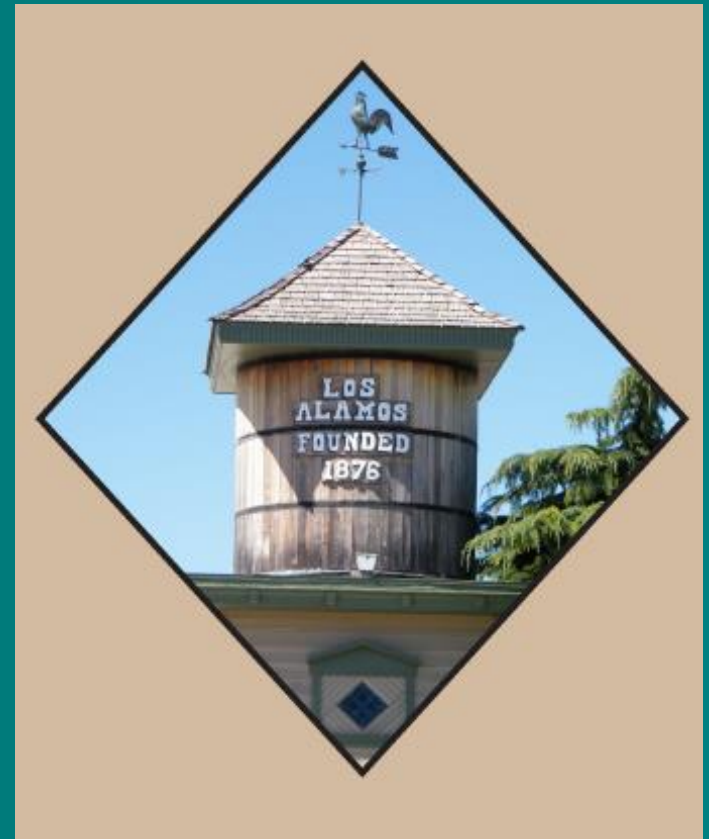
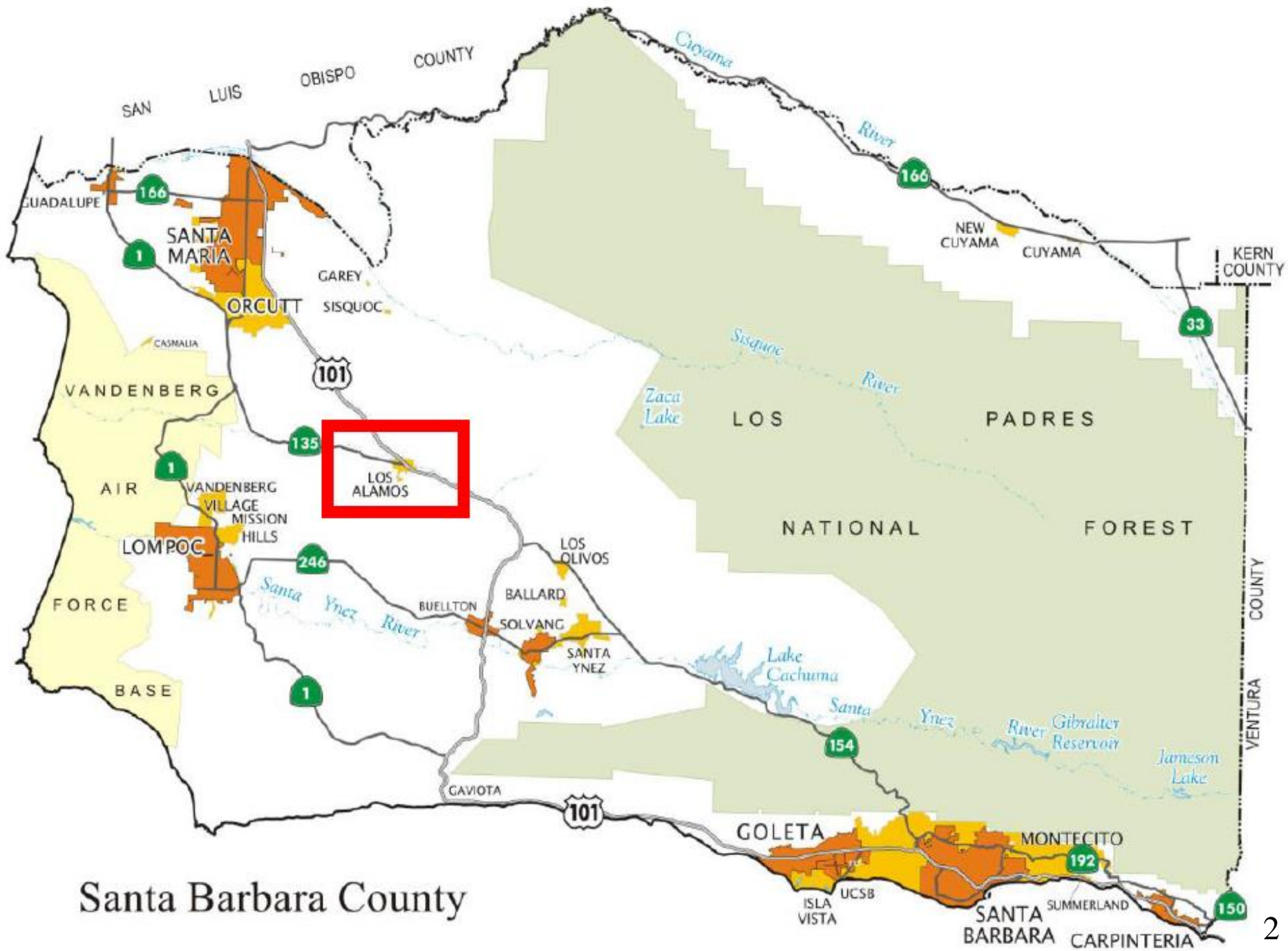


