

May 11, 2014

Chairman Cecelia Brown Planning Commission 123 East Anapamu Street Santa Barbara, Ca 93101

Re: 14GPA-00000-00014 El Grosso GPA Initation

Dear Chairman Brown and Planning Commissioners:

This letter is in response to the staff report on the initation of the General Plan Change for the El Grosso property in Los Alamos. The request is to change the existing Skyview Motel from the Highway Commercial designation to General Commercial. The owner purchased the building with the intent to not only renovate the existing motel but also to provide a wine tasting room to showcase his critically-acclaimed Santa Barbara winery, Tantara. Unfortunately, the one thing that the CH zone will not allow is the direct sale of wine from a wine tasting room that is why this request has been submitted for your consideration.

There are a number of reasons why the county planning staff originally supported the submittal of this application. The main reason was that this motel has had a challenging history of operation. There has been at least six owners with several of them closing the motel and selling after only a couple of years of operation. The idea of transforming this old motel into a wine related destination was supported by staff and most of the Los Alamos community.

Staff support of the project was altered after the Los Alamos Planning Advisory Committee (LAPAC) meeting. The 3-1 vote by the LAPAC was mainly based on a mispreception that there was not community support for the zone change to facitliate the renovation of the motel and the wine tasting room. Contrary to that perception, the applicant started a petition in Los Alamos and has written support of 97% of the current businesses and landowners along Bell Street. There are also many residents in Los Alaoms that have signed the petition supporting of this request. (See the attached petition)

Also everyone contacted wants to see the motel successfully operated and upgraded. It would be much better for Los Alamos to have a high end boutique motel showcasing a local wine compared to a rundown aging motel operating sparatically. Many of the business owners also noted that is was better for their business to have visitors stay longer in Los Alamos rather than just pass through. The community wholeheartedly supports this owner and his request.

The other point raised by both the LAPAC chair and the staff was that there are many other uses that could be allowed under the C-2 zone versus the CH zone. This is true if the site was not already developed with the motel. Although the whole site is 5.58 acres, over 4.00 acrs is on slopes for 15-20% which severally limits the use of the property. The flat mesa on the top of the hill is the only

developed area with the motel covering the whole mesa. If the CH zone allowed for the sale of wine in the Tantara wine tasting room we would not need to apply for this GPA. So the commercial uses rasied by the LAPAC and noted by staff should not be of concern based on this constrianed site and the proposal of the owner to operate a high end motel and wine tasting room. He wants to invest in Los Alamos and this is the best way to do it. Also if there is to be any change of use of the site it would have to go through a revised permit with the county.

Another concern rasied at the LAPAC meeting was about water and sewer service. When this motel was originally built it was on a private septic system just like every business and home in Los Alamos. In the mid 1980's, the Los Alamos Community Service District built the sewer plant and connected all exisiting homes and businesses to the sewer plant. The motel has been connected ever since and the change from CH to C-2 will not change the impact to the sewer plant that was not already planned for when it was originally designed.

As far as water service goes, this motel is connected to the LACSD water system and again the motel's full water use was included is the Districts's long range plan. The services provided by LACSD have anticipated the full use of this motel and have they indicated that this zone change will not be an issue for the district operation.

The Chair of the LAPAC was concerned about the planting of grapevines on the 4.0 + acres on the site. The use of vineyards for landscaping has been done throughout the county. It brings into the community the connection between the grapes that are grown in the fields to those visitors that are tasting the wine. This landscaping now showcases the motel from Hwy 101 and the commitment that has been made to renovate the motel. Many of those who signed the petition complimented the owner on this new landscaping.

Finally it should be noted that this 1.5 acre motel site on the 5.5 acre property is one of the last CH zones in the county. Over the last thrity years, most of the CH zoned properties were annexed into the cities of Solvang, Buellton, and Goleta. When the Orcutt Community Plan was approved in 1997, all of the CH zones along Hwy 101 except one was changed to General Commercial. Even in the Los Alamos General Plan Update in 2011, the CH zone site immediately adjacent to the motel was changed from CH to C2 inorder to encourage commercial development of the old gas station site.

