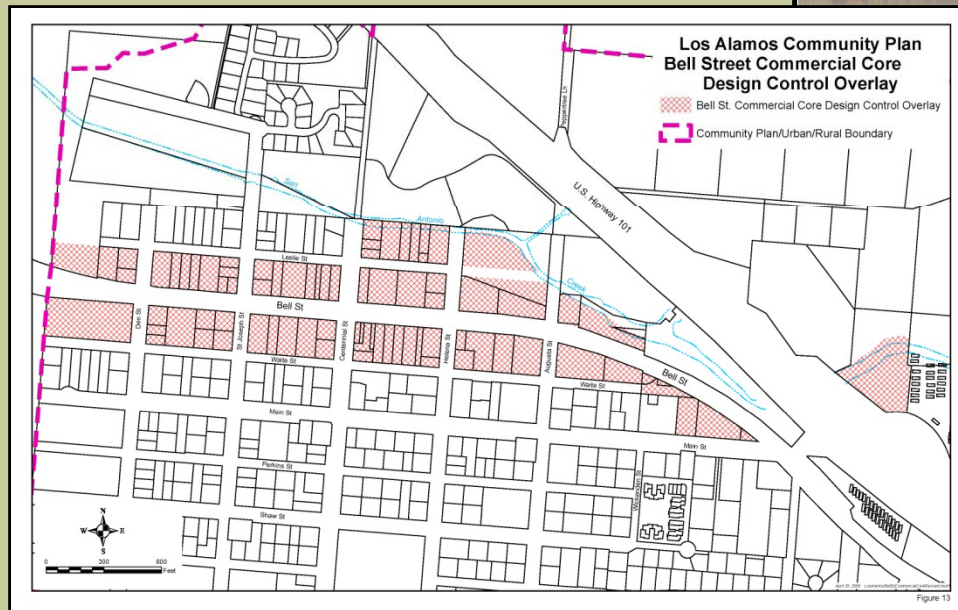
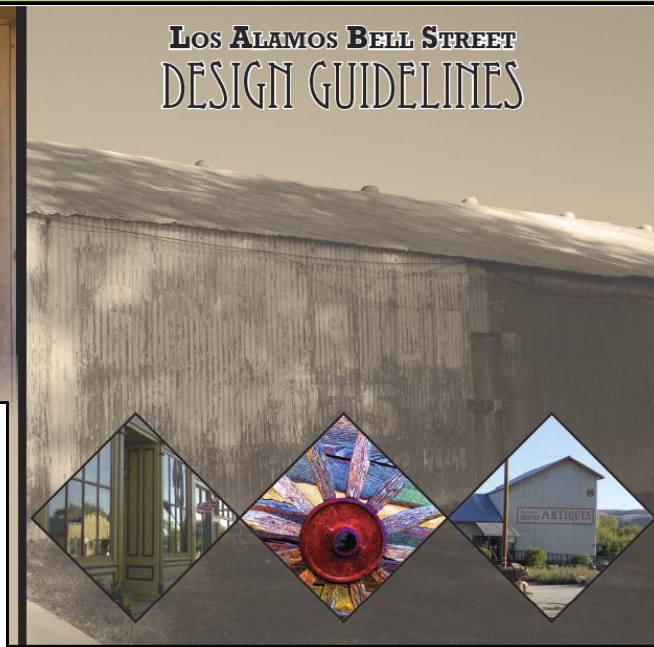
Proposed LUDC Permitting Changes

- “Zero” front setback and “build-to” lines.
- Allows offsite parking for commercial uses.
- Allow residential as a primary use (greater than 50%).
- Mixed use ratio to two bedrooms per each 700 square feet of commercial building.
- Development Plan permit trigger increased to 15,000 s.f. building size.



Project Description

Design Control Overlay and Bell Street Design Guidelines



Additional Land Use and Zoning Changes

Burtness

- APN: 101-120-022
- Split Zone (CH & 1-E-1)
- CH to C-2
- Retail Commercial
 - Stores & Offices
- Design Overlay



Thompson

- APN: 101-260-059
- DR-8 to C-3
- General Commercial
 - Storage & Wholesale Commercial



