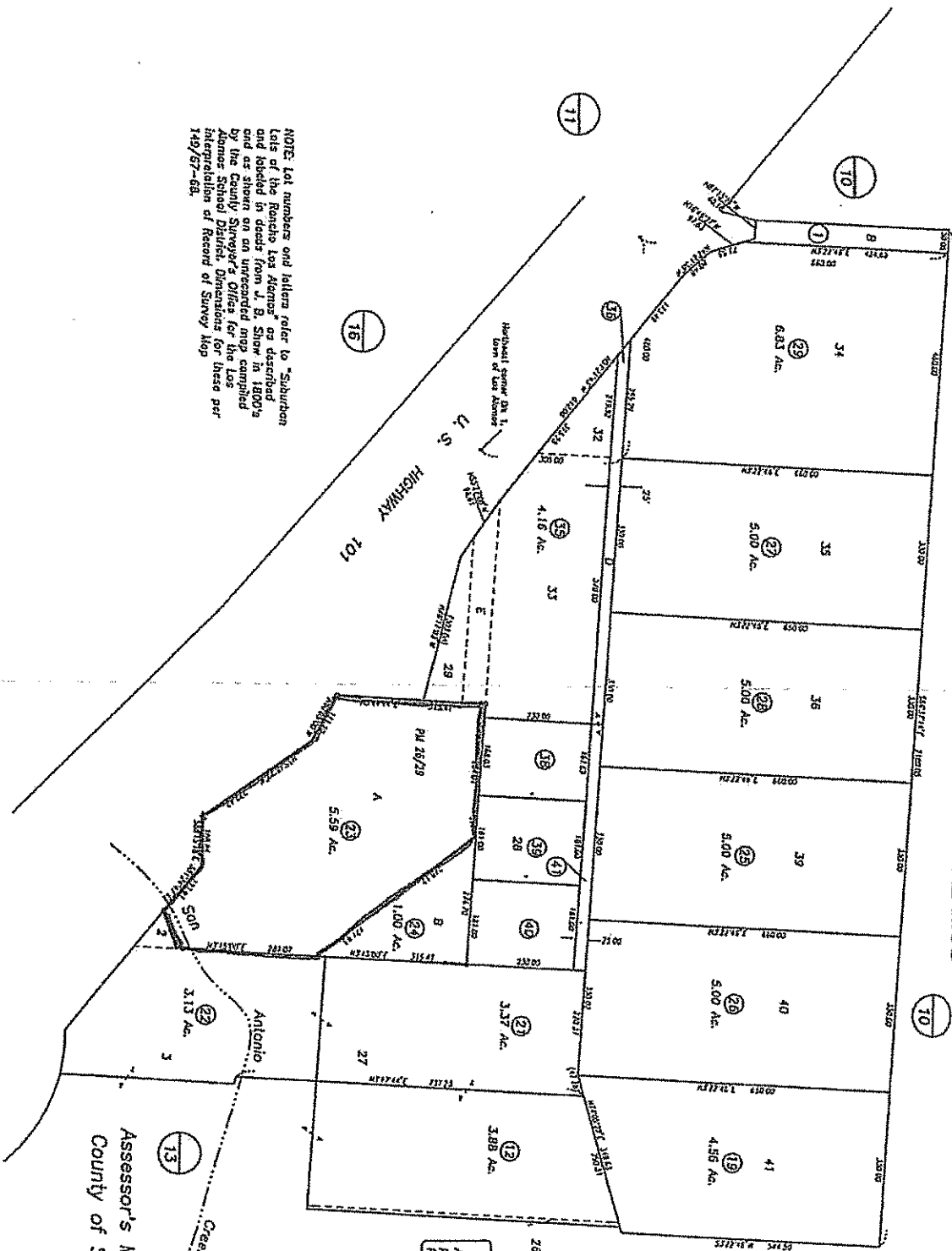


ATTACHMENT 1

FOR RANCHO LOS ALAMOS

101-12



NOTE: Lot numbers and letters refer to "Suburban Lots of the Rancho Los Alamos" as described and located in deeds from J. B. Shaw in 1800's and as shown on an unrecorded map compiled by the County Surveyor's Office for the Los Alamos School District. Dimensions for these per 149/57-68.

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 101-Pg, 12
County of Santa Barbara, Calif.

07/02 9 and 10 and 39-41

ATTACHMENT 2

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.020

CHAPTER 35.24 - COMMERCIAL ZONES

Sections:

- 35.24.010 - Purpose
- 35.24.020 - Purposes of Commercial Zones
- 35.24.030 - Commercial Zones Allowable Land Uses
- 35.24.040 - Commercial Zones Development Standards
- 35.24.050 - CN, C-1, C-2, C-3, C-S, CH, and PI Zones Additional Standards
- 35.24.060 - C-V Zone Additional Standards
- 35.24.070 - CM - LA Zone Additional Standards
- 35.24.080 - SC Zone Additional Standards

35.24.010 - Purpose

This Chapter lists the land uses that may be allowed within the commercial zones established by Section 35.14.020 (Zoning Map and Zones), determines the type of planning permit/approval required for each use and provides basic standards for site layout and building size.

35.24.020 - Purposes of Commercial Zones

The purposes of the individual commercial zones and the manner in which they are applied are as follows.

- A. **C-1 (Limited Commercial) zone.** The C-1 zone is appropriate for both retail and service commercial activities that serve the local community and in the Coastal Zone, the traveling public as well. This zone allows diverse uses, yet restricts allowable uses to those that are also compatible with neighboring residential uses to protect residential uses from negative impacts, including noise, odor, lighting, traffic, or degradation of visual aesthetic values.
- B. **C-2 (Retail Commercial) zone.** The C-2 zone is appropriate for retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.
- C. **C-3 (General Commercial) zone.** The C-3 zone is applied to areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones that accommodate lighter commercial uses. The intent is to provide for commercial uses in these areas while protecting adjacent uses from negative impacts including noise, odor, lighting, or traffic.
- D. **CH (Highway Commercial) zone.** The CH zone is applied to areas adjacent and accessible to highways or freeways appropriate for uses that serve the highway traveler.
- E. **CM-LA (Community Mixed Use - Los Alamos) zone.** The CM-LA zone applies to areas only within the Los Alamos Community Plan along the Bell Street Corridor. The purpose is to create a sense of place and provide certainty in the permitting process as to what is allowed within the Bell Street Commercial Core area. The result will be a vibrant mix of uses along Bell Street with retail on the ground floor fronting Bell Street and housing above and in buildings fronting secondary streets of the corridor.
- F. **CN (Neighborhood Commercial) zone.** The CN zone is applied to areas within residential neighborhoods appropriate for local retail or service businesses to meet daily needs for food, drugs, gasoline, and other incidentals of residents in the immediate area. The intent is to provide local serving commercial establishments while preserving the residential character of the area.
- G. **CS (Service Commercial) zone.** The CS zone is applied to areas appropriate for service commercial activities, including wholesale service and business facilities with ancillary offices and inside storage areas, which are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for commercial uses in these areas and ensure compatibility with and the protection of neighboring land uses from negative impacts including noise, odor, lighting, or traffic.

- H. **C-V (Resort/Visitor Serving Commercial) zone.** The C-V zone is applied to areas of unique scenic and recreational value appropriate for tourist recreational development, while providing for maximum conservation of site resources through comprehensive site planning. The intent is to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. This zone is not intended for highway related uses that normally service travelers. Where this zone is applied to areas adjacent to the shoreline, uses permitted shall in part require an oceanfront location in order to operate.
- I. **PI (Professional and Institutional) zone.** The PI zone is applied to areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities. It is the intent of this zone to ensure that these uses are well-designed and landscaped, and harmonious with surrounding land uses.
- J. **SC (Shopping Center) zone.** The SC zone is applied to areas appropriate for clustered shopping center uses. The intent is to establish provisions for the comprehensive development of property suitable for commercial use, and to prevent piecemeal commercial development in areas that may be more appropriate for a clustered shopping center use. This zone identifies the following two types of shopping centers:
1. **Convenience Shopping Centers.** Shopping centers that are classified as Convenience Shopping Centers in compliance with Table 2-20 (Shopping Center Minimum Site Area) serve the everyday, frequent needs of the consumer.
 2. **Community Shopping Centers.** Shopping centers that are classified as Community Shopping Centers in compliance with Table 2-20 (Shopping Center Minimum Site Area) provide the opportunity to comparison shop and provide consumer goods and services.

