



Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

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March 7, 2025

Jill Stassinis
1760 Ocean Oaks Road
Carpinteria, CA 93013

PLANNING COMMISSION
HEARING OF MARCH 5, 2025

RE: *Stassinis Appeal of G&K/K&G Flower Cannabis Processing Structure Design Review; 24APL-000024, 19BAR-00000-00225*

Hearing on the request of Jill Stassinis, Appellant, to consider the following:

- a) Case No. 24APL-00024 to consider the appeal of the South Board of Architectural Review's (SBAR's) preliminary design review approval of a new 25,000-square-foot cannabis processing building, Case No. 19BAR-00000-00225, in compliance with Section 35-182 (Appeals) of the Article II Coastal Zoning Ordinance (Article II);
- b) Case No. 19BAR-00000-00225 for design review in compliance with Section 35-184 (Board of Architectural Review) of Article II; and
- c) State CEQA Guidelines Section 15168(c)(4) Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications, which staff completed and determined that all of the environmental impacts of the Project were within the scope of the Project covered by the PEIR for the Cannabis Land Use Ordinance and Licensing Program. No additional cumulative impacts were identified, and no new environmental document is required under Section 15162.

The application involves Assessor Parcel No. (APN) 005-280-040, zoned Agriculture I (AG-I-10), located at 3561 Foothill Road, in the Toro Canyon Plan area, First Supervisorial District.
(Continued from 02/05/25)

Dear Ms. Stassinis:

At the Planning Commission hearing of March 5, 2025, Commissioner Bridley moved, seconded by Commissioner Martinez and carried by a vote of 4 to 1 (Cooney no) to:

123 E. Anapamu Street, Santa Barbara, CA 93101 • (805) 568-2000 • Fax (805) 568-2030

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1. Deny the appeal, Case No. 24APL-00024, thereby affirming the SBAR's decision to grant preliminary approval of Case No. 19BAR-00000-00225.
2. Make the required findings for preliminary design review approval of the Project, specified in Attachment A of the staff report dated January 28, 2025, as revised by the staff memorandum, dated February 25, 2025, including CEQA findings.
3. Find that the Project is exempt pursuant to State CEQA Guidelines Section 15268 because the land use entitlements, Case Nos. 19CUP-00000-00062, 20AMD-00000-00003, and 19CDP-00000-00157, have already been approved and under the County's Design Review ordinance, the Planning Commission lacks authority to address environmental impacts as part of the Preliminary Design Review appeal.
4. Grant *de novo* preliminary design review approval of the Project.
5. Directs staff to relay the following comments to the SBAR:
 - i. The Planning Commission finds the revised design and color palette are acceptable.
 - ii. The Planning Commission encourages the SBAR to determine whether it can affirm that the design review findings can be made.

The attached findings reflect the Planning Commission's actions of March 5, 2025.

REVISION TO FINDING 2.5 FOR CASE NO. 19BAR-00000-00225

There shall be a harmony of material, color, and composition of all sides of a structure or building.

The Planning Commission finds that there will be a harmony of material, color, and composition on all sides of the building. All sides of the processing building will be steel with aluminum window frames, steel doors, and a corrugated steel roof, as is typical with agricultural processing structures. The building will be coated with NUCOR PVDF Cool Coatings ~~Cypress Green~~Dark Bronze with NUCOR PVDF Cool Coatings Desert Sand trim. Matching exterior downward-facing, fully-shielded light fixtures will be mounted at all of points of ingress and egress, compliant with Building code requirements. All four elevations of the structure will be in harmony, and none of the building sides will be treated with a disparate material, color, or composition.

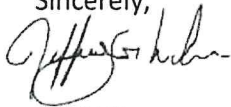
The action of the Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar

days following the date of the Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, March 17, 2025 at 5:00 p.m.**

If this decision is appealed, the filing fee for both non-applicant and applicant is \$793.06 and must be delivered to the Clerk of the Board Office at 105 East Anapamu Street, Room 407, Santa Barbara, CA at the same time the appeal is filed.

Sincerely,



Jeff Wilson

Secretary to the Planning Commission

cc: Owner: Magu Farm, LLC, 3711 Long Beach Blvd., Suite 814, Long Beach, CA 91801
Applicant: G&K Farms, Graham Farrar, 3561 Foothill Road, Carpinteria, CA 93013
Agent: Jay Higgins, 3217 Calle Noguera, Santa Barbara, CA 93105
County Surveyor
Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
APCD
Roy Lee, First District Supervisor
Willow Brown, Planner

Attachments: Attachment A - Findings

JW/dmv

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ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

The Planning Commission finds that the Checklist for Commercial Cannabis Land Use Entitlement and Licensing Applications (Attachment B of the Staff Report, dated January 21, 2025, and incorporated herein by reference) prepared for the land use entitlements (Case Nos. 19CUP-00000-00062, 20AMD-00000-00003, and 19CDP-00000-00157) pursuant to the State CEQA Guidelines Section 15168(c)(4), may be used to fulfill the environmental review requirements of CEQA for the design review of this project, Case No. 19BAR-00000-00225, as discussed in Section 6.2 of the appeal staff report dated January 21, 2025, and incorporated herein by reference. This current design review request is a follow-on review of a portion of the overall project, an agricultural processing building, which is commonplace on agricultural properties and which is a type of use that was analyzed under the checklist. The preliminary design review approval will not result in any new significant effects, and no new environmental review is required.