Project Description

Buildout Analysis					
Existing 1994 Plan					
Existing Residential Units	Additional Primary Residential Units	Secondary Residential Units	Mixed Use Residential Units	Total Units	Commercial, Institution, and Industrial Square Footage
649	316	38	63	1,066	1,028,616
2010 Plan Update					
Existing Residential Units	Additional Primary Residential Units	Secondary Residential Units	Mixed Use Residential Units	Total Units	Commercial, Institution, and Industrial Square Footage
649	310	38	324	1,321	798,030
Change from 1994 Plan to 2010 Plan					
--	-6*	0	261	255	(-230,568)

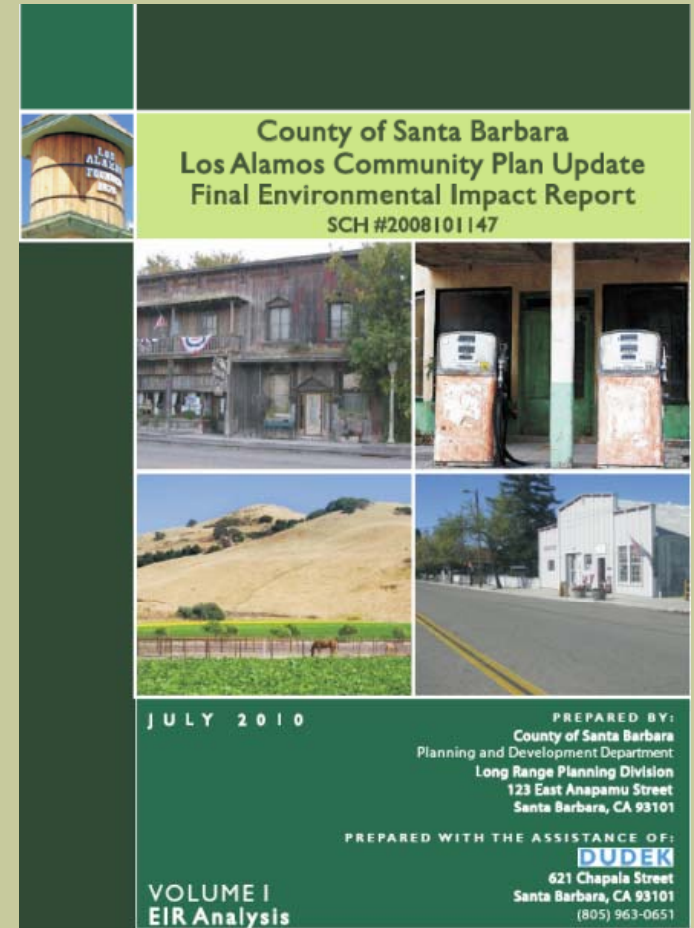
* Buildout assumes residential units in CM-LA convert to commercial use.