35.24.030 - Commercial Zones Allowable Land Uses

- A. **General permit requirements.** Tables 2-14, 2-15, and 2-16 (Allowed Land Uses and Permit Requirements for Commercial Zones) identify the uses of land allowed by this Development Code in each commercial zone, and the planning permit required to establish each use, in compliance with Section 35.20.030 (Allowable Development and Planning Permit Requirements).
- B. **Requirements for certain specific land uses.** Where the last column ("Specific Use Regulations") in Tables 2-14, 2-15, and 2-16 (Allowed Land Uses and Permit Requirements for the Commercial Zones) includes a Section number, the referenced Section may affect whether the use requires a Coastal Development Permit or Land Use Permit, Development Plan, Minor Conditional Use Permit, or Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.
- C. **Development Plan approval required.** Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required as follows:
1. **CN and C-1 zones.** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit or Zoning Clearance for structures that exceed 5,000 square feet in gross floor area.
 2. **C-2 and C-3 zones.** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit or Zoning Clearance for buildings and structures that total 5,000 or more square feet in gross floor area or where onsite buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet or more.
 3. **CH zone.** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit or Zoning Clearance for all proposed development, including grading, except that in the Coastal Zone a Final Development Plan is not required for the following, provided that all other requirements of the CH zone are complied with:

- a. Additions to uses or structures on property developed as of February 1, 1963; and
 - b. Development on a legal lot of less than 20,000 square feet of net land area created on or before February 1, 1963.
 - 4. **CM-LA zone.** Final Development Plan approval is required for buildings and structures that total 15,000 or more square feet in gross floor area.
 - 5. **C-S, C-V, SC, and PI zones.** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a Coastal Development Permit or Land Use Permit or Zoning Clearance for all proposed development, including grading.
- D. Design Review required.**
- 1. Design Review is required prior to the approval of a planning permit for a structure, or an addition to or an alteration of an existing structure located within the CN, C-1, C-2, C-3, CH (Inland area) or CM-LA zones, in compliance with Section 35.82.070 (Design Review).
 - 2. Design Review may be required prior to the approval of a planning permit for a structure, or an addition to or an alteration of an existing structure located within the CH (Coastal Zone) zone, in compliance with Section 35.82.070 (Design Review).
- E. Accessory uses and structures.** Each nonresidential use allowed by Tables 2-14, 2-15, and 2-16 may include accessory uses and structures that are customarily incidental to the nonresidential use, provided that:
- 1. **Within the C-1, C-2, C-3, and C-S zones:**
 - a. There shall be no manufacture, assembly, processing, or compounding of products other than as is customarily incidental or essential to the allowed use.
 - (1) Within the Coastal Zone, there shall be no more than five persons engaged in the manufacture, assembly, processing, or compounding of products.
 - b. The operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
 - 2. **Within the PI zone (Coastal Zone).** The accessory structure or use shall be subordinate to the allowed use.

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Table 2-14 Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	—	—	—	—	—	
Agricultural processing	—	—	—	—	—	
Agricultural use as permitted on adjacent lot zoned AG or residential	—	—	—	—	—	
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	35.42.060
Cultivated agriculture, orchard, vineyard	—	—	—	—	—	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(3)	P(3)	P	P(3)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	35.82.160
Oil and gas uses	—	—	—	S	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	—	—	—	—	—	
Furniture/fixtures manufacturing, cabinet shops	—	—	—	MCUP	MCUP	
Handcraft industry, small scale manufacturing	—	—	—	MCUP	MCUP	35.42.160
Laundry, dry cleaning plant	—	—	—	MCUP	MCUP	
Media production	—	—	—	—	—	
Metal products fabrication, machine and welding shops	—	—	—	—	MCUP	
Printing and publishing	—	—	—	—	—	
Recycling - Small collection center	—	—	—	MCUP	—	
Recycling - Small collection center, non-profit	—	P	P	MCUP	P	
Recycling - Specialized materials collection center	—	—	—	—	—	
Sign fabrication and painting shop	—	—	—	—	—	
Sign painting shop	—	—	—	MCUP	MCUP	
Storage - Contractor equipment storage yard	—	—	—	—	—	
Storage - Personal storage facility (mini storage)	—	—	—	—	—	
Wholesaling and distribution	—	—	—	—	—	
Wholesaling and distribution - Essential to agriculture	—	—	—	—	—	

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (Z)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (d)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	—	—	—	—	—	
Commercial entertainment - Indoor	—	—	—	P	P	
Commercial entertainment - Outdoor	—	—	—	CUP	CUP	
Community center	—	MCUP	MCUP	—	—	
Conference center	CUP	CUP	CUP	CUP	CUP	
Country club	CUP	CUP	CUP	CUP	CUP	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	
Fitness/health club or facility	—	P	P	P	P	
Golf course	CUP	CUP	CUP	P(3)	P(3)	
Golf driving range	CUP	CUP	CUP	P	P	
Library	CUP	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	CUP	CUP	
Park, playground - Public	—	—	—	—	—	
Recreational vehicle (RV) park	—	—	—	—	—	
School	CUP	CUP	CUP	CUP	CUP	
School - Business, Professional, or Trade	CUP	CUP	CUP	P	P	
Sports and outdoor recreation facility	CUP	CUP	CUP	CUP	CUP	
Sports or entertainment assembly facility	—	—	—	—	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	—	—	
Theater - Indoor	—	—	—	P	P	
Theater - Outdoor	—	—	—	CUP	CUP	
Trail for hiking or riding	—	—	—	—	—	

RESIDENTIAL USES

Caretaker/Manager dwelling	—	—	—	—	—	
Dwelling, one-family	—	P (4)	P (4)	—	—	
Emergency shelter	—	—	—	MCUP	MCUP	
Mixed use project residential component	MCUP	P	P	MCUP	MCUP	35.42.200
Monastery	CUP	CUP	—	CUP	—	
Residential accessory use or structure	MCUP	P	P	MCUP	MCUP	35.42.020
Residential use existing as of July 19, 1982	—	—	—	—	P	
Single room occupancy facility (SRO)	—	—	—	P	MCUP	
Special care home, 6 or fewer clients	MCUP	P (4)	P (4)	MCUP	MCUP	35.42.090
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Includes miniature golf and practice/putting range.
- (4) Allowed only on a lot with no commercial use, and subject to all development standards of the R-1/E-1 zone except minimum lot size

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Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	PERMIT REQUIRED BY ZONE					
	GN	C-1	C-1 CZ	C-2	C-2 CZ	Specific Use Regulations

RETAIL TRADE

Auto and vehicle sales and rental	---	---	---	P	P	
Bar, tavern	---	---	---	P(3)	P(3)	
Building and landscape materials sales - Indoor	---	---	---	MCUP	MCUP	
Building and landscape materials sales - Outdoor	---	---	---	MCUP	MCUP	
Convenience store, less than 3,000 sf or less net floor area	P(4)	P(5)	P	P	P	
Convenience store, 3,000 sf or more net floor area	P(4)	P(5)	P	P	P	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Farm supply and feed store	---	---	---	---	---	
Fuel dealer	---	---	---	---	---	
General retail	P(4)	P(5)	P	P	P	
Grocery/food store, 3,000 sf or less	P(4)	P(5)	P	P	P	
Grocery/food store, 5,000 sf or less	---	P(5)	P	P	P	
Grocery/food store, more than 5,000 sf	---	P(5)	P	P	P	
Mobile home, boat, and RV sales and repair	---	---	---	MCUP	MCUP	
Office supporting retail	P(4)	P(5)	P	P	P	
Plant nursery	---	P	P	P	P	
Restaurant, cafe, coffee shop - Indoor and outdoor	P	P	P	P(3)	P(3)	
Restaurant, cafe, coffee shop - Within an office building	---	---	---	---	---	
Service station	MCUP	MCUP	MCUP	P	P	
Shopping center - Community	---	---	---	---	---	
Shopping center - Convenience	---	---	---	---	---	
Swap meet	---	---	---	CUP	CUP	
Truck stop	---	---	---	---	---	
Truck, trailer, construction, farm, heavy equipment sales/rental	---	---	---	MCUP	MCUP	
Visitor-serving commercial	---	---	---	P	P	

Key to Zone Symbols

GN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) May include beer brewing and wine making provided (a) the area devoted to beer brewing and wine making, including the area devoted to equipment and storage of materials and supplies, does not exceed 50 percent of the interior floor area of the primary business, and (b) the product is primarily sold for on-site consumption.
- (4) Limited to establishments that supply commodities to meet the day-to-day needs of residents in the neighborhood.
- (5) Limited to establishments that supply commodities to the residences in the neighborhood.

