

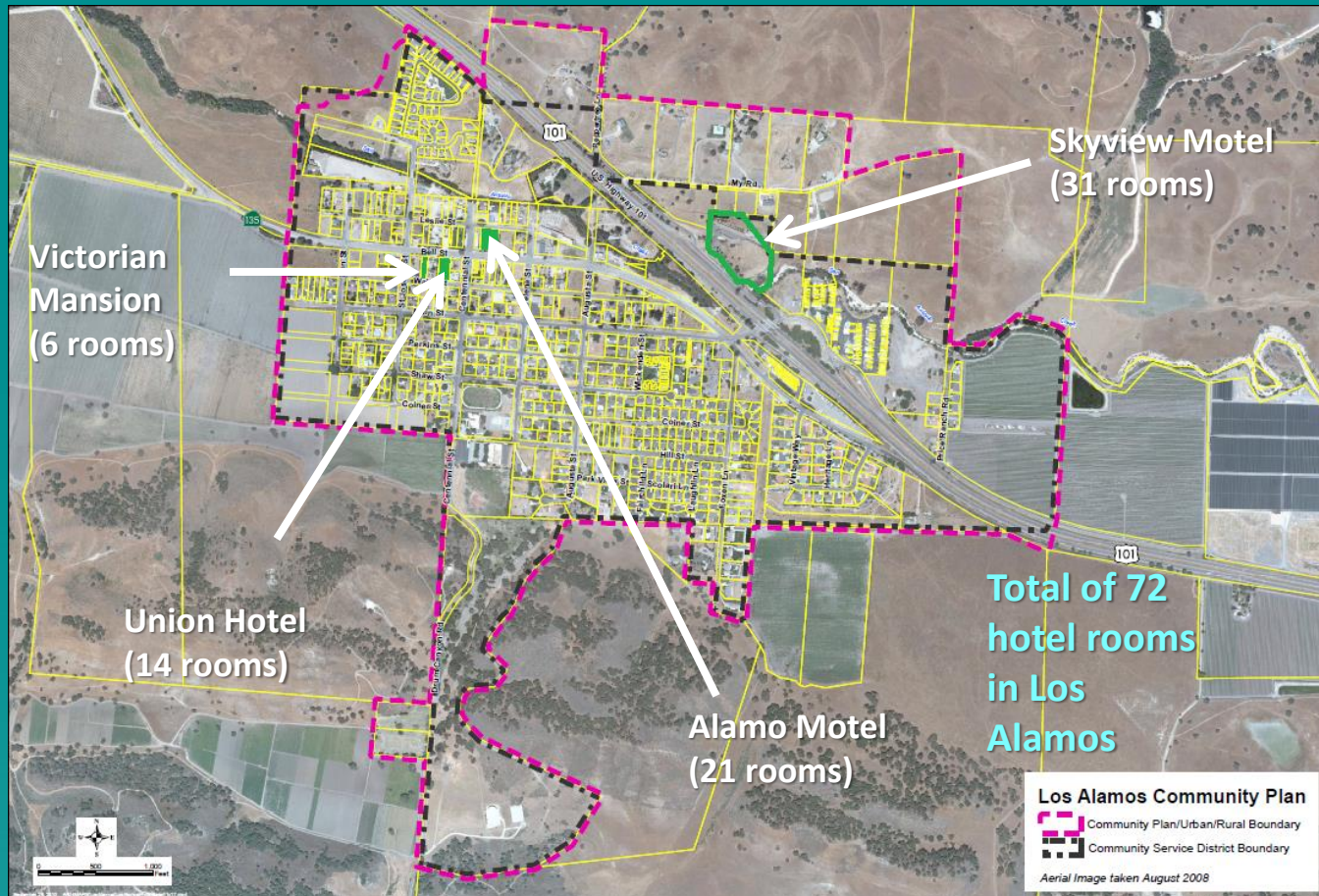
SKYVIEW MOTEL

LOS ALAMOS



SKYVIEW MOTEL: LOS ALAMOS

Regional Map



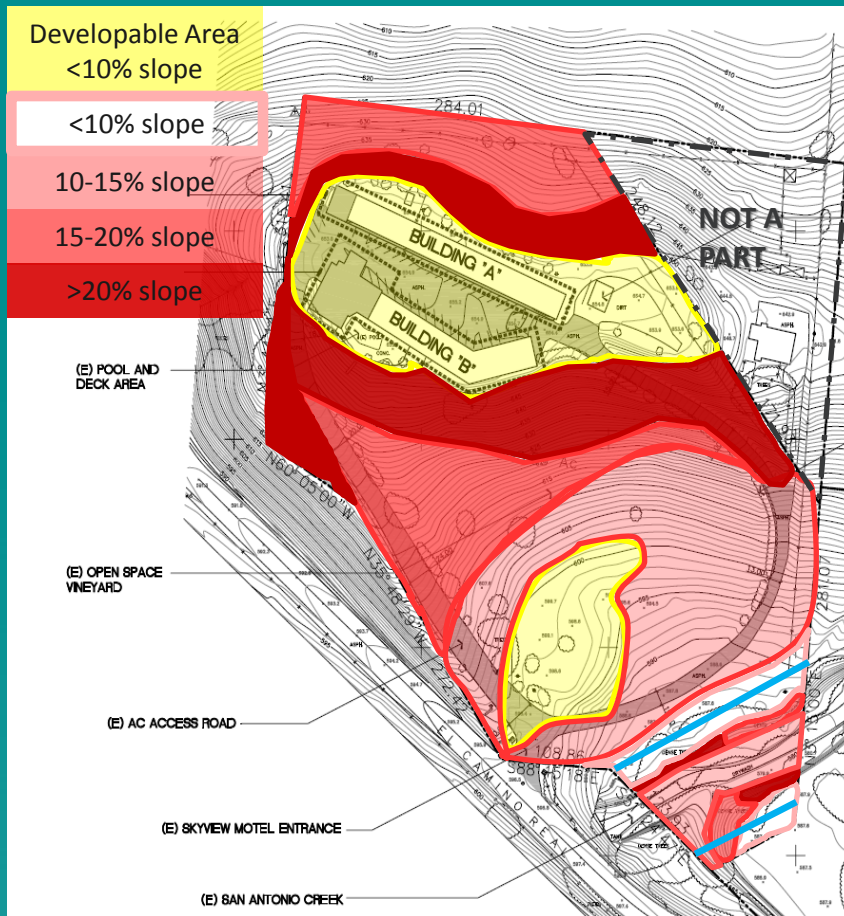