We request that the Planning Commission support the request to change the zoning ofor this property from Highway Commercial to Genreal Commercial.

Sincerely

David Swenk Principal Planner

Attached: Community Petition.

Sky View Motel property from CH to C-2 allowing	An application was filed for the initiation of a General Plan Amendment on U8/01/2014 to change the General Plan Designation of the Sky View Motel property from Highway Commercial (CH) to General Commercial (C) which would accommodate a rezone of the site from CH to C-2 allowing for the retail sales of wine emanating from a tasting room on the site.	to change the General Plan which would accommodate a e site.	Designation of the rezone of the site
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PETITION TO SUPPORT SKYVIEW HOTEL GENERAL PLAN AMENDMENT INITIATION AND REZONE APPLICATION 14GPA-00000-00014

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Matthew Cavalle	UV9C O	305 Lentennial St	los Alamis	7/4/15
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Statement of Petition		

Name	Signature	Street Address	O City	Date
MARYL. NOLL	1 Manghill	all 660 Folen Fare	LosllomoslA	7-3-15
Jon Conway	1 Dav & Cu	> POBOX 511 Comer St	Los Alanos	7-7-15
LaraGottend	ay & Lasterk	by 310 wickenden St	Los Alamis	7-14-15
Kim Stevens	Kin Slever	NO 865 Vintage way	Los Alarvos	7-19-15
Samuel Somes	Samel Jano	e 124 hillost 0	105 aloumns	7/1-1/15
HENPY SER	Antiningh	24550 Main St	105 a amos	7/19/0
TANET OLIVERA	- Calet Olym	2 THE COINER ST.	LOS ALAMOS	7/14/15
YUNA MEELIE	10/ 1/mi the	\$ 510 MAINST	105 ALAOB	7-15-15
CARA A CASTIGUES	e Carol A Casho	329 CENTENNIAL ST	Los Athamas	7-14-15
Elizabethineti	Malith W	5 34A Wickinden	US ALAMOS	7-14-15
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Name	Signature	Street Address	City	Date
Marci Valenci	ia Marci Valer	noto 680 Parkkview St	Los Alamos	7/7/15
IT. STON	9 J.J. Store	d51 Coiner ST	Los Alowes	9/7/15
thy law		nf 15 st Joseph St.	LosAlamos	7/7/19
GIOTPA Cal	Tapen Da	My WEA Perkins	Los Alano	7/1/2
Criberto Kodi	1 7	Reinigh 220 gonzales Dr	Los Alamos	7-7-15
Jancy Morgan	Namp	435 Main St	Los Alances	2/7/15
Jake Willerd		ETZ Vintage Why	Los Abuse	7/7/15
Lix Demant		24 bourners Low	L.A. 93140	1
MBLARS	111111	195 MAN ST	LAG 93440	7/7/15
Camilo Montas		200 10750 HW4 101	Los Alamos 9344	07/7/15
h	STERFER Mided Z	50 A 11	the Clenner to 13	1
DEBRA VIDRI		D 506 Comer St.	LOS AJAMOS CA 93	
Josh Gersman		in 441 Les/e St	Los Alamosta	7/7/15
toprew Campoo		of Cold WATE ST	tos Alamos (va	
ynthis Bean	S A		Los Alamos CH	7-7-15
CANDY BEBS	E Kaldie	SEG SHAW ST	Los ACAMOS	2/2/05
Thuy Jimene	ACUSA	165 DEW ST.	Los Alburo 2	min