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35.24.030

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use. Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	—	P	P	P	P	
Bank, financial services - Complete facility	—	—	—	P	P	
Business support service	—	—	—	P	P	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Medical services - Animal hospital, small animals	—	CUP	CUP	MCUP	MCUP	35.42.250
Medical services - Clinic	CUP	CUP	CUP	CUP	CUP	
Medical services - Doctor office	—	P	P	P	P	
Medical services - Extended care	CUP	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	CUP	
Office - Business/service	—	P	P	P	P	
Office - Professional/administrative	—	—	—	P	P	

SERVICES - GENERAL

Cemetery, mausoleum	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	E	35.42.090
Child care center, Non-residential	P	P	P	P	P	35.42.090
Child care center, Non-residential, accessory	—	—	—	—	—	
Child care center, Residential	MCUP	P	P	MCUP	MCUP	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Bed and breakfast inn	—	P	P	MCUP	MCUP	
Lodging - Guest ranch	—	—	—	—	—	
Lodging - Hostel	CUP	CUP	P	CUP	—	
Lodging - Hotel or motel	—	CUP	CUP	P	P	
Lodging - Resort	—	—	—	—	—	
Mortuary	—	—	CUP	—	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	CUP	—	CUP	—	
Personal services	P	P	P	P	P	
Repair service - Equipment, appliances, etc. - Indoor	—	—	—	P	P	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	P	P	
Repair service - Farm implements and equipment	—	—	—	—	—	
Repair service - Small appliances	P	P	P	P	P	
Vehicle services - Carwash, mechanical	—	—	—	MCUP	MCUP	35.42.270
Vehicle services - Major repair, bodywork	—	—	—	—	—	
Vehicle services - Minor maintenance/repair	MCUP	—	—	P	P	
Vehicle services - With outdoor work areas	—	—	—	MCUP	MCUP	

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).

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Commercial Zones

35.24.030

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

LAND USE (1)	CN	C-1	C-1 CZ	C-2	C-2 CZ	Specific Use Regulations
Airport, public	CUP	CUP	—	CUP	—	
Airstrip, private and temporary	CUP	CUP	—	CUP	—	
Airstrip, temporary	—	—	CUP	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (4) (5)	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (6)	P	P	P	P	P	
Flood control project, 20,000 sf or more total area (6)	MCUP	MCUP	MCUP	MCUP	MCUP	
Heliport	CUP	CUP	CUP	CUP	CUP	
Parking facility, public or private	—	—	—	P	P	
Pier, dock	—	—	—	—	—	
Pipeline - Oil and gas	P	P	—	P	—	35.5
Public utility facility	CUP	CUP	—	CUP	—	
Public works or private service facility	MCUP	MCUP	—	MCUP	—	
Road, street, less than 20,000 sf total area (6)	P	P	P	P	P	
Road, street, 20,000 sf or more total area (6)	MCUP	MCUP	MCUP	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	—	CUP	—	CUP	
Telecommunications facility	S	S	S	S	S	35.44
Transit station or terminal	—	—	—	CUP	CUP	
Utility service line with less than 5 connections (4)	—	—	P	—	P	
Utility service line with 5 or more connections (4)	—	—	MCUP	—	MCUP	
Vehicle dispatch facility	—	—	—	—	—	
Vehicle storage	—	—	—	MCUP	MCUP	
Wind turbines and wind energy systems	S	S	—	S	—	35.57

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the County.
- (5) Not allowed in the VC overlay.
- (6) Not applicable to facilities constructed by the County outside of the Coastal Zone.

Table 2-14 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	—	—	CUP	—	CUP
Desalination facility, less than 15 connections	—	—	MCUP	—	MCUP
Desalination facility - 15 to less than 200 connections	—	—	CUP	—	CUP
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(3)	P(3)	P	P(3)	P
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(3)	P(3)	MCUP	P(3)	MCUP
Reservoir, less than 20,000 sf of total development	P	P	P	P	P
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	MCUP	P	MCUP
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP
Wastewater treatment system, individual	E	E	P	E	P
Wastewater treatment facility, up to 199 connections	CUP	CUP	CUP	CUP	CUP
Water diversion project	P	P	MCUP	P	MCUP
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP
Water or sewer system pump or lift station (4)	—	—	P	—	P
Water system with 1 connection	E	E	P	E	P
Water system with 2 to less than connections	P	P	MCUP	P	MCUP
Water system with 5 or more connections(5)	MCUP	MCUP	MCUP	MCUP	MCUP
Water well, agricultural	—	—	—	—	—

Key to Zone Symbols

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (4) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (5) In the Coastal Zone, limited to less than 200 connections.

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

Table 2-15 Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	C-S	CH	CM-LA	

AGRICULTURAL, MINING, & ENERGY FACILITIES

Agricultural accessory structure	—	—	P	—	35.42.020
Agricultural processing	P (3)	P (3)	P (4)	—	35.42.040
Agricultural use as permitted on adjacent lot zoned AG or residential	—	—	P	—	—
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	35.42.060
Cultivated agriculture, orchard, vineyard	—	—	—	—	—
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	—	35.82.160
Mining - Surface, less than 1,000 cubic yards	P (5)	P (5)	P (5)	—	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	—	35.82.160
Oil and gas uses	CUP	—	—	—	35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	P	P (3)	—	—	—
Furniture/fixtures manufacturing, cabinet shops	P (3)	P (3)	—	MCUP	—
Handcraft industry, small scale manufacturing	MCUP	MCUP	—	MCUP	35.42.160
Laundry, dry cleaning plant	P (3)	P (3)	—	—	—
Media production	—	—	—	—	—
Metal products fabrication, machine and welding shops	P (3)	P (3)	—	—	—
Printing and publishing	P	P (3)	—	—	—
Recycling - Small collection center	—	CUP	—	—	—
Recycling - Small collection center, non-profit	P	CUP	—	—	—
Recycling - Specialized materials collection center	P	—	—	—	—
Sign fabrication and painting shop	—	P (3)	—	MCUP	—
Sign painting shop	P (3)	P	—	MCUP	—
Storage - Contractor equipment storage yard	P	P (3)	—	—	—
Storage - Personal storage facility (mini storage)	P	P	—	—	—
Storage - Warehouse, not used for wholesaling or distribution	P	P	—	—	—
Wholesaling and distribution	P (3)	P (3)	—	—	—
Wholesaling and distribution - Essential to agriculture, except	P (3)	P	CUP	—	—

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CM-LA	Community Mixed Use - Los Alamos

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Shall be conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence or hedge not less than six feet in height.
- (4) Restricted to the processing of on-premise products.
- (5) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)		
	P	Permitted use, Land Use Permit required (2)		
	MCUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	C-3	CS	CH	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground	—	—	—	—	
Commercial entertainment - Indoor	P	—	—	MCUP	
Commercial entertainment - Outdoor	CUP	—	—	—	
Community center	—	—	—	P	
Conference center	CUP	CUP	CUP	—	
Country club	CUP	CUP	CUP	—	
Equestrian facility - Public or commercial	CUP	CUP	CUP	—	
Fairgrounds	CUP	CUP	CUP	—	
Fitness/health club or facility	P	—	—	P	
Golf course	P (3)	CUP	MCUP	—	
Golf driving range	P	CUP	MCUP	—	
Library	CUP	CUP	CUP	CUP	
Meeting facility, public or private	CUP	CUP	CUP	CUP	
Meeting facility, religious	CUP	CUP	CUP	CUP	
Museum	CUP	CUP	CUP	CUP	
Park, playground	—	—	—	—	
Recreational vehicle (RV) park	—	—	CUP	—	
School	CUP	CUP	CUP	CUP	
School - Business, Professional, or Trade	P	CUP	CUP	P	
Sports and outdoor recreation facility	CUP	CUP	CUP	—	
Sports or entertainment assembly facility	—	—	CUP	—	
Studio - Art, dance, martial arts, music, etc.	—	—	—	P	
Theater - Indoor	P	—	—	P	
Theater - Outdoor	CUP	—	CUP	—	
Trail for hiking or riding	—	—	—	P	