2.0 ADMINISTRATIVE FINDINGS – DESIGN REVIEW

A. Findings required for all Design Review applications for sites outside of the Montecito Community Plan area. In compliance with Section 35-184.6 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for Design Review for sites outside of the Montecito Community Plan area, the decision-maker shall first make all of the following findings:

- 1. In areas designated as rural on the land use plan maps, the design, height, and scale of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.**

The Planning Commission finds that the design, height, and scale of the proposed structure will be compatible with the character of the surrounding environment and will be subordinate in appearance to natural landforms, will follow the natural contours of the landscape, and will be sited so as not to intrude into the skyline as seen from public viewing places. The subject property is surrounded by existing greenhouse development, agricultural fields, and low-density residential development. The design of the proposed 21-4 ½'-tall processing building will be compatible with the existing agricultural development on site. It will be similar in height to the existing greenhouses and warehouse, which have a height of approximately 23 feet. The work site is relatively flat with a slope of approximately 2%, and the Project will not substantially change the existing topography of the site. The processing building will be located at the rear of the parcel, approximately 750 feet from Foothill Road, and will not be visible from Foothill Road or Via Real due to distance as well as intervening landscaping and structures.

- 2. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied**

circulation patterns, and diverse housing types shall be encouraged.

The Planning Commission finds that the Project site is not located in an urban area nor a designated rural neighborhood. The Project site is located in a designated rural area, as discussed above.

- 3. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.**

The Planning Commission finds that overall building shapes are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property. This area within the Carpinteria Valley is characterized by greenhouse development and agricultural structures. The existing greenhouses on site are between 67,230 and 77,190 square feet, and the existing warehouse is 16,800 square feet. The proposed processing building will be 25,000 square feet. The processing building has a maximum height of 21-4 ½", and will be similar in height to the existing greenhouses and warehouse on site, which have a height of approximately 23 feet. Greenhouses on surrounding sites are of similar size and scale to the greenhouses on the subject site.

- 4. Mechanical and electrical and equipment shall be well integrated in the total design concept.**

The Planning Commission finds that the mechanical and electrical equipment is well-integrated in the total design concept. The proposed chiller units will be located in front of the proposed processing building behind a concrete wall. The proposed heat pumps will be located on the side of the proposed processing building, approximately 56' from the property line. The equipment will not be visible from any public viewing areas, including Foothill Road and Via Real.

- 5. There shall be a harmony of material, color, and composition of all sides of a structure or building.**

The Planning Commission finds that there will be a harmony of material, color, and composition on all sides of the building. All sides of the processing building will be steel with aluminum window frames, steel doors, and a corrugated steel roof, as is typical with agricultural processing structures. The building will be coated with NUCOR PVDF Cool Coatings ~~Cypress Green~~ Dark Bronze with NUCOR PVDF Cool Coatings Desert Sand trim. Matching exterior downward-facing, fully-shielded light fixtures will be mounted at all of points of ingress and egress, compliant with Building code requirements. All four elevations of the structure will be in harmony, and none of the building sides will be treated with a disparate material, color, or composition.

- 6. A limited number of materials will be on the exterior face of the building or structure.**

The Planning Commission finds that there will be a limited number of materials

on the exterior face of the processing building. The building will be made of steel and will include aluminum window frames, steel doors, and a steel roof. All exterior downward-facing, fully-shielded light fixtures will be matching.

- 7. There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.**

The Planning Commission finds that there will be a harmonious relationship with existing and proposed adjoining developments. The Project proposes a painted steel agricultural structure on an agriculturally-zoned site, surrounded by other agriculturally-zoned sites within the Carpinteria Agricultural Overlay. The proposed processing structure is a similar height to the existing permitted greenhouses onsite. The subject property is surrounded by existing agricultural accessory structures, greenhouse development, agricultural fields, and low-density residential development. The design of the processing building will be compatible with the existing agricultural development on the Project site and on adjacent sites.

- 8. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property.**

The Planning Commission finds that, as shown on the site plan (Attachment G of the Staff Report, dated January 21, 2025, and incorporated herein by reference), site layout, orientation, and location of structures and buildings are in an appropriate and well-designed relationship to one another, and to the environmental qualities, open spaces, and topography of the property. The original Development Plan, 82-DP-30, approved a greenhouse in the location of the proposed processing building. Case No. 20AMD-00000-00003 allowed the construction of the processing building in place of the greenhouse.

The processing building will be in the same orientation as the existing greenhouses on site. The proposed processing building will not impact the environmental qualities of the site as it will be constructed within a heavily disturbed location on the subject parcel and will be surrounded by existing development, including existing greenhouses, a warehouse, and a paved parking area. The maximum net lot coverage allowed for hothouses, greenhouses, and other plant protection structures in the AG-I Zone on lots of 10 acres or more is 65%. With the proposed processing building, the net lot coverage will be 62.8%. The work site is relatively flat with a slope of approximately 2%, and the Project will not substantially change the existing topography of the site.

- 9. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provisions for maintenance of all plantings.**

The Planning Commission finds that the existing landscaping onsite will provide screening for the proposed processing building. The existing landscaping plan was reviewed and approved as part of Case No. 18CDP-00000-00077, and it

includes trees along Foothill Road to screen the existing greenhouses that will be maintained for the life of the existing permitted cannabis cultivation operation. The processing building will be located in the rear of the lot behind the existing greenhouses on site, and will not be visible from a public road. The SBAR directed the Applicant to return for final approval with a landscape plan to improve the street frontage along Foothill Road to screen the site to the extent possible.

10. Signs, including their lighting, shall be well designed and shall be appropriate in size and location.

The Planning Commission finds that there are no signs proposed as part of the Project.

11. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Section 35-144A of this Article II.

The Planning Commission finds that there are no additional design standards for the Toro Canyon Plan area, and this finding does not apply to the Project.