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Statement of Petition		

Name	Signature	Street Address	City	Date
CHARLES SAINZ	Chaliting	8151 Highway 101	Les Acamos	6-24-201
Teresa Nobles	5 Tenne Bolde	762 Scolan Lu	Los Alunios	6-24-201
Lisa Carroll	Lon Carrall	373 Swann	Los Almes	6-24-15
Ronaut Fostie	- por	25 HENRY CT	LOS ALATOS	6/24/14
norias morale	MEM	9150 HONRY 101	LosAlames	62415
Julie moore	gulie Moore	310 Squanna Dr.	Los Alamos	6-24-15
Jose Jinenz	Joe Jumm	9872 HWY 101	Los Algaos	6-24-15
Sherle Glan	Shill gle	665 Perkins St	Los Alamas	6-24-15
Julier Espine	Javia Espinoz	4		
JESE Rampte	- Jagasta Ket	- 765 HILL ST.	Los A lancos	7-7-15
Virginia Kaufin	or Jugan Rangen	635 Foxen Lane	Los Alames	7-715
AL Durz	Jacob	581 Foxen line	Los Aland	7-7-15
Tony Telles	Cathong tell	5 441 Leslie St.	Los AcAmos	7-7.15
Gordon Wyatt	Dersh about	842 were and	Lospermos	7-7-15
THLAR OTIS	A St.	Po Box 86	15 ALANOS	7-7-15
JAMes Jou	Ilf-a: h	PO BOX 85	Los Alazos	7-7-15
Kristing Con	way & Com	POPOXIOZ 511 COINER		7-7-15

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Name	Signature	Street Address	City	Date
JEANNED DA	regisen 1 a	- 320 WICKENDEN STREET	LOS ALAMOS	09/03/13
DAN SLISA	off Fay Sign	1 Loo Den ST	Los Acamos	7-3-15
Sendra Da	2 Sundrah Sat	75 Saint Dophist	Los Alamos	7-3-15
THOMAS VO	OIGH Throw O FA	× 748 Hillst	Los Ahancs	7-3-15
eter Diffen	derfer Al	- 664 Perkins ST	LOS ALCHOS	7.3-15
HOMASTE	Roching the In	~ 9 CAAMISO	603 ALAMOS	7.8 -15
Laurillia	the Ang	270 GONZaliz # 103	as alonas	M13,15
Lupelor	Va Lupe June	- 220 Gromaber #102	Les Alames	1-3-1
Kgued Jack	Kon & Spile	435 Contennial St	Los Alanon	7-3-15
PATRICE MONT	terrely 12 the	1760 AUGUESTAST LENETB	OS Blackors	7-3-15
Tordon Va		ned TIL COLARY St.	Los Algnos	7-3-15
Burton Cl	dage Burton all	and 576 AUGUSTA ST	Los ALAMOS	7/3/15
Netto(Paking Bothy Odk	IN DO PAT 8 Awy 181 JA	Jod Olamou	74/15
E-ANLEE	= Auton	BCHAMISODIZ	LOS ALAMOS	7/-1/15
HUPSO KC	san cuissop	10/ 230 Den St. Unit B	Los Alamos	41415
TROSEY F	Almier Sudor	aline 592 Foyla Land	Los Qanios	7/7/15
isan 50	In Glab	576 Vintage way	Los Alamos	7/7/15

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Statement of Petition	

Name	Signature	Street Address	City	Date
Bomie Bilott	a bornig falla	157 Hillst	L.A	6/24
Tracia Gill	Ching Hill	812 Vintage Way	Los Alamos	6/24
Sarah Gill	Smah Sill	812 Vintage Way	Los Alamos	10/24
Hadther Veller	amp & Tulethur	848 VINDER DRU	Los Hanos	6/24
Stacey Patrick	Stoay fitue	864 Vintage Why	Los Alamor	6/24
Fred Patrick	2-10/20	854 Vintage Vy	Los Alonez	0/27
Georgia Lydy	Olangiel Jolg	888 Ba Virtage Wiry	Los Alamos	6/24
Sciencel Reyno	2 Dallar	945 Vintage Way	Los Hamos	6-21
Paul Reynosc			Log Alamos	6-24
Rosalia	Resolio Potal	968 Vintage Way	Los Alamos	6/24
RAMIRO GARCIA	blain her	460 Heritage LN.	Los ALAMOS	6-124
MARIA GAN		1 1 1 1	1 1	6/24-1
Agge Vero	2 MA	172 Heritage Lu	is plames	6-24-1-
Tim MCENEAN	R A. McGwan	800 Bell st - spc 2)	105 ALAMOS	6-241
ROBERT NARADO	Holust Duans	26 CHANNED DR	has Alamac	6-24-15
Bill King	Bell Bung	3360 Hug 135	for alamor	6-24-13
Cathlenic Trai	let Cathlen valle		LusAlames	4/24/4