RESIDENTIAL USES

Caretaker/Manager dwelling	—	MCUP	P	—	35.42.080
Dwelling, one-family	—	—	—	P	
Dwelling, two-family	—	—	—	P	
Dwelling, multiple	—	—	—	P	
Emergency shelter	P	P	—	MCUP	
Mixed use project residential component	MCUP	—	—	P	35.42.200
Monastery	CUP	CUP	CUP	—	
Residential accessory use or structure	MCUP	MCUP	P	P	35.42.020
Residential use existing as of July 19, 1982	—	—	—	—	
Single room occupancy facility (SRO)	P	—	P	—	
Special care home, 6 or fewer clients	MCUP	MCUP	MCUP	P	35.42.090
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	35.42.090

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CM-LA	Community Mixed Use - Los Alamos

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Includes miniature golf and practice/pulling range.

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	C-S	CH	CM-LA	

RETAIL TRADE					
Auto and vehicle sales and rental	P	—	—	—	
Bar, tavern	P (3)	—	—	P	
Building and landscape materials - Indoor	P (4)	P (4)	—	—	
Building and landscape materials - Outdoor	P	P	—	—	
Convenience store, 3,000 sf or less net floor area	P	—	P (5)	P	
Convenience store, 3,000 sf or more net floor area	P	—	—	P	
Drive-through facility	CUP	CUP	CUP	—	35.42.130
Farm supply and feed store	P	P (4)	—	—	
Fuel dealer	P (6)	P (4)	—	—	
General retail	P	—	—	P	
Grocery/food store, 3,000 sf or less	P	—	CUP (5)	P	
Grocery/food store, 3,000 sf or less	P	—	CUP (5)	P	
Grocery/food store, more than 5,000 sf	P	—	—	P	
Mobile home, boat, and RV sales and repair	—	—	—	—	
Office supporting retail	P	—	—	P	
Plant nursery	P	—	—	P	
Restaurant, café, coffee shop - Indoor and outdoor	P (5)	—	P (5)	P	
Restaurant, café, coffee shop - Within an office building	—	—	—	—	
Service station	P	—	P	— (7)	
Shopping center - Community	—	—	—	—	
Shopping center - Convenience	—	—	—	—	
Swap meet	CUP	—	—	CUP	
Truck stop	—	—	MCUP	—	
Truck, trailer, construction, farm, heavy equipment sales/rental	P	—	—	—	
Visitor-serving commercial	P	—	P (5)	P	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	P	—	—	P	
Bank, financial services - Complete facility	P	—	—	P	
Business support service	P	P	—	P	
Drive-through facility	CUP	CUP	CUP	—	35.42.130
Medical services - Animal hospital, small animals	P	P	—	CUP	35.42.250
Medical services - Clinic	CUP	CUP	CUP	CUP	
Medical services - Doctor office	P	—	—	P	
Medical services - Extended care	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	—	
Office - Business/service	P	—	—	P	
Office - Professional/administrative	P	—	—	P	

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CM-LA	Community Mixed Use - Los Alamos

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Includes microbreweries that are accessory and secondary to a bar or restaurant.
- (4) Shall be conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence or hedge not less than six feet in height.
- (5) No off-premise alcoholic beverage sales allowed; no alcoholic beverage sales in restaurant except when food also served.
- (6) Limited to the sale of fuel for agricultural equipment.
- (7) A service station existing at the time of the adoption of the CM-LA zone shall be considered a permitted use rather than a nonconforming use.

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)		
	P	Permitted use, Land Use Permit required (2)		
	MCUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	C-3	CS	CH	

SERVICES - GENERAL					
LAND USE (1)	C-3	CS	CH	CM-LA	Specific Use Regulations
Cemetery, mausoleum	CUP	CUP	CUP	—	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	
Large family day care home	P	—	P	P	35.42.090
Small family day care home	E	—	E	E	35.42.090
Child care center, Non-residential	P	MCUP	MCUP	P	35.42.090
Child care center, Non-residential, accessory	—	P	P	P	35.42.090
Child care center, Residential	MCUP	—	MCUP	MCUP	35.42.090
Drive-through facility	CUP	CUP	CUP	—	35.42.130
Lodging - Bed and breakfast inn	MCUP	—	—	P	
Lodging - Guest ranch	—	—	—	—	
Lodging - Hostel	CUP	CUP	CUP	P	
Lodging - Hotel or motel	P	—	P	P	
Lodging - Resort	—	—	—	P	
Mortuary	—	—	—	—	
Mortuary, accessory to cemetery	CUP	CUP	CUP	—	35.42.120
Music recording studio	CUP	CUP	CUP	CUP	
Personal services	P	—	—	P	
Repair service - Equipment, appliances, etc. - Indoor	P (3)	P (3)	—	P (3)	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	
Repair service - Farm implements and equipment	P (3)	P (3)	—	—	
Vehicle services - Carwash, mechanical	MCUP	—	MCUP (4)	—	35.42.270
Vehicle services - major repair, bodywork	P (3)	—	—	—	
Vehicle services - Minor maintenance/repair	P (3)	P (3)	P	P	
Vehicle services - With outdoor work areas	—	—	—	—	

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
C-S	Service Commercial	CM-LA	Community Mixed Use - Los Alamos

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Shall be conducted within a completely enclosed building except that within the C-3 and CS zones exterior material storage may be permitted within an area enclosed by a solid wall, fence or hedge not less than six feet in height.
- (4) Use not allowed on a lot abutting a residential zone; see Section 35.42.270 (Vehicle Services).

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

Table 2-15- Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	C-3	CS	CH	CM-LA	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

LAND USE (1)	C-3	CS	CH	CM-LA	Specific Use Regulations
Airport, public	CUP	CUP	CUP	—	
Airstrip, private and temporary	CUP	CUP	CUP	—	
Airstrip, temporary	—	—	—	—	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (4)	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (5)	P	P	P	P	
Flood control project, 20,000 sf or more total area (5)	MCUP	MCUP	MCUP	MCUP	
Helipad	CUP	CUP	CUP	—	
Parking facility, public or private	P	—	—	MCUP	
Pier, dock	—	—	—	—	
Pipeline - Oil and gas	P	P	P	P	35.5
Public utility facility	CUP	CUP	CUP	CUP	
Public works or private service facility	MCUP	MCUP	MCUP	MCUP	
Road, street, less than 20,000 sf total area (5)	P	P	P	P	
Road, street, 20,000 sf or more total area (5)	MCUP	MCUP	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	—	—	—	
Telecommunications facility	S	S	S	S	35.44
Transit station or terminal	P	—	P	—	
Utility service line with less than 5 connections (4)	—	—	—	P	
Utility service line with 5 or more connections (4)	—	—	—	P	
Vehicle dispatch facility	MCUP	—	—	—	
Vehicle storage	—	—	—	—	
Wind turbines and wind energy systems	S	S	S	—	35.57

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
CS	Service Commercial	CM-LA	Community Mixed Use - Los Alamos

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the County.
- (5) Not applicable to facilities constructed by the County.