El Grosso General Plan Amendment

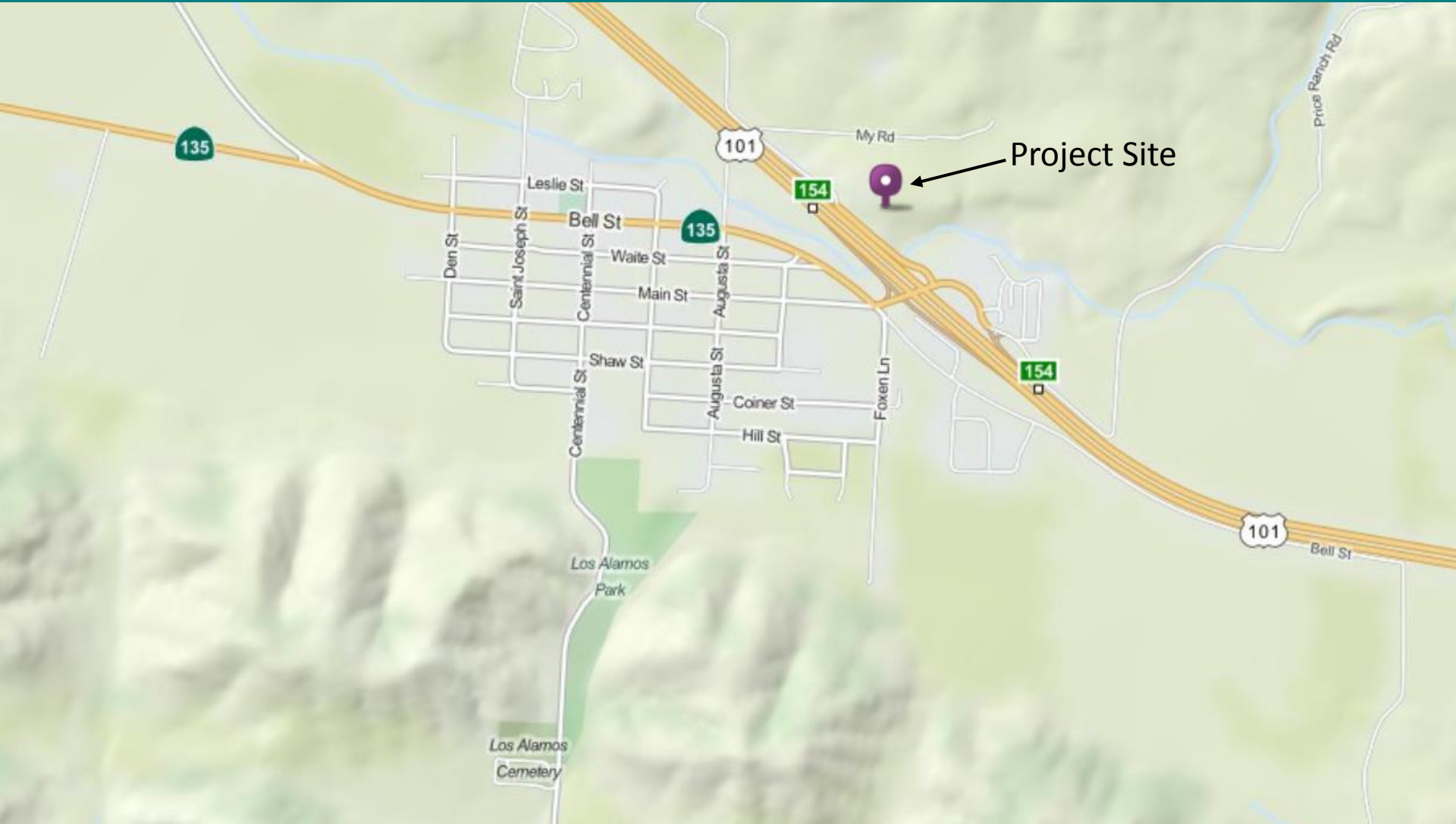
Case No. 14GPA-00000-00014

Santa Barbara County
Board of Supervisors
October 13, 2015





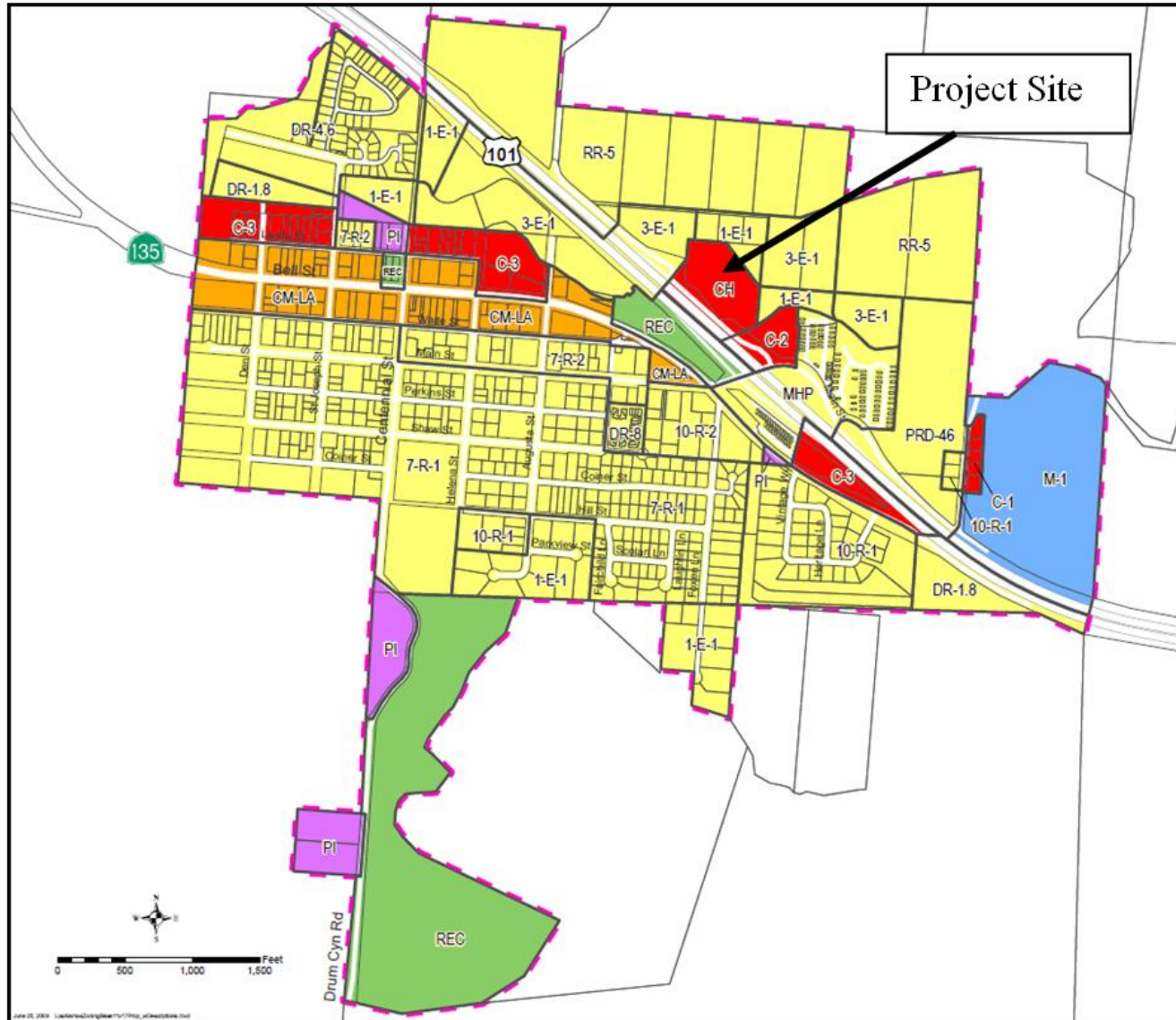
Project Site Location



Aerial View of the Project Site



Los Alamos Community Plan Zoning



LOS ALAMOS COMMUNITY PLAN ZONING

RESIDENTIAL:

RR-5 Residential Ranchette, 5 Acre Minimum Lot Size

Single Family Residential:

3-E-1 3 Acres (Gross) Minimum Lot Size

1-E-1 1 Acre (Gross) Minimum Lot Size

10-R-1 10,000 Sq. Ft. (Net) Minimum Lot Size

7-R-1 7,000 Sq. Ft. (Net) Minimum Lot Size

Multiple Family Residential:

7-R-2 Two Family, 7,000 Sq. Ft. (Net) Minimum Lot Size

10-R-2 Two Family, 10,000 Sq. Ft. (Net) Minimum Lot Size

DR-1.8 Design Residential, 1.8 Units per Gross Acre

DR-4.6 Design Residential, 4.6 Units per Gross Acre

DR-8 Design Residential, 8 Units per Gross Acre

PRD-46 Planned Residential Development, 46 Units

MHP Mobile Home Park

COMMERCIAL:

C-1 Limited Commercial

C-2 Retail Commercial

C-3 General Commercial

CH Highway Commercial

PI Professional and Institutional

RESIDENTIAL/COMMERCIAL:

CM-LA Community Mixed Use - Los Alamos

INDUSTRIAL:

M-1 Light Industry

OPEN LAND USES:

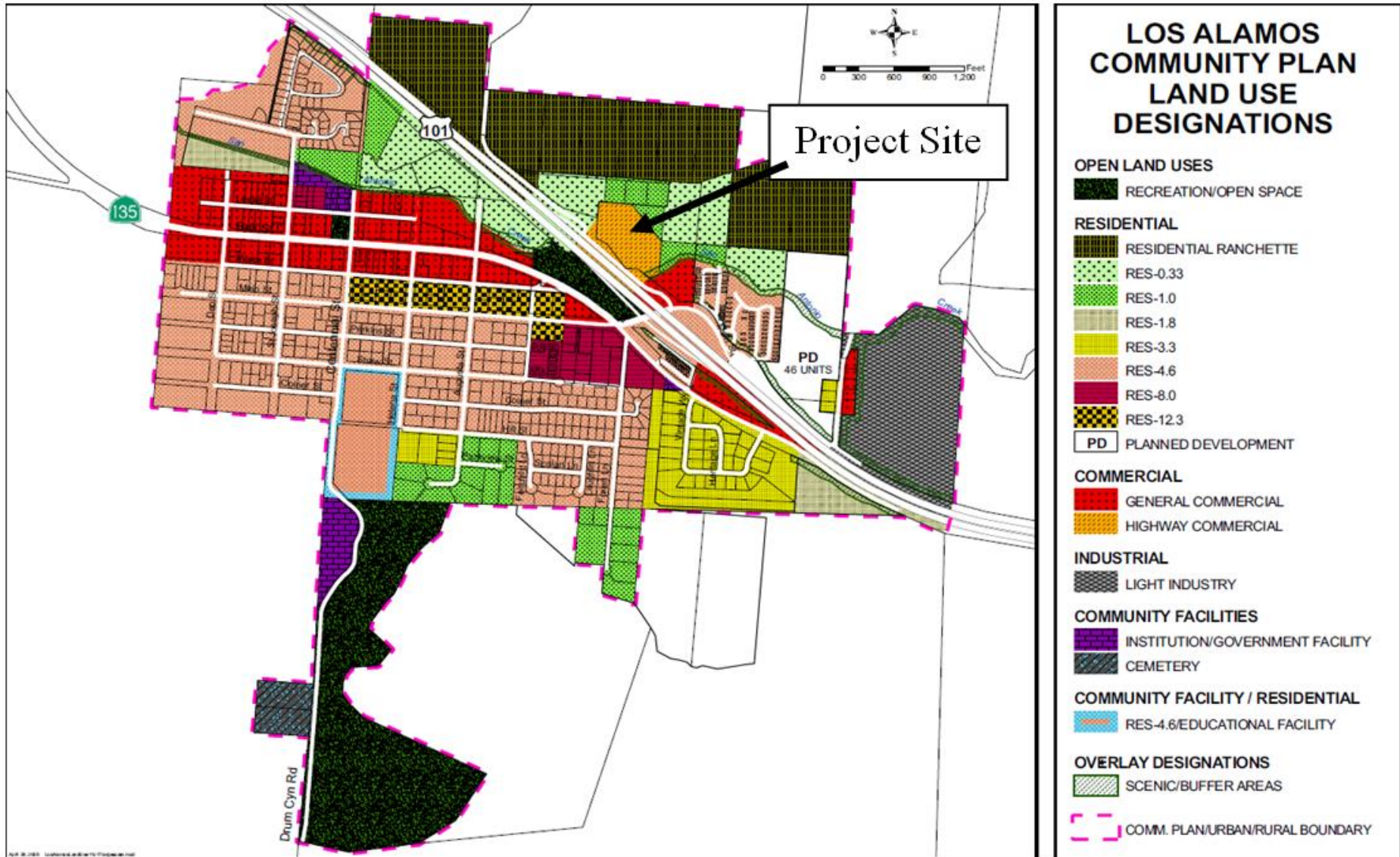
REC Recreation

BOUNDARY LINES:

Zoning Boundary

Community Plan Boundary

Los Alamos Community Plan Land Use Designations





Project Description

- ◆ In order to offer wine tasting at the Skyview Motel, the applicant is proposing:
 - 1) A General Plan Amendment:
 - ◆ Highway Commercial (H) to General Commercial (C)
 - 2) A Rezone:
 - ◆ Highway Commercial (CH) to Retail Commercial (C-2)



