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Applicant Presentation

Katherine Douglas

**From:** Steve Fort <stevef@sepps.com>  
**Sent:** Thursday, July 2, 2026 9:13 AM  
**To:** sbcob  
**Cc:** Brown, Willow  
**Subject:** July 7 BOS Item 7 - Rose - Applicant Presentation  
**Attachments:** 2026-07-07 Rose Applicant BOS Presentation.pdf

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Hello Clerk of the Board,

Attached please find a .pdf of a presentation I would like to use for July 7 BOS Item 7 – Rose Comprehensive Plan Amendment and Zoning Map Amendment. I would like to have it available during the item.

I would appreciate it if you would please confirm receipt.

Thank you. Happy 4<sup>th</sup>.

**Steve Fort**  
Principal Planner



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# *Rose Rezone & LCP Amendment*

**1251 Orchid Drive / APN 065-290-026**

Board of Supervisors– July 7, 2026

Case No. 23GPA-00006 & 23 RZN-000006

Agent: Steve Fort, SEPPS Land Use Consulting

Owner/Applicant: Lauris Rose



## Key Considerations

- PC unanimous approval.
- Property is only 2.33 acres.
- Future ag is limited by viability, parcel size, access, HOA restrictions.
- Lot size is non-conforming to current designations.
- Current orchid operation (& similar operations) no longer viable/competitive.
- Not viable for new long-term ag use. Mapped as “Urban and Built-Up Lands” by State.
- Best use of property is residential. Results in logical and viable neighborhood & stable limit to urban development.
- Request is consistent with County policies and Coastal Act.
- Acknowledge Coastal Ag Rezone is sensitive and scrutinized closely. Met with Coastal staff, kept informed.
- Ag life of the 2.33 acre property has been reached.



Patterson Avenue

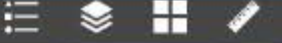
Shoreline Drive

Orchid Drive