SKYVIEW MOTEL: LOS ALAMOS

Aerial View



SKYVIEW MOTEL: LOS ALAMOS

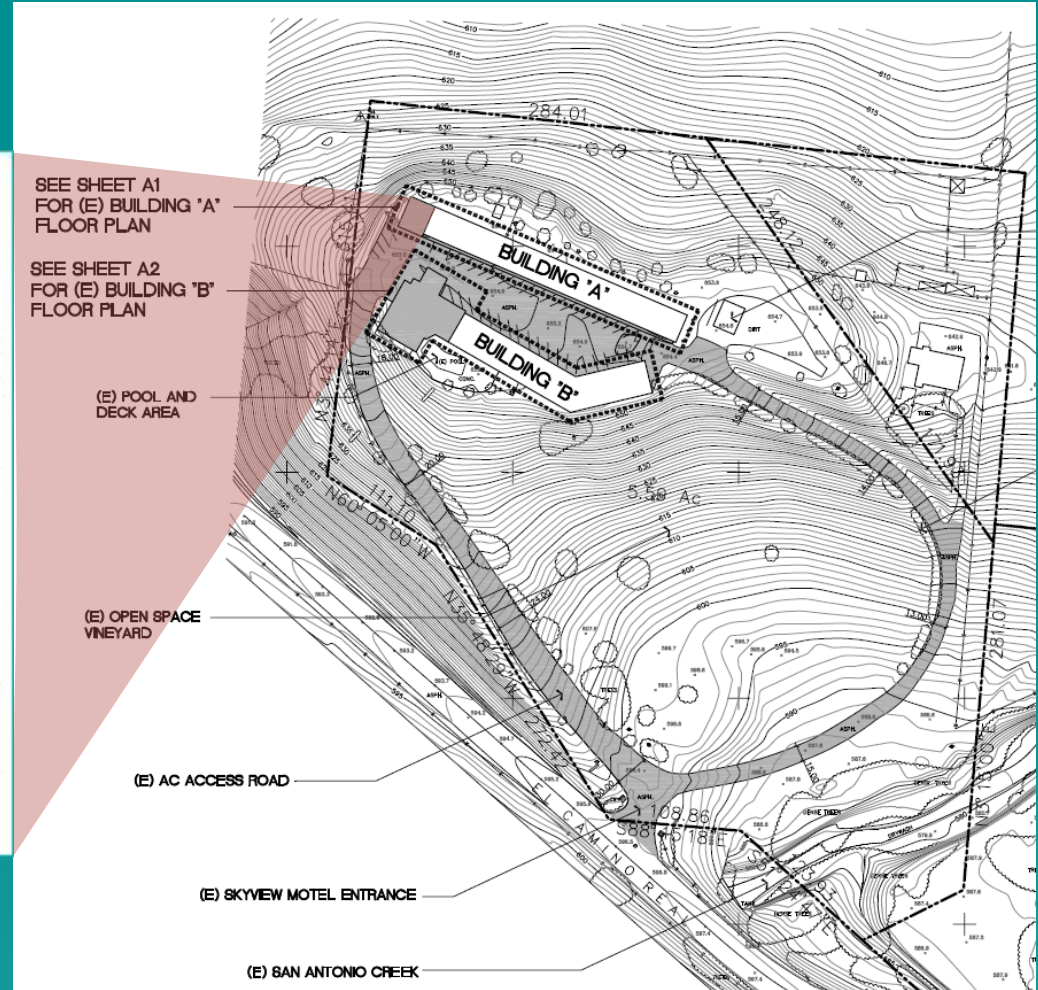
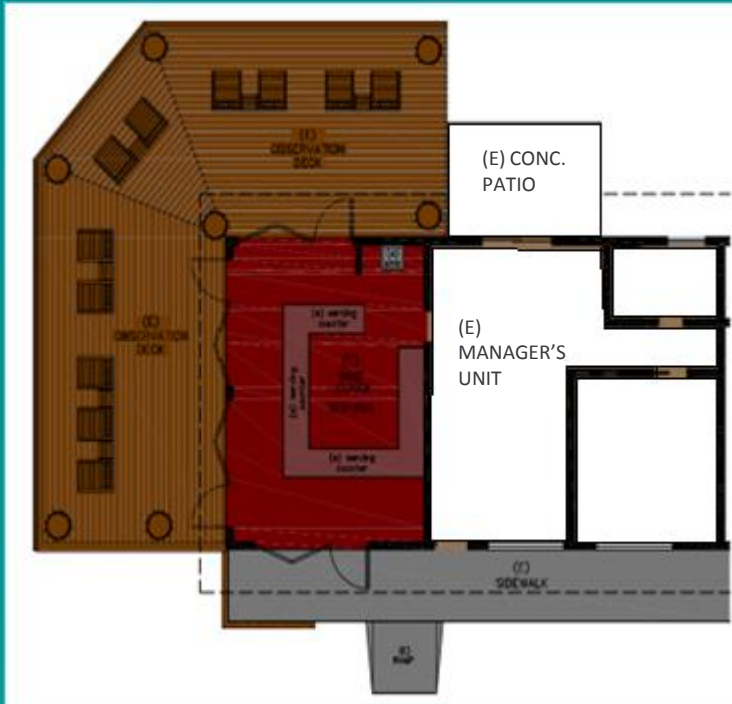
Site Plan/Statistics



- Site Area – 5.6 ac. (100%)
- Bldg Area – 0.3 ac. (5%)
- Access – 0.8 ac. (13%)
- Landscape – 2.3 ac. (41%)
- Open Area – 2.3 ac. (41%)