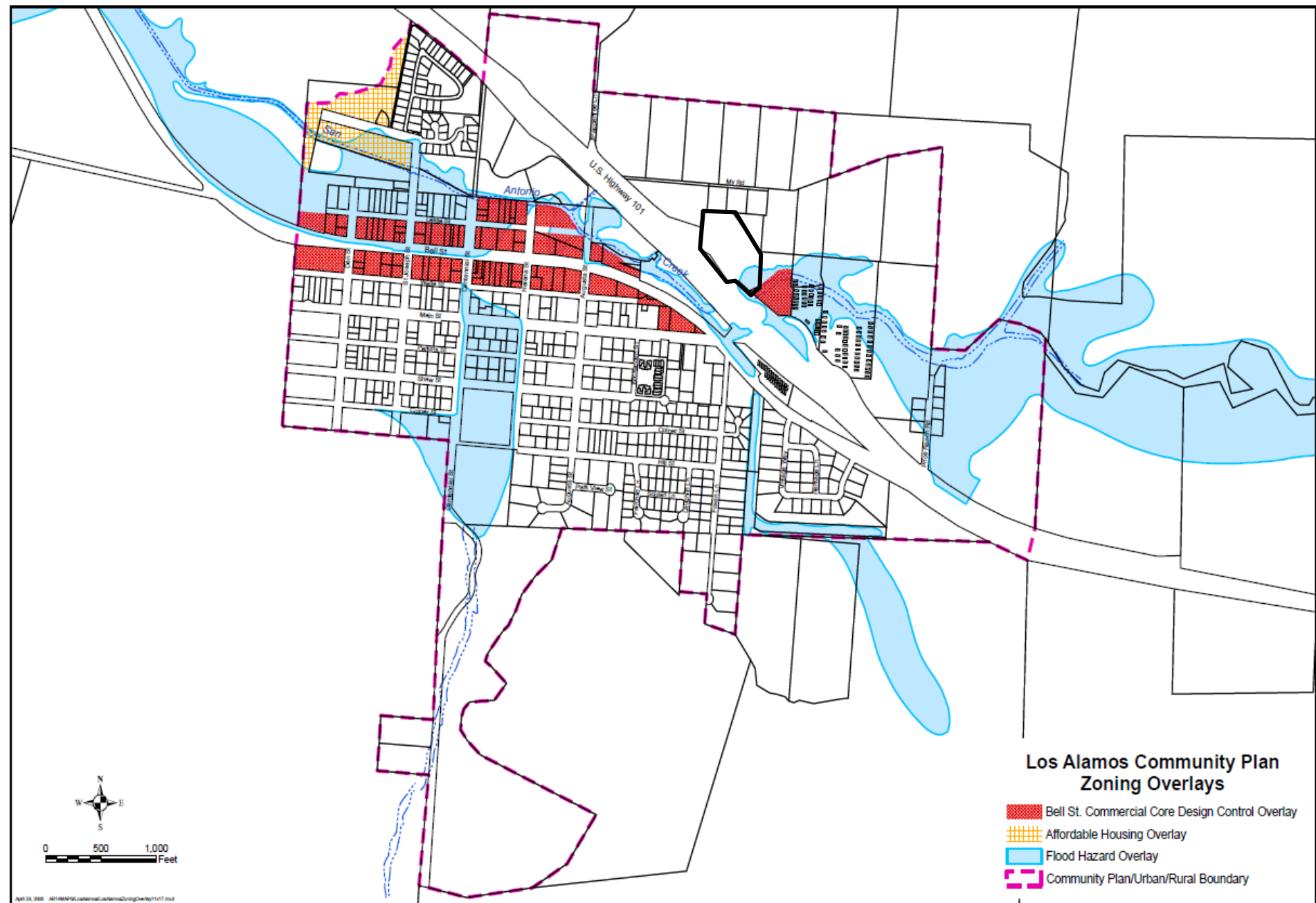
Example Land Uses in the C-2 Zone District

- ◆ Bars, Taverns
- ◆ Laundry, Dry Cleaning Plant
- ◆ Indoor and Outdoor Commercial Entertainment
- ◆ Sports or Entertainment Assembly Facility
- ◆ Auto and Vehicle Sales and Rental
- ◆ Grocery Store (> 5,000 sq. ft.)
- ◆ Medical Offices



Comprehensive Plan Consistency

- ◆ Los Alamos Community Plan Policy LUC-LA-2.1:
 - ◆ *New commercial mixed-use development (both local and visitor serving) shall be encouraged directly along the Bell Street corridor;*
 - ◆ *Renovation and/or expansion of existing local-serving uses in this commercial core shall be encouraged.*



Los Alamos Community Plan Zoning Overlays

- Bell St. Commercial Core Design Control Overlay
- Affordable Housing Overlay
- Flood Hazard Overlay
- Community Plan/Urban/Rural Boundary



Los Alamos Planning Advisory Committee (LAPAC) Review

◆ LAPAC Meeting Dates:

◆ March 18, 2008

◆ May 12, 2008

◆ December 17, 2014

◆ February 18, 2015



Planning Commission Review

- ◆ May 13, 2015 – Application declined by a 3-2 Vote
- ◆ Concerns cited by Commissioners:
 - ◆ LAPAC decision to oppose the project
 - ◆ Additional types of uses allowed
 - ◆ Impacts to adjoining residentially zoned parcels
 - ◆ Wine tasting is more appropriate on Bell Street
 - ◆ Future uses may not be compatible



Planning Commission Review

- ◆ Issues cited by Commissioners in support of the project:
 - ◆ The proposal would improve business in Los Alamos
 - ◆ Guests wine tasting could stay at the hotel
 - ◆ Zoning permits are required for future uses
 - ◆ Failing CH zoning indicates a need for a change
 - ◆ Improved property value and increase in tax revenues



Staff Recommendation

- a) Decline to accept the General Plan Amendment for Processing; and
- b) Determine that declining to accept the General Plan Amendment application for processing is not a project under the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15378(b)(5), because the action is an administrative activity that will not result in direct or indirect physical changes to the environment.



➤ End of Presentation