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October 7, 2015

Supervisor Janet Wolf
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara 93101

re: Oct. 13 Departmental Agenda item 2: El Grosso General Plan Amendment Application

Dear Supervisor Wolf:

I am writing this letter as Chair of the Los Alamos Planning Advisory Committee (LAPAC) to summarize the recommendation reached by LAPAC in regard to the above referenced application. Actual minutes of our meetings have been provided to you by staff.

LAPAC met twice to consider this issue – in December of last year and February of this year. The meetings were well-attended by the public and well-noticed. The committee passed a resolution recommending **against** the rezone proposal. The vote was 3 in favor of the resolution and 1 not in favor.

There were three primary concerns among those committee members voting to recommend against the rezone.

First, there was a concern that the much wider envelope of allowed uses under proposed C zoning could result in an incompatible use of the property under this owner or future owners.

Second, the stated intent of the applicant, to allow wine tasting, is controversial in our community. The “Los Olivos experience” resonates in our town, with many residents concerned about the possibility of losing the important, resident serving uses to an over-weighting of tasting rooms. The entire Bell St. corridor is presently zoned Commercial and permits wine tasting. Many in the community believed we don't need more.

Third, there was a desire to honor the zoning decisions made in the 2011 Community Plan, which our community and the county spent almost 5 years developing. A central Community Plan policy is to focus commercial development along Bell St. At that time we did consider a rezone request by the then landowner of the motel property, and recommended the rezone **not** be included in the Community Plan.

One of our present committee members was in favor of the rezone. He believed that the risk of incompatible use was low, and that wine tasting would be helpful in making the motel project economically viable.

I would be happy to discuss the issue with you in person or by phone. I can be reached at 805-886-8873 or chris.wrather@cottonwoodhorse.com.

Sincerely,



Christopher Wrather, Chair, Los Alamos Planning Advisory Committee