

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

## Agenda Number:

**Prepared on:** June 23, 2005  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** July 12, 2005  
**Placement:** Administrative  
**Estimate Time:** 0.5 hour on July 26, 2005  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\Permitting\Case Files\DVP\03 cases\03dvp-00000-00021\Staff Reports - Memos\Board ltr-set hearing.DOC

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**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning & Development

**STAFF CONTACT:** Adam Baughman, Planner III (x6263)  
Larry Appel, Supervising Planner (x6261)

**SUBJECT:** Set Hearing for the Winery (Warehouse) at Los Alamos,  
Case Nos. 03GPA-00004, 03RZN-00004, 03DVP-00021, & 03CUP-00054.

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**Recommendation(s):** Set a hearing for **July 26, 2005**, to consider the Planning Commission's June 22, 2005 recommendation of approval of the proposed Winery (Warehouse) at Los Alamos project. The application involves AP No. 101-100-023, located south of Hwy 101, west of Cat Canyon Road, north of Bell Street, northwest of the township of Los Alamos, Third Supervisorial District.

### **SET HEARING FOR July 26, 2005 (estimated time 0.5 hour).**

That the Board of Supervisors:

1. Adopt the required findings for the project, including CEQA findings (Planning Commission Action Letter, Attachment A)
2. Accept the Negative Declaration and adopt the mitigation monitoring program (Planning Commission Staff Report, Attachment B)
3. Adopt the resolution approving Comprehensive Plan Amendment 03GPA-00000-00004, adding the Agricultural Industry Overlay to the project parcel (Planning Commission Staff Report, Attachment D)
4. Adopt the ordinance approving Rezone 03RZN-00000-00004 rezoning the subject parcel from 100-AG to AG-II-40. (Planning Commission Action Letter, Attachment E)

5. Grant the requested modifications to setbacks and parking standards required by Article III as outlined in the project description (Planning Commission Action Letter, Attachment A, Condition #1)
6. Approve the Development Plan and Conditional Use Permit subject to the Conditions of Approval (Planning Commission Action Letter, Attachment C)

**Alignment with Board Strategic Plan:**

The recommendations are primarily aligned with actions required by law or by routine business necessity.

**Executive Summary and Discussion:**

At the June 22, 2005 hearing, the Planning Commission voted 3-0-1 on a motion to recommend approval of the entire application as revised at the Planning Commission hearing. Staff continues to recommend approval of the project to your Board. A detailed summary of the Planning Commission's action, and the project issues will be provided in the Board letter for the project hearing.

**Mandates and Service Levels:**

No change in programs or service levels are anticipated.

**Fiscal and Facilities Impacts:**

There are no fiscal impacts associated with this request. All costs of permit processing are reimbursed by the project applicant. Funding for this work is budgeted in the Permitting and Compliance program of the Development Review North division on page D-292 of the adopted 04/05 fiscal year budget.

**Special Instructions:**

The Clerk of the Board shall complete noticing for the project in a newspaper of general circulation in the County of Santa Barbara ten (10) days prior to the hearing (mailing labels are attached).

The Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Attention: Cintia Mendoza, Hearing Support.

Planning & Development will prepare all final action letters and notify all interested parties of the Board of Supervisors final action.

**Concurrence:**

N/A