

**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 The item was withdrawn from discussion by Chair Wraether and continued to the next meeting.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.

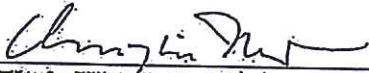
**ACTION:** Tafe moved, seconded by deWit and carried by a vote of 5-0-2 (Jimenez and Thompson absent), to approve LAPAC RESOLUTION 2008-02, a resolution by the LAPAC recommending the Planning Commission and Board of Supervisors accept the Draft Los Alamos Form-Based Code and Bell Street Design Guidelines.

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 Wraether, 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 14<sup>th</sup> 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 (Schoor) 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 rezoning 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, 2<sup>nd</sup> 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/>*

*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.*



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](mailto:dana.eady@countyofsb.org).

*Writings that are a public record under Government Code § 54957.5(e) 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.*