SKYVIEW MOTEL: LOS ALAMOS

Floor Plan



**Highway Commercial Zoned Land in
Unincorporated Santa Barbara County**

Highway 101

| Area | Location | Site | Available | | Developed | |
|---------------------------|---------------------|-------------------------|-----------|--------------|-----------|--------------|
| | | | Parcels | Acres | Parcels | Acres |
| Santa Maria Valley | City of Santa Maria | Pappy's Restaurant | 4 | 6.64 | 3 | 5.24 |
| | Orcutt | SM Way - KS 33 | 8 | 50.06 | 3 | 0.67 |
| Los Alamos | Los Alamos | Skyway Motel | 1 | 5.59 | 1 | 5.59 |
| Santa Ynez Valley | Buellton | Jonata Park Road | 1 | 2.86 | 1 | 2.86 |
| Gaviota Coast | Gaviota | Gaviota Village | -2 | -13.0 | 0 | 0 |
| | Las Cruces | Las Cruces | 2 | 2.3 | 0 | 0 |
| South Coast | Goleta | Patterson Avenue | -1 | -0.54 | 0 | 0 |
| | Goleta | Turnpike Road | -6 | -8.42 | 0 | 0 |
| | Carpinteria | Rincon Road | 4 | 2.27 | 3 | 2.07 |
| | | Total | 20 | 69.72 | 11 | 16.43 |
| Lompoc Valley | Lompoc - Hwy. 1 | Purisima Road | 3 | 23.63 | 1 | 13.48 |
| | Lompoc - Hwy. 1 | Valley Drive-In | 4 | 16.59 | 2 | 6.2 |
| Santa Maria Valley | Orcutt - Hwy. 135 | Clark | 4 | 2.24 | 3 | 1.6 |
| | Orcutt - Hwy. 135 | Whispering Tree | 1 | 0.6 | 1 | 0.6 |
| | Casmalia | Lompoc-Casmalia Rd | 1 | 7.67 | 0 | 0 |
| Santa Ynez Valley | Highway 154 | Cold Spring Tavern | 2 | 2.98 | 1 | 1 |
| | Highway 154 | Cielo Store | 1 | 0.55 | 1 | 0.25 |
| | Highway 154 | Paradise Store | 1 | 0.84 | 1 | 0.45 |
| Cuyama Valley | Highway 166 | New Cuyama | 9 | 6.67 | 2 | 3.71 |
| | Highway 166 | Cuyama | 4 | 1.21 | 2 | 0.59 |
| | Ventucopa - Hwy. 33 | Sta. Brba. Pistachio | 1 | 2.06 | 1 | 2.06 |
| | | Total | 31 | 65.04 | 15 | 29.94 |

34% Developed

| | | | | | | |
|-----------------------------------|--|--|-----------|---------------|-----------|--------------|
| Santa Barbara County Total | | | 51 | 134.76 | 26 | 46.37 |
|-----------------------------------|--|--|-----------|---------------|-----------|--------------|

SKYVIEW MOTEL: LOS ALAMOS

History of Site

- Built In 1957
 - Closed for many years
- Business History
 - Vacancy Rates Excessive (>40%)
 - Only open Thurs-Sat
 - Ownership Transfer – 8 Times Since 1998
 - Multiple Rezone Requests

SKYVIEW MOTEL: LOS ALAMOS

Community Benefits

- Wine Gateway
- TOT
 - Assume 70% Occupancy
 - Expected Revenues on Rates
 - \$248,200 Annually
- Visitor Serving Commercial
 - Tasting Rooms
 - Restaurants
 - North County Wineries

SKYVIEW MOTEL: LOS ALAMOS

Petitions

PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION
14GPA-00000-00014

| | | |
|-----------------------|---|---|
| Nature of Petition | Community Benefits | General Plan Designation of the accommodate a rezone of the site |
| Statement of Petition | We the Undersigned, by fixing our signatures on this petition, voice our support for the application and request the Santa Barbara County Planning Commission to allow for the initiation of the General Plan Amendment Application and direct Planning and | |

Owners of these Los Alamos businesses signed the petition

| Name | | | | Date |
|------------------|--------------------|----------------------------|------------|---------|
| Charles Gonzalez | <i>[Signature]</i> | 185 Bell St (charlici) | Los Alamos | 5-23-15 |
| Jon Jones | <i>[Signature]</i> | 425 Bell St. (Alamo Motel) | Los Alamos | 4-28-15 |
| Jami Way | <i>[Signature]</i> | | | |
| Paulette | <i>[Signature]</i> | | | 5/2/15 |

- Alamo Motel
- Babis Beer
- Bedford Winery
- Bell Street Farms
- Bob's Well Bread
- Cafe Quakenbush
- Casa Dumetz
- Charlie's

- Collins Market
- Frequency Wines
- Full of Life Flatbread
- Ghost Riders
- Golden O Gallery
- Golden Oaks
- Antiques
- Gussied Up Antiques
- Los Alamos Depot
- Antiques

- Los Alamos Market
- Los Alamos Real Estate
- Rock Depot
- Terramony Pottery
- The Station
- Union Hotel
- Victorian Mansion
- Wine Saloon

PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION
14GPA-0000-00014

| Name | Signature | Street Address | City | Date |
|------------------|-------------|------------------------------|---------------|---------|
| Collette Hentzel | [Signature] | 5371 Treena Street | San Jose | 4/25/15 |
| Francisco | [Signature] | 1050 Calle del Mar #10 | S.B. | |
| Donna Jarama | [Signature] | 619 F Verde Park Dr | SB | 4/25/15 |
| David Haidar | [Signature] | Garrett Clellan St | SBD | 4/25/15 |
| Burt Davis | [Signature] | 7 E Ardelia | S.B. | |
| Belinda Koller | [Signature] | 760 Nubraek Ave | Lompoc | 4/25/15 |
| Reggy Rauek | [Signature] | 1312 York Dr | Lompoc | 4/25/15 |
| Wanda Plummer | [Signature] | 4410 Polaris | Lompoc | 4/25/15 |
| Ramon Chay | [Signature] | 507 W. Bond St | S.M | 4/25/15 |
| All Chavez | [Signature] | 507 W. Bond St | SM | 4/25/15 |
| Denise Labastida | [Signature] | 1848 San Juan Dr | SM | 4/25/15 |
| Denise Labastida | [Signature] | 1848 San Juan Dr | SM | 4/25/15 |
| Margaret Martin | [Signature] | 1358 Crestline Dr S.B. 93105 | Santa Barbara | 4/25/15 |
| Tad J. Martin | [Signature] | " | " | " |
| Tad J. Martin | [Signature] | " | " | " |
| Jane Jull | [Signature] | 642 Squawack Way | Silvery | 4/25/15 |
| Pat Jull | [Signature] | " | " | " |
| Ont Blau | [Signature] | 2621 San Marcos Ave | Los Olivos | 4/25/15 |

Petitions

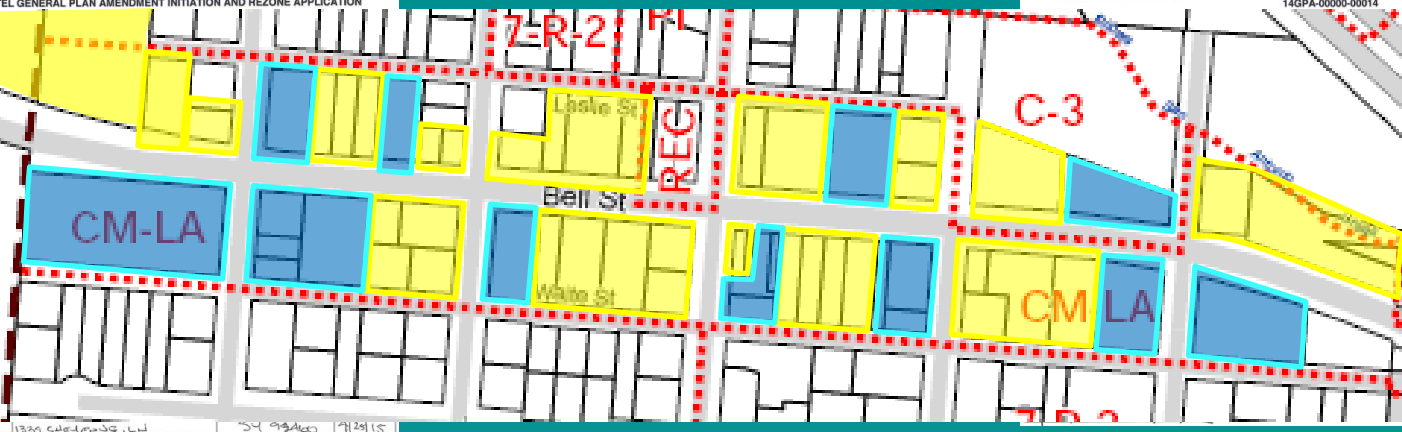
Signatures Gathered in Support of Project

PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION
14GPA-0000-00014

| Name | Signature | Street Address | City | Date |
|------------------|-------------|--------------------------|------------|---------|
| Charles Gonzalez | [Signature] | 185 Bell St (Ahuja) | Los Alamos | 5/23/15 |
| Jon Jones | [Signature] | 485 Bell St. (Ahuja) | Los Alamos | 4/23/15 |
| Jamie Gluck | [Signature] | 406 Bell Street (Ahuja) | Los Alamos | 4/23/15 |
| Clayton Strain | [Signature] | 275 W. Bell St (Bell St) | Los Alamos | 4/23/15 |
| Leana Snow | [Signature] | 325 W. Bell St | Los Alamos | 4/23/15 |
| Bob Swanks | [Signature] | 550 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Scott Hatcher | [Signature] | 380 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Yoshiko Shin | [Signature] | 445 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Scott Hatcher | [Signature] | 405 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Wanda Plummer | [Signature] | 445 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Bob Ripple | [Signature] | 326 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Greg Johnson | [Signature] | 515 (Bell St) | Los Alamos | 5/2/15 |
| Don Thompson | [Signature] | 362 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Jami May | [Signature] | 361 Bell St (Bell St) | Los Alamos | 5/2/15 |
| Wanda Plummer | [Signature] | 545 Bell St (Bell St) | Los Alamos | 5/2/15 |

PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION
14GPA-0000-00014

| Name | Signature | Street Address | City | Date |
|-----------------|-------------|----------------|------|--------|
| Wanda Plummer | [Signature] | | | 5/2/15 |
| Michael J. Jull | [Signature] | | | 5/2/15 |
| John Jull | [Signature] | | | 5/2/15 |
| Jeff Freely | [Signature] | | | 5/2/15 |
| Richard Sealey | [Signature] | | | 5/2/15 |
| Richard Maxwell | [Signature] | | | 5/2/15 |
| Paul Argabright | [Signature] | | | 5/2/15 |
| Maryann Good | [Signature] | | | 5/2/15 |
| Milly Becker | [Signature] | | | 5/2/15 |
| Michael Buss | [Signature] | | | 5/2/15 |
| Geoff Scott | [Signature] | | | 5/2/15 |
| Laura Williams | [Signature] | | | 5/2/15 |
| Steve Keenan | [Signature] | | | 5/2/15 |
| Beth Keenan | [Signature] | | | 5/2/15 |
| Richard Trap | [Signature] | | | 5/2/15 |
| Denise Trap | [Signature] | | | 5/2/15 |
| Barbara Johnson | [Signature] | | | 5/2/15 |



PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION
14GPA-0000-00014

| Name | Signature | Street Address | City | Date |
|-----------------|-------------|----------------|------------|--------|
| Wanda Plummer | [Signature] | | Los Alamos | 5/2/15 |
| Michael J. Jull | [Signature] | | Los Alamos | 5/2/15 |
| John Jull | [Signature] | | Los Alamos | 5/2/15 |
| Jeff Freely | [Signature] | | Los Alamos | 5/2/15 |
| Richard Sealey | [Signature] | | Los Alamos | 5/2/15 |
| Richard Maxwell | [Signature] | | Los Alamos | 5/2/15 |
| Paul Argabright | [Signature] | | Los Alamos | 5/2/15 |
| Maryann Good | [Signature] | | Los Alamos | 5/2/15 |
| Milly Becker | [Signature] | | Los Alamos | 5/2/15 |
| Michael Buss | [Signature] | | Los Alamos | 5/2/15 |
| Geoff Scott | [Signature] | | Los Alamos | 5/2/15 |
| Laura Williams | [Signature] | | Los Alamos | 5/2/15 |
| Steve Keenan | [Signature] | | Los Alamos | 5/2/15 |
| Beth Keenan | [Signature] | | Los Alamos | 5/2/15 |
| Richard Trap | [Signature] | | Los Alamos | 5/2/15 |
| Denise Trap | [Signature] | | Los Alamos | 5/2/15 |
| Barbara Johnson | [Signature] | | Los Alamos | 5/2/15 |

PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION
14GPA-0000-00014

| Name | Signature | Street Address | City | Date |
|-----------------|-------------|------------------------------|--------------|--------|
| PAOY FISER | [Signature] | 540 Coast St. (GROVER BEACH) | GROVER BEACH | 5/2/15 |
| Scarlet Dugan | [Signature] | 2194B Waterford Circle | Lake Forest | 5/2/15 |
| Kyle Dugan | [Signature] | 2638P Waterford Cir | Lake Forest | 5/2/15 |
| Julie Hauwastan | [Signature] | 3333A Sierra Rd | Lompoc | 5/2/15 |
| Shannon Plummer | [Signature] | 2114 Matilda Cuf | San Jose | 5/2/15 |
| Wanda Plummer | [Signature] | 2114 Matilda Cuf | San Jose | 5/2/15 |
| Leanna | [Signature] | 715 S. ... | Mantecito | 5/2/15 |
| Amyl ... | [Signature] | 513 ... | Mantecito | 5/2/15 |
| Denny ... | [Signature] | 26 S. ... | Arthambur | 5/2/15 |
| Varia Kinsky | [Signature] | 852 Corner Ct | Los Alamos | 5/2/15 |
| Terrance Kinsky | [Signature] | 852 Corner Ct | Los Alamos | 5/2/15 |

Bell St. Business owners that signed the petition

Bell St. Vacant Lots

PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION
14GPA-0000-00014

| Name | Signature | Street Address | City | Date |
|------------------|-------------|------------------------|--------------|---------|
| Diana Rogers | [Signature] | 771 W. Hwy 24 | Buellton, CA | 4/23/15 |
| Chris Jewell | [Signature] | 485 Bell St. (Ahuja) | Los Alamos | 4/23/15 |
| Dennis | [Signature] | 438 ... | Los Alamos | 4/23/15 |
| Monica Diaz | [Signature] | 1005 Bell St. | Los Alamos | 5/1/15 |
| Matthew Wheeler | [Signature] | 349 Bell St. (Bell St) | Los Alamos | 5/1/15 |
| Terry Raw | [Signature] | 213 Bell St. (Bell St) | Los Alamos | 5/1/15 |
| Suzanne Valentin | [Signature] | 757 Hill St | Los Alamos | 5/1/15 |
| Chris ... | [Signature] | 715 ... | Los Alamos | 5/1/15 |
| Chan Lopez | [Signature] | 290 Bell St. | Los Alamos | 5/1/15 |
| Emily ... | [Signature] | 506 W. ... | Santa Maria | 5/1/15 |
| Jocelyne | [Signature] | 290 Bell St. (Bell St) | Los Alamos | 5/1/15 |
| ... | [Signature] | 458 Bell St. (Bell St) | Los Alamos | 5/1/15 |
| ... | [Signature] | 508 BELL ST (Bell St) | LOS ALAMOS | 5-3-15 |

Support Letters

To Santa Barbara County Board of Supervisors:

As a Los Alamos business/homeowner, I would like to add my voice of support to the plans and improvements proposed by the owner of the Skyview Motel. The proposed improvements and wine tasting operation would be a benefit to the community of Los Alamos and the County in the form of increased sales and property tax revenues. The recent newfound interest in local winetasting and associated services, has recently been a boon to struggling local businesses and the community of Los Alamos as a whole.

The only way to accomplish this project is for the County to approve the proposed general plan amendment and rezone from Highway Commercial (CH) to General Commercial (C-2). This rezoning should be approved since the CH Zone is antiquated and has a restrictive list of allowable uses. The County acknowledges this by consistently rezoning CH properties to C-2 in recent community plans, including Eastern Goleta Valley, Santa Ynez, and Los Alamos. This is especially warranted in this case due to the outlying location of the Skyview Motel next to Hwy 101 where any perceived impacts due to noise, traffic, etc. will be much reduced.

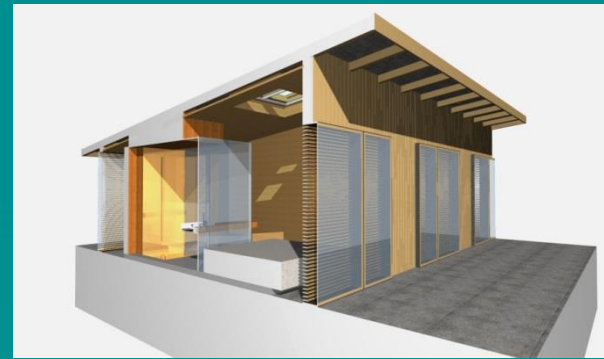
Please look favorably upon the investment to improve this corner of the County and the proposed improvements by the owner of the Skyview Motel to help make Los Alamos a more vibrant community.

Justin Gray
Owner of *Issued 4*
Antiques

QUESTIONS?

Motel Improvements

Renovation of 32 Rooms



SKYVIEW MOTEL: LOS ALAMOS

Zoning Map