Table 2-15 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)		
	P	Permitted use, Land Use Permit required (2)		
	MCUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	Permit determined by Specific Use Regulations		
	—	Use Not Allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	C-3	CS	CH	

WATER SUPPLY & WASTEWATER FACILITIES					
LAND USE (1)	C-3	CS	CH	CM-LA	Specific Use Regulations
Bulk water importation facilities	—	—	—	—	
Desalination facility, less than 15 connections	—	—	—	—	
Desalination facility, 15 to less than 200 connections	—	—	—	—	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P (3)	P (3)	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	P (3)	P (3)	P	
Reservoir, less than 20,000 sf of total development	P	P	P	—	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	P	—	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	—	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	—	
Wastewater treatment system, individual	E	E	E	—	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	—	
Water diversion project	P	P	P	—	
Water extraction, commercial	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (4)	—	—	—	P	
Water system with 1 connection	E	E	E	—	
Water system with 2 to less than 5 connections	P	P	P	—	
Water system with 5 or more connections	MCUP	MCUP	MCUP	—	
Water well, agricultural	—	—	E	—	

Key to Zone symbols

C-3	General Commercial	CH	Highway Commercial
CS	Service Commercial	CM/LA	Community Mixed Use - Los Alamos

- Notes:**
- (1) See Article 35.11 (Glossary) for land use definitions.
 - (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
 - (3) Limited to wastewater pipelines; see Article 35.5 for development standards.
 - (4) Such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.

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Commercial Zones

35.24.030

Table 2-16 Allowed Land Uses and Permit Requirements for Commercial Zones	Legend: E: Allowed use, no permit required (Exempt) P: Permitted use, Land Use or Coastal Permit required (2) MCUP: Minor Conditional Use Permit required CUP: Conditional Use Permit required S: Permit determined by Specific Use Regulations ---: Use Not Allowed					
	PERMIT REQUIRED BY ZONE					Specific Use Regulations
LAND USE (1)	C-V	C-V CZ	SC	PI	PI CZ	

AGRICULTURAL, MINING & ENERGY FACILITIES						
Agricultural accessory structure	---	---	---	---	---	
Agricultural processing	---	---	---	---	---	
Agricultural use as permitted on adjacent lot zoned AG or residential	---	---	---	---	---	
Animal keeping (except equestrian facilities - see RECREATION)	S	S	S	S	S	35.42.060
Cultivated agriculture, orchard, vineyard	---	---	---	---	---	
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	CUP	CUP	CUP	CUP	CUP	35.82.160
Mining - Surface, less than 1,000 cubic yards	P(3)	P	P(3)	P(3)	P	35.82.160
Mining - Surface, 1,000 cubic yards or more	CUP	CUP	CUP	CUP	CUP	35.82.160
Oil and gas uses	---	---	---	---	---	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING						
Bakery and baked goods production and distribution	---	---	---	---	---	
Furniture/fixtures manufacturing, cabinet shops	---	---	---	---	---	
Handcraft industry, small scale manufacturing	---	---	---	---	---	
Laundry, dry cleaning plant	---	---	---	---	---	
Media production	---	---	---	---	---	
Metal products fabrication, machine and welding shops	---	---	---	---	---	
Printing and publishing	---	---	---	---	---	
Recycling - Small collection center	---	---	---	---	---	
Recycling - Small collection center, non-profit	---	---	---	---	---	
Recycling - Specialized materials collection center	---	---	---	---	---	
Sign fabrication and painting shop	---	---	---	---	---	
Sign painting shop	---	---	---	---	---	
Storage - Contractor equipment storage yard	---	---	---	---	---	
Storage - Personal storage facility (mini storage)	---	---	---	---	---	
Storage - Warehouse, not used for wholesaling or distribution	---	---	---	---	---	
Wholesaling and distribution	---	---	---	---	---	
Wholesaling and distribution - Essential to agriculture, except	---	---	---	---	---	

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use; Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	---	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Campground		CUP	---	---	CUP	
Commercial entertainment - Indoor	---	---	CUP	---	---	
Commercial entertainment - Outdoor	---	---	---	---	---	
Community center	---	---	---	P	P	
Conference center	P (3)	P	CUP	CUP	CUP	
Country club	P (3)	P	CUP	P	P	
Equestrian facility - Public or commercial	CUP	CUP	CUP	CUP	CUP	
Fairgrounds	CUP	CUP	CUP	CUP	CUP	
Fitness/health club or facility	---	---	CUP	P	P	
Golf course	P	P	CUP	P	P	
Golf driving range	CUP	CUP	CUP	CUP	CUP	
Library	CUP	CUP	CUP	P	P	
Meeting facility, public or private	CUP	CUP	CUP	P	P	
Meeting facility, religious	CUP	CUP	CUP	P	CUP	
Museum	CUP	CUP	CUP	P	P	
Park, playground	P	P	---	---	---	
Recreational vehicle (RV) park	CUP	CUP	---	---	---	
School	CUP	CUP	CUP	P	P	
School - Business, Professional, or Trade	CUP	CUP	CUP	P(4)	P(4)	
Sports and outdoor recreation facility	P	P	CUP	CUP	CUP	
Sports or entertainment assembly facility	---	---	---	---	---	
Studio - Art, dance, martial arts, music, etc.	---	---	---	P	P	
Theater - Indoor	---	---	---	---	---	
Theater - Outdoor	---	---	---	---	---	
Trail for hiking or riding	P	P	---	---	---	

RESIDENTIAL USES

Caretaker/Manager dwelling	MCUP	---	---	---	---	35.42.080
Dwelling, one-family	---	---	---	---	---	
Emergency shelter	---	---	---	---	---	
Mixed use project residential component	---	MCUP	---	MCUP	MCUP	35.42.200
Monastery	CUP	---	CUP	CUP	---	
Residential accessory use of structure	MCUP	MCUP	---	MCUP	MCUP	
Residential use existing as of July 19, 1982	---	---	---	---	---	
Single room occupancy facility (SRO)	---	---	---	---	---	
Special care home, 6 or fewer clients	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Destination-type facility required; see Section 35.24.060 (C-V Zone Additional Standards).
- (4) Not including trade schools using heavy equipment.

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Commercial Zones

35.24.030

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones:	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

RETAIL TRADE

Auto and vehicle sales and rental	—	—	—	—	—	
Bar, tavern	—	—	—	—	—	
Building and landscape materials - Indoor	—	—	—	—	—	
Building and landscape materials - Outdoor	—	—	—	—	—	
Convenience store, less than 3,000 sf net floor area	—	—	—	—	—	
Convenience store, 3,000 sf or more net floor area	—	—	—	—	—	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Farm supply and feed store	—	—	—	—	—	
Fuel dealer	—	—	—	—	—	
General retail	—	—	—	—	—	
Grocery/food store, 3,000 sf or less	—	—	—	—	—	
Grocery/food store, 5,000 sf or less	—	—	—	—	—	
Grocery/food store, more than 5,000 sf	—	—	—	—	—	
Mobile home, boat, and RV sales and repair	—	—	—	—	—	
Office supporting retail	—	—	—	P	P	
Plant nursery	—	—	—	—	—	
Restaurant, café, coffee shop - Indoor and outdoor	—	—	—	—	—	
Restaurant, café, coffee shop - Within an office building	—	—	—	CUP	CUP	
Service station	—	CUP(3)	—	—	—	
Shopping center - Community	—	—	S	—	—	
Shopping center - Convenience	—	—	S	—	—	
Swap meet	—	—	—	—	—	
Truck stop	—	—	—	—	—	
Truck, trailer, construction, farm, heavy equipment sales/rental	—	—	—	—	—	
Visitor-serving commercial	P(4)	P(4)	—	—	—	

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) May be approved only in an area designated rural on the Coastal Land Use Plan maps, and where no other gasoline retail sales exists within 10 miles of site perimeter.
- (4) Use only allowed accessory and incidental to an approved resort/visitor-serving facility.

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

<p>Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones</p>	<p>E Allowed use, no permit required (Exempt) P Permitted use, Land Use or Coastal Permit required (2) MCUP Minor Conditional Use Permit required CUP Conditional Use Permit required S Permit determined by Specific Use Regulations — Use Not Allowed</p>					
	<p>PERMIT REQUIRED BY ZONE</p>					<p>Specific Use Regulations</p>
<p>LAND USE (1)</p>	C-V	C-V CZ	SC	PI	PI CZ	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
Bank, financial services - Branch facility	—	—	—	P	P	
Bank, financial services - Complete facility	—	—	—	P	P	
Business support service	—	—	—	P	P	
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Medical services - Animal hospital, small animals	—	—	P	CUP	CUP	35.42.250
Medical services - Clinic	CUP	CUP	CUP	P	P	
Medical services - Doctor office	—	—	—	P	P	
Medical services - Extended care	CUP	CUP	CUP	P	P	
Medical services - Hospital	CUP	CUP	CUP	P	P	
Office - Business/service	—	—	S (3)	P	P	
Office - Professional/administrative	—	—	S (3)	P	P	

SERVICES - GENERAL						
Cemetery, mausoleum	CUP	CUP	CUP	P	P	
Charitable or philanthropic organization	CUP	CUP	CUP	P	P	
Large family day care home	P	P	—	P	P	35.42.090
Small family day care home	E	E	—	E	E	35.42.090
Child care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child care center, Non-residential, accessory	P	P	P	P	P	35.42.090
Child care center, Residential	MCUP	MCUP	—	MCUP	MCUP	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Bed and breakfast inn	—	—	—	—	—	
Lodging - Guest ranch	P	P	—	—	—	
Lodging - Hostel	CUP	—	CUP	CUP	—	
Lodging - Hotel or motel	P	P	—	—	—	
Lodging - Resort	P	P	—	—	—	
Mortuary	—	CUP	—	—	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	CUP	CUP	—	
Personal services	—	—	—	P	P	
Repair service - Equipment, appliances, etc. - Indoor	—	—	—	—	—	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	—	
Repair service - Farm implements and equipment	—	—	—	—	—	
Vehicle services - Carwash, mechanical	—	—	—	—	—	
Vehicle services - Major repair, bodywork	—	—	—	—	—	
Vehicle services - Minor maintenance/repair	—	—	—	—	—	
Vehicle services - With outdoor work areas	—	—	—	—	—	

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) See Section 35.24.070 (SC Zone Additional Standards).

SANTA BARBARA COUNTY CODE - CHAPTER 35 - COUNTY LAND USE & DEVELOPMENT CODE

Commercial Zones

35.24.030

<p>Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones</p>	<p>E Allowed use, no permit required (Exempt) P Permitted use, Land Use or Coastal Permit required (2) MCUP Minor Conditional Use Permit required CUP Conditional Use Permit required S Permit determined by Specific Use Regulations — Use Not Allowed</p>					
	<p>PERMIT REQUIRED BY ZONE</p>					
<p>LAND USE (1)</p>	<p>C-V</p>	<p>C-V CZ</p>	<p>SC</p>	<p>PI</p>	<p>PI CZ</p>	<p>Specific Use Regulations</p>

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Airport, public	CUP	—	CUP	CUP	—	
Airstrip, private and temporary	CUP	—	CUP	CUP	—	
Airstrip, temporary	—	CUP	—	—	CUP	
Drainage channel, water course, storm drain, less than 20,000 sf	P	P	P	P	P	
Drainage channel, water course, storm drain, 20,000 sf or more	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical substation - Minor (3)	MCUP	MCUP	MCUP	MCUP	MCUP	
Electrical transmission line (4) (5)	CUP	CUP	CUP	CUP	CUP	
Flood control project, less than 20,000 sf total area (6)	P	P	P	—	—	
Flood control project, 20,000 sf or more total area (6)	MCUP	MCUP	MCUP	—	—	
Heliport	CUP	CUP	CUP	CUP	CUP	
Parking facility, public or private	—	—	—	—	—	
Pier, dock	P	P	—	—	—	
Pipeline - Oil and gas	P	—	P	P	—	35.5
Public utility facility	CUP	—	CUP	CUP	—	
Public works or private service facility	MCUP	—	MCUP	MCUP	—	
Public works or public service structures	—	—	—	—	—	
Road, street, less than 20,000 sf total area (6)	P	P	P	P	P	
Road, street, 20,000 sf or more total area (6)	MCUP	MCUP	MCUP	MCUP	MCUP	
Sea wall, revetment, groin, or other shoreline structure	—	CUP	—	—	CUP	
Telecommunications facility	S	S	S	S	S	35.44
Transit station or terminal	—	—	—	—	—	
Utility service line with less than 5 connections (4)	—	P	—	—	P	
Utility service line with 5 or more connections (4)	—	MCUP	—	—	MCUP	
Vehicle dispatch facility	—	—	—	—	—	
Vehicle storage	—	—	—	—	—	
Wind turbines and wind energy systems	S	—	S	S	—	35.57

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the County.
- (5) Not allowed in VC overlay.
- (6) Not applicable to facilities constructed by the County outside of the Coastal Zone.

Table 2-16 - Continued Allowed Land Uses and Permit Requirements for Commercial Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	---	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	C-V	C-V CZ	SC	PI	PI CZ	

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	---	CUP	---	---	CUP
Desalination facility, less than 15 connections	---	MCUP	---	---	MCUP
Desalination facility, 15 to less than 200 connections	---	CUP	---	---	CUP
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P(3)	P	P(3)	P(3)	P
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P(3)	MCUP	P(3)	P(3)	MCUP
Reservoir, less than 20,000 sf total development	P	P	P	P	P
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	P	MCUP
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP
Wastewater treatment system, individual	E	P	E	E	P
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP
Water diversion project	P	MCUP	P	P	MCUP
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP
Water or sewer system pump or lift station (4)	---	P	---	---	P
Water system with 1 connection	E	P	E	E	P
Water system with 2 to less than 5 connections	P	MCUP	P	P	MCUP
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	MCUP
Water well, agricultural	---	---	---	---	---

Key to Zone Symbols

C-V	Visitor Serving Commercial	PI	Public and Institutional
SC	Shopping Center	CZ	Coastal Zone

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.24.030.C (Commercial Zone Allowable Land Uses).
- (3) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (4) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift.
- (5) In the Coastal Zone, limited to less than 200 connections.

35.24.040 - Commercial Zones Development Standards

- A. General standards. Development within the commercial zones shall be designed, constructed, and established in compliance with the requirements in Table 2-17 (Commercial Zones Development Standards) below, and all applicable standards in Article 35.3 through Article 35.7 of this Development Code. These standards apply within the Coastal Zone and Inland area, except where noted.
- B. Community Plan overlay requirements. Section 35.28.210 (Community Plan Overlays) establishes additional requirements and standards that apply to development and uses located in an applicable community or area plan as specified in Section 35.28.210 (Community Plan Overlays).

ATTACHMENT 3(a)

Los Alamos
Planning Advisory Committee (LAPAC)
May 12, 2008
Approved Minutes

1. Meeting Called to Order: By Chair, Chris Wrather at 7:04 p.m.

2. Roll Call

LAPAC Members Present: Chair Wrather, Blasjo, deWit, Werk, Tate

LAPAC Members Absent: Jimenez, Thompson

Staff Present:

Derek Johnson, Deputy Director, Long Range Planning
David Lackie, Supervising Planner, Long Range Planning
Eric Lentz, Planner, Long Range Planning.

3. Minutes: The Minutes of April 21, 2008 were considered as follows:

ACTION: deWit moved, seconded by Blasjo and carried by a vote of 4-0-1 to approve the Minutes of April 21, 2008. Werk abstained.

4. Public Comment:

Chris Burtness thanked the LAPAC for the considering and recommending a zone change on their commercial lot from Commercial Highway (CH) to General Commercial (C-2). She also requested the LAPAC consider another zone change on a lot with a split zone of 3E-1 and 1E-1 to 1E-1.

Gene Hollingsworth thanked the LAPAC for extending the proposed CM-LA zone to the west end of Bell Street. She also requested the LAPAC consider a zone change on the lot where the Skyview Motel is located from Commercial Highway (CH) to General Commercial (C-2).

Staff addressed the comments made by both Ms. Burtness and Ms. Hollingsworth requesting additional zone changes. Staff will not be making a recommendation on these requests at this time and instead defer the requests to the Planning Commission and Board of Supervisors.

5. Draft LAPAC RESOLUTION 2008-01

Derek Johnson and Eric Lentz presented to the LAPAC draft LAPAC RESOLUTION 2008-01, a resolution by the LAPAC recommending the Planning Commission and Board of Supervisors accept the Draft Los Alamos Community Plan.