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Nature of Petition An application was filed for the initiation of a General Plan Amendment on 08/01/2014 to change the General Plan De Sky View Motel property from Highway Commercial (CH) to General Commercial (C) which would accommodate a re from CH to C-2 allowing for the retail sales of wine emanating from a tasting room on the site.		
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Name	Signature	Street Address	City	Date
Hobten		240 DEN ST	LOS ALAMOS	6-24-13
Tracy And	Kow Araay ander	502 435 centennial St	Los Alamos	6-24-15
Randy MCC.	y TA	849 Vantage Way	Los Alamos	6-24-15
stephanie Abrah	am the a	26 Gonzales Lane	Las Alamas	6-24-15
JAMES GRA	WIT Affrait	575 GANER ST	Los ALAMOS	6-24-15
Michelle Gus		171 Gos Alleros Man St.	LosAlamos	6-24-15
Deanna Hec	arth Deanna fleo	4th 851 Corner court	LOS Alamus	7.2-15
Dave He	port prof	851 corner of	LosAbno	7/2/15
oreuro Mo	rela Sorengalo	nh 525 Waite.	Los Alamos	7/2/15
UZ Morela		525 Warte	Las Alamos	1/2/15-
Sebert L'Hear	REAX TO ACTIVE	9230 N.R. Hinny 101	Los Acamos	7-2-15
Robert Gene Si	n, the Robert Sene Sone	to 374 Fries France Road	LOG Alamos	7-2-15
Jose Dias	2 Jon Daz	800 BELL ST = 24	Les Alamos	7.2-15
LARAS F. KANDA	RIAN Lang Kanton	2555 HWY 135	LOS ALAMOS	3-2-15
ESTA KANDAN	um Sta Xanderia	M 2555 11 11	11 11	2-2-15
Carrie Mil			105 Algnos	>-2-1
HURT JIMEN	or the M	, 776 COMUN ST	Los Alamis	7-2-15

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Name	Signature	Street Address	City	Date
Keun R. Sut	the ling set	> 734 Shaw St	EAlamos	7/14/15
Arthony Gres		350 000 50	Les Alamos	7/14/15
CALEN EL	S Gent	620 Augusta St	Los Alamos	2/14/15
Laurie Cox		198 Helcon St	Los Alamos	7/14/15
Michael R Joh	1 110		Los Alemon	7-19-13
Tom Ricka		x 691 Hill St.	los Alamos	7=14-15
19	ack Mlassalilla	2 9230 Highway lol	Los Alams	7-15-15
Rosy Pota		968 Vintage Way	Los Alemos	7-15-15
San war		= 240 Ven St	Los Alamog	7-14-15
Joges		It TR ciner St.	Las Alamas	7-14-15
RUSSELL F	0.00	- 721 HILL ST	Los ALAMOI	7-14-1
Velata TORR		440 St. Joseph St.	Los AlAmos	2-14-1
Wes Whiteside		475 beritaye w.	losalamos	7-14-15
Maudia String	a date to	640 Form Lin	Los Alames	7/14/15
Michelestan		435 Centennial SA	LOSALamos	7/H/15
ENTOS CENVOI DNAYD PRECH		329 Chad St.	Los Alamos	7/14/
UNAY> MOUTH	my Text	260 DON ST	LOS ALOMOS	7/14/65