Environmental Review

Los Alamos Community Plan Update Environmental Impact Report

Program EIR
per CEQA Section 15168



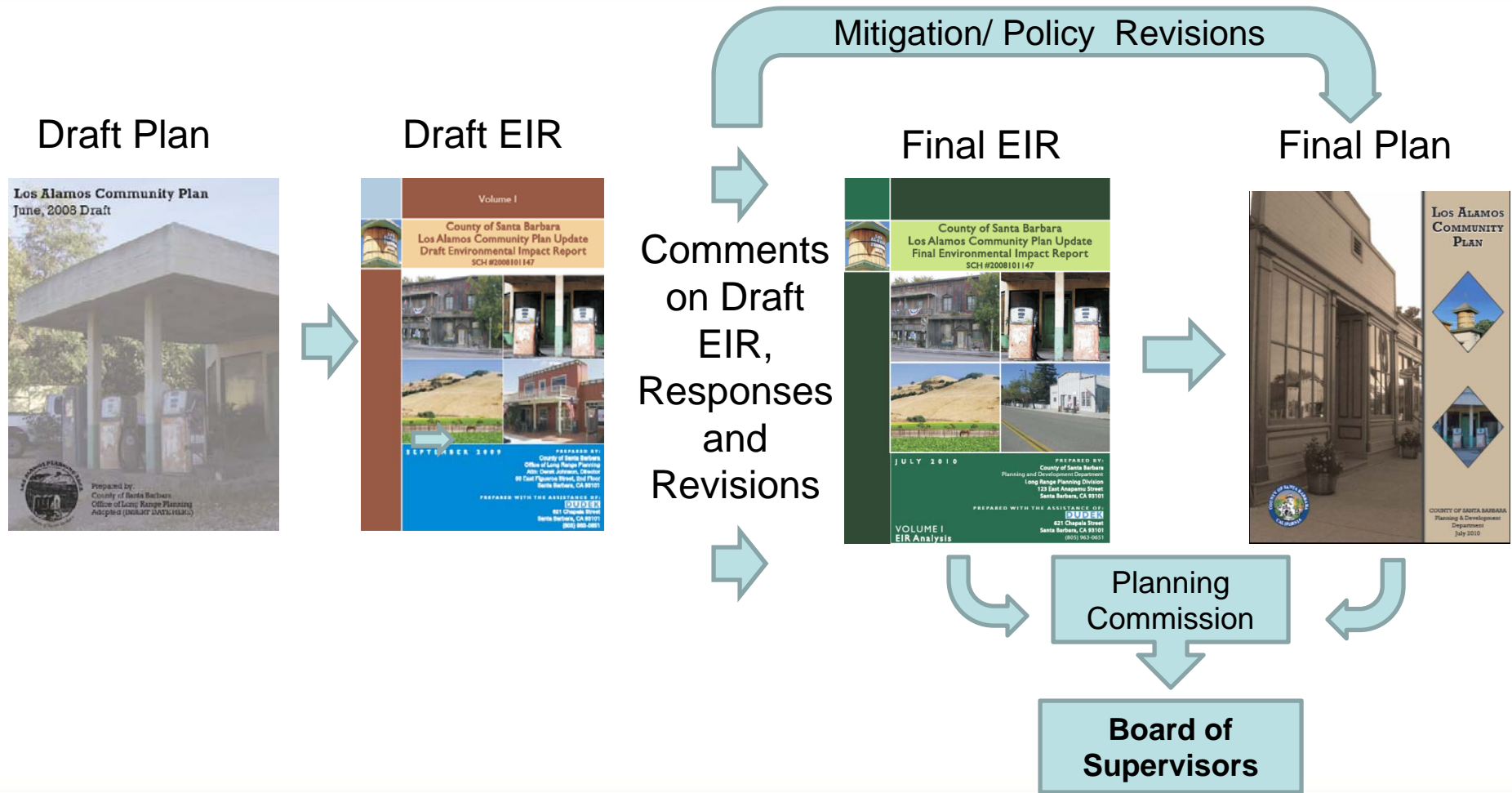
http://longrange.sbcountyplanning.org/planareas/losalamos/los_alamos_cpu_eir.php



Planning and Development Department
Long Range Planning Division



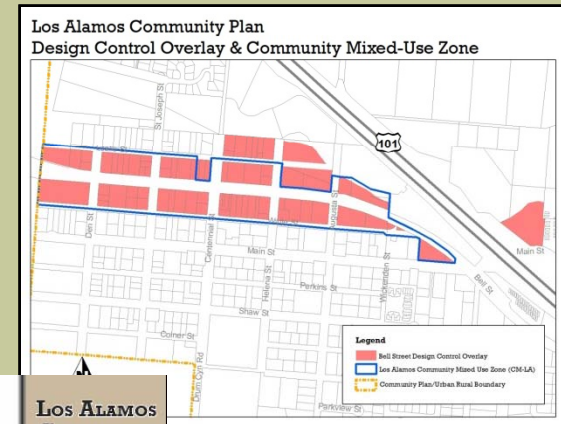
Environmental Review



Planning Commission Recommendation

Summary

- August 11th and October 13th Hearings
- Minor Text and Ordinance Amendments
- On-Street Parking Analysis



Recommendation and Procedures

Staff recommends the Board of Supervisors:

- a) **Make the appropriate Findings, Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Plan (Attachment A) supporting the Board's final action in adopting the Los Alamos Community Plan Update;**
- b) **Certify the Final Environmental Impact Report (08EIR-05) including the EIR Revision Letter dated February 15, 2011 (Attachments B and B-1);**
- c) **Adopt the Los Alamos Community Plan dated February 2011 (Attachment C);**
- d) **Adopt a resolution approving specific amendments to the Land Use Element of the Santa Barbara County Comprehensive General Plan (Attachment D) by adoption of the Los Alamos Community Plan;**
- e) **Adopt a Resolution approving an ordinance amending Section 35-1 of Chapter 35 of the County Code, the Santa Barbara County Land Use and Development Code; and approving a zoning map amendment to zoning and zoning overlay maps applicable to the Los Alamos Community Plan area (Attachment E); and,**
- f) **Adopt a Resolution approving amendments to the Los Alamos Bell Street Design Guidelines (Attachment F).**





Thank You

**Los Alamos
Community Plan Update**