ACTION: deWit moved, seconded by Wrather recommending to approve LAPAC RESOLUTION 2008-01, a resolution by the LAPAC recommending the Planning

Commission and Board of Supervisors accept the Draft Los Alamos Community Plan. After discussion, deWit withdrew the motion. The item was withdrawn from discussion by Chair Wrather and continued to the next meeting.

6. Draft LAPAC RESOLUTION 2008-02

Derek Johnson and Eric Lentz presented to the LAPAC draft LAPAC RESOLUTION 2008-02, a resolution by the LAPAC recommending the Planning Commission and Board of Supervisors accept the Draft Los Alamos Form-Based Code and Bell Street Design Guidelines.

ACTION: Tate moved, seconded by deWit and carried by a vote of 5-0-2 (Jimenez and Thompson absent), to approve LAPAC RESOLUTION 2008-02, a resolution by the LAPAC recommending the Planning Commission and Board of Supervisors accept the Draft Los Alamos Form-Based Code and Bell Street Design Guidelines.

7. Adjournment

The next LAPAC meeting will be held on June 16, 2008.

ACTION: Blasjo moved, seconded by Werk and carried by a vote of 5-0 to adjourn the May 12, 2008, meeting.

Meeting adjourned at 8:56 p.m.


Chris Wrather, Chair

**Los Alamos
Planning Advisory Committee (LAPAC) Meeting
Los Alamos Senior Center
690 Bell Street, Los Alamos, CA
March 18, 2010
Approved Minutes**

1. **Meeting Called to Order:** By Chair, Christopher Wrather at 6:30 p.m.
Pledge of Allegiance

Roll Call

LAPAC Members Present: Chair Wrather, deWit, Fordyce, Jimenez, Mortholé, Naughton, and Thyron

LAPAC Members Absent: None

Staff Present: Vicki Parker, Deputy Director, Long Range Planning
David Lackie, Supervising Planner, Long Range Planning
Bret McNulty, Planner, Long Range Planning
Nick Bruckbauer, Public Works, Flood Control Division

2. **Public Comment for Items not on the Agenda:**
Laurie Tamura of Urban Planning Concepts requested a rezone as a part of the Community Plan Update her client's property to allow a use currently under a zoning violation and with fines levied. The use of the site is a yellow rented trailer occupying a small Commercial (C-3) zoned property located on North Saint Joseph Street across from the Los Alamos Community Services District offices.

No other public comments received.

3. **LAPAC Administrative Tasks**
- a. **Minutes** - The LAPAC considered the unapproved minutes from the February 27, 2010 meeting.
Chair Wrather identified two revisions to the names of attendees,
deWit made a motion to approve the minutes, as revised, seconded by Naughton, and the motion carried by a vote of 7-0.
- b. **Report from Staff - Planning Areas**
Vicki Parker briefed the LAPAC and answered questions regarding the Children's Project Academy Charter School, which is scheduled for the County Board of Education meeting April 1, 2010.
On March 14th the Zoning Administrator approved a CUP and time extension for a previously approved use permit for a mixed-use development at 490 Bell Street. The design is compatible with the CM-LA except they have additional parking.
A large advertising sign that could be illegally placed in the public right-of-way at the Bell and Main Street intersection was discussed.
4. **Los Alamos Community Plan Update (Plan Update)**

David Lackie introduced Nick Bruckbauer from the Public Works Flood Control Division who was in attendance to address any potential issues related to flooding policy. Mr. Lackie reviewed the agenda and staff discussed with the LAPAC the Community Mixed Use Los Alamos (CM-LA) zone district allowed uses, the CM-LA boundary, and Design Guidelines. Issues discussed included the effect a rezone would have on existing uses, and the provisions for rebuilding non-conforming uses in the Land Use and Development Code (LUDC), parking and delivery, and specific uses including feed stores. The LAPAC and staff discussed Conditional Use Permits for wine tasting bars, state law applicable to wine tasting bars, and addressing the issue countywide or locally.

Public Comment

Laurie Tamura, Principal of Urban Planning Concepts discussed wine tasting being a catalyst for attracting additional businesses in Orcutt and that the issue in Los Olivos is the lack of infrastructure.

ACTION: A conceptual motion was made by Wrather and seconded by Naughton that the LAPAC recommend the decision-makers adopt the Plan Update the Community Mixed Use Los Alamos (CM-LA) zone district and ordinance amendments to the County of Santa Barbara Land Use and Development Code, and for the LAPAC to write a letter to the Board of Supervisors recommending they address alcohol use regulations in the County work program.

The motion carried by a vote of 7-0.

The LAPAC to reaffirm the CM-LA zone district boundaries, the rezone of the Burtness property from Highway Commercial (CH) to Retail Commercial (C-2) and the Thompson property from Design Residential (DR-8) to General Commercial (C-3). The LAPAC and staff reviewed the proposed new zoning map. Jose Jimenez indicated he would abstain from deliberating and voting on the rezone of the Thompson parcel since he works for Mr. Thompson.

Public Comment

Jean Hollingsworth (Schoof) requested the LAPAC reconsider rezoning the Sky View Motel property from Highway Commercial (CH) to Retail Commercial (C-2).

Laurie Tamura asked if it were appropriate to rezone the five parcels at the southeast side of Los Alamos currently zoned C-1 and another parcel located across from the Los Alamos Community Services District to residential designations. Ms. Tamura recommended that the County revise the EIR to consider these rezones as an alternative.

Staff discussed additional rezone path available to the commenters and Chair Wrather clarified that the LAPAC had considered the Sky View Motel request prior to finalizing their previous recommendation to the Planning Commission. The LAPAC chose not to change the zoning for the Sky View Motel project due to the potential for allowable uses including residential uses that could occur within the Retail Commercial (C-2) zone district. Chair Wrather described that options were presented to the Sky View Motel owner to petition the Planning Commission.

ACTION: A conceptual motion was made by Naughton and seconded by Fordyce to recommend to decision-makers the rezone of the Thompson property from Design Residential (DR-8) to General Commercial (C-3)

The motion carried by a vote of 6-0, with Jimenez abstaining

Public Comment

The owner of 363 Bell Street asked that the uses allowed in CM-LA be reviewed so he would know the status of his business in the new zone district. Staff described the uses allowed in the CM-LA and the non-conforming use provisions in the LUDC.

ACTION

A conceptual motion was made by Wrather and seconded by Naughton to approve the boundaries of the CM-LA rezoning on the Los Alamos Community Plan Zoning Map, the rezone of the Burtness property from Highway Commercial (CH) to Retail Commercial (C-2), and the Los Alamos Bell Street Design Guidelines.

The motion carried by a vote of 7-0.

Staff asked the LAPAC if they would like to consider a motion regarding any of the other rezone requests from the commenters. After discussion, no motion was made.

Staff described revisions to Flood Control policy and by staff in response to comments heard during previous LAPAC meetings and recommendations in the EIR.

Public Comment

Laurie Tamura described her meeting with Flood Control staff and expressed her belief that the form-based code and state Low Impact Development (LID) requirements could not be reconciled due to the use of the word "shall" in the policies.

The LAPAC discussed flood control requirements with planning and flood control staff. Staff described how the requirements were new to the County but the policies did not present a problem for implementing the form-based code. The policies provide options and do not dictate one approach, and that the Clean Water thresholds exempt smaller projects. Nick Bruckbauer explained that there are two issues, development standards addressing local runoff and the issue of flood water from outside the plan area. The Flood Control policies provide some flexibility in regards to local flood control standards recognizing that the community identified mixed-use as a local priority.

ACTION: Jimenez motioned to approve the recommended Flood Control policies, Naughton seconded.

Motion carried 7-0

Public Comment

Laurie Tamura stated that the plan contained standards that exist elsewhere and that it created unnecessary redundancy in the plan.

The LAPAC and staff discussed how staff addressed the issue in the context of the community plans and the EIR.

5. **Future Meeting Date:** The LAPAC identified April 15 as a potential meeting date if an earlier date could not be identified.

ACTION: Jimenez made a motion, seconded by Thyron to adjourn the meeting.

Motion carried by a vote of 7-0.

ACTION: A motion to reconvene by Wrather seconded by deWit to consider formation of a sub-committee to prepare a draft Vision statement for the Plan Update.