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Name	Signature	Street Address	City	Date
Roberto Cer	Vante Roberto Cerri	entes567 Foxed LU.	Los ALAMOS	7/23/15
	Casma		Los alamos	7/23/15
LUANN L. San	ver Judmy Ala	TRU 9230 HWY 101. SP.6.	15 17	7/23/15
Morette Hi	onor dec-Mall	P BOR PO BUX 894	LUS Alamoz	12315
	um STAN DEAN	COTI HILL ST.	LOS ALAMOS	7/23/15
DeniseMori	rison Denne Mory	uson 7000 Alisos Canyon Rd	Los Alamos -	7/23/15
	8 Gr. Ost		Los Acomos	7/23/15
by to Dorno	nel Halde Open	and 575 Bell St.	LOSALIONOS	7/23/10
Karrinnel	rally four bally	314 Wickenden St	A	7-23-15
Chery Kruther	5 Augustante	515 Hertry In to	Los Alamos, CA	7.23.15
			LOS ALAMOS,	7/23/15
	sher Siquia Reco	w 825 bell \$	LOS ALAMIOS	7/23/5
	ante fan m	\$00 hellst	LosAlencs	7/23/19
Yest Kelly	25 Bug Wood	590 Augusta	Los Alenos) Thatte
			Los Alanos	7/27/15
		Javing 730 MINN ST.	Los FLAMOS	07/23/15
Sandy Cu	My yancy Cole	1 21 angeste	105 AL ALLOS	7/2/5

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Name	Signature	Street Address	City	Date
KUET J.M	ence Thank	× 9150 US HWY 101 NO	RK Los Alamos	7/21/15
Kryshi Jim	EDEZ Y) 774 Coiner St	LOS ALAMOS	
KORENJA	ENEZKAR PAD	M6 COINERST	LOS AUDINOS	7/22/15
Vamelale		~ 774 Coiner St	Los Algonus	1/22/15
JoyceHam	ryten Johnigt	- 5To Corner St	Los Mados	1/2/15
	is and	704 Coinen ST	Les ALALLES	7/30/17
LANKONCE TO	SILS TYSA	704 CONVOR ST	LOS AUtorios	7/30/15
DUBIUT 3	dem xDOXX8L	Ol Caner St.	Conspection 201	713-010
Jama So	lon Am	761 Comorst.	Las Harves	7/50/15-
lylenn Sm	the Armel	1 751 Couper St	der Uluma	7/20/15
Liga meng	621 Top Mea	1. 1. 2. 54	Los Alamos	F/70/15
Kensed Ul	ally Att The	NOBOX 36	has Aberrios	7/30/12
Emily Boons	2 glan	e PO Box 1095	Los Akmos	7/30/15
JAN BOONE	2 am	13 Box 1095	Los AyAmos	7/30/15
CHRIS BUS		- 60×872.	1	7-30-15
Debra Hart TAYLOR FOS	ANIAR CON VI	- 734 COINER ST	DS Alamos	7/30/15

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Name	Signature	Street Address	City	Date
Allie Rice	Alickastlij	Ru 9322 Hy 101 Access Rd	Los Alamos	6/24/15
Phillip Rice	62.00	9322 Hwy101 Access Rd	Los Alones	Gardie
Billie Louise (Thise Bille Source (ine 1375 Price Reach Rd	Los Alamos	8/11/16
	2 A.F. 7.	240. HELENA-St.	Los Alamos	8/21/15
	COTA Barbara Co	ta 758 COINER ST	Los Alamos	8/21/15
VOP"F"C	avrart for Flan	15 4300/fury 135	LosAlamos	0/21/13
SoElly Georgen	AN ACHy Hoalma	2 360 Price Ranch Rd.	Los alamos	8/21/15
Jon Speer	0 the shy	714 Gormer St	Ш w	31 11
	litsih aupp Net		Los Mamos	\$/21/B
KONALD L-ZA	eg of Andel Ligh	~ 10090 ALTSOS CANYON ROI	AP LOS ALAMOS CA	8-21-15
ELIZABETHIJZ	Ilget angalese 1/2	\$ 10090 ALISOS CYN CO	LOS ALADO CH	08/01/15
UBIdo Rod	ages Walder BS	2 310 GONZALES Dr.	LOS ALAMOS	8.21-15
Rachale Da	le loch	9230 NHW 101 L	Los Algmos	8.21.15
Patty Escan	don Patts Escando	, P.O. Box 734	Los Alamos	8-21-15
Jennikerle		P.O. Do 825	Los Alamos	8.2115
Aulineto	MARLENE ROL	K 10 Bx 1917	Los Alamos	8-21-1
The Ma	WWWWWWW	10. 502	OS Aloud	8.26

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