Motion carried by a vote of 6-0. Naughton absent

The LAPAC discussed reviewing the Vision statement text prepared by LAPAC members.

ACTION: Motion by deWit, 2nd by Mortholé to appoint Wrather and deWit to Sub-committee to finalize Vision statement draft for consideration by LAPAC at next meeting

Motion carried by a vote of 6-0. Naughton absent

ACTION: Jimenez made a motion, seconded by Thyron to adjourn the meeting.

Motion carried by a vote of 6-0. Naughton absent

Meeting adjourned at 9:05 p.m.


Chris Wrather, Chair



**Los Alamos Planning Advisory
Committee (LAPAC)**

Public Meeting

6:30 p.m. Wednesday, February 18, 2015

Los Alamos Senior Center

690 Bell Street, Los Alamos, CA 93440

DRAFT MINUTES

1. **Pledge of Allegiance and Roll Call**
LAPAC members Christopher Wrather (Chair), Bruce Thyron, Susan DeWit, and Michael Fordyce were in attendance, constituting a quorum.
2. **Public Comment Period - Items Not on the Agenda:**
Public comment was received as follows:
 - a) Barry Sigman – Questions to staff regarding the status of a mixed-use project located on property between Bell and Waite Streets.
Seth Steiner - Regarding large trucks which idle and/or park overnight on Bell Street, causing problems with noise, line of sight at intersections, and air quality.
3. **El Grosso General Plan Amendment Request:** The LAPAC will make recommendations to staff regarding the proposed General Plan Amendment request to change the land use designation on APN 101-120-023 from Highway Commercial (CH) to General Commercial (C). This meeting was the second meeting held to consider this issue.

Dana Eady, Senior Planner with the County Planning and Development Department, introduced the proposal. The applicant has requested a General Plan Amendment from Highway Commercial (CH) to General Commercial (C). The applicant states that the zoning change is being requested to allow wine tasting at the Skyview Motel. Since the prior LAPAC hearing on this item, staff did additional noticing, consisting of email to the Los Alamos PAC mailing list, printed postcard notices distributed to every PO Box at the Los Alamos Post Office, and mailed notices to adjacent land owners.

Ernie Vandegrift, representing the applicant, described the proposed project. He stated that a winery family has purchased the hotel. Tantara is a small boutique winery wanting to develop a high quality boutique hotel that would offer wine tasting in a destination tasting room. The owner proposes to substantially invest in and refurbish what is currently a very run down

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Office of Long Range Planning 30 E. Figueroa Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org/>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable accommodations.

property. The project would have the same footprint as the existing motel, however it would have fewer but bigger hotel rooms.

Mr. Wrather asked the applicant if the water well presently being drilled on the site was an agricultural well, noting that the CH zoning allows agricultural wells but the requested C zoning does not. A representative of the applicant stated that the well was an agricultural well.

In answer to a written question by LAPAC member Carolyn Morthole after the previous meeting, staff stated that the applicant has said that the vineyard currently on the property is for landscaping purposes, and therefore does not violate the current zoning. Mr. Wrather distributed an aerial photo of the property showing the size of the vineyard relative to the size of the property, and commented that he believes the designation as "landscaping" is inappropriate given the size of the vineyard.

Public comment: It's going to be good for the community and will look nice. If this applicant leaves, the motel could be run to the ground.

Public comment: I am a neighbor and like the idea of fixing up this property. However, access involves a dangerous curve and a left hand turn lane is needed. Vehicle speed is a problem in this area, and parking could be a problem.

Public comment: Concerns regarding access and parking at the hotel.

Mr. Vandegrift: The traffic will be less than 31 hotel rooms; there is no room for additional parking.

Public Comment: Will conferences be held at the hotel?

Mr. Vandegrift: No conferences will be held there; the primary focus will be the hotel use and wine tasting.

Chair Wrather distributed a handout he prepared which identified uses allowed in C2 that are not allowed in CH or are more restrictive in CH.

Mr. Vandegrift: To do those other things we would need County approvals.

Alice McCurdy, Planning and Development Deputy Director: Yes, if the Comprehensive Plan and Zoning designations were to be changed, and the applicant's proposal were approved, the approval would be specifically for the wine tasting use. A proposal to change the use would require additional permit(s). Change of use permits are often approved, but that is not always the case. Also, these permits can be and are sometimes appealed by concerned parties.

Public comment: Can the applicant provide testimonials that things have turned out well in their other operations? Also, what suggestions does the applicant have to make sure that Los Alamos doesn't become like Los Olivos with an overabundance of wine tasting?

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Office of Long Range Planning 30 E. Figueroa Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org/>

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Mr. Vandegrift: The Santa Maria operation is doing very well. I suggest attracting similar like-minded high quality tasting rooms, and placing a limitation on the number of tasting rooms located within close proximity of each other. Mentioned email received from Mary Caldera in support of the GPA.

Public comment: How often does a local person go wine tasting? We need services for residents more than tasting rooms so we don't have to drive to Buellton.

Public comment: I love Los Alamos and the vineyards, and I support entrepreneurship. During a recent event with music at the motel I could hear it from my master bedroom. Will this proposal include events with music?

Public comment: Does the applicant have a track record for this business model?

Mr. Vandegrift: We have a similar small facility in Hungary. If approved it will take two years to refurbish the motel. CH is an antiquated zone district which is disappearing around the state.

Committee deliberation:

Mr. Fordyce: The LAPAC is intended to be a conduit from the community to the County. The former property owner also requested that the property be rezoned; the request was denied due to drought & inadequate sewer treatment capacity. For years we went through the community plan process; we stuck a spear in the ground. People were fine leaving the motel as a motel. There is no building in town due to flood and drainage issues. No one can stick a shovel in the ground. I am concerned about the requested change and cannot support it because we considered all these things when the community plan was approved.

Ms. DeWit: I agree with Michael Fordyce. We worked for years on the plan. We told the former property owners twice that we did not support changing the designation. I am not sure your business plan will fly. Once we change the designation there is no going back, so at this time I do not support the change.

Mr. Thyron: Looking at the list of C-2 uses, it's not likely any of those uses will happen up there, so I am not concerned about expanding the zoning. The hotel and wine tasting is the best chance to improve the property. We do want the town improved. Los Alamos has no police station, no doctor's office, and no grocery store.

Chair Wrather: I have three areas of concern which cause me not to support the requested change of zoning.

1. Community Plan integrity: we recently finished a long community planning process, and decided to leave zoning the way it was. Wastewater treatment is a resource constraint.
2. The additional C-2 uses are a concern to me. Once the designation is changed it would never be down zoned. Who knows who will own the property in the future and what they may try to do with the property.

Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item of a regular meeting of the Planning Advisory Committee that are distributed to a majority of all of the members of the Planning Advisory Committee less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Office of Long Range Planning 30 E. Figueroa Street, Santa Barbara, CA, and also on the County's website at <http://longrange.sbcountyplanning.org/>

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the meeting will enable the Hearing Support Staff to make reasonable accommodations.

3. This town doesn't need more wine tasting. Presently wine tasting is allowed everywhere in the CM-LA zone along Bell Street, and the County has not enacted any community controls on the proliferation of wine tasting rooms. Adding another tasting room at the motel is going in the wrong direction. Many people I have talked to support this point of view

Mr. Wrather read an email from Carolyn Morthole dated 2/9/15. Carolyn is a LAPAC member who was not in attendance. She said that she has spoken with community members; the community wants to limit the number of tasting rooms any way possible, and therefore she would not support the requested change.

Mr. Fordyce - I move that the LAPAC recommend that the Planning Commission and P&D staff not initiate the requested General Plan Amendment to General Commercial based on the concerns voiced here tonight.

The motion passed by a vote of 3 to 1 (Mr. Thyron).

Other matters

Staff and Chair Wrather reported on developments in regard to the "Los Alamos Pedestrian Circulation and Parking Plan", and staff distributed copies of the plan to interested community members.

Adjourn

Meeting was adjourned at approximately 8 pm.

Questions or comments about the El Grosso General Plan Amendment may be directed to Dana Eady at (805) 934-6266, or dana.eady@countyofsb.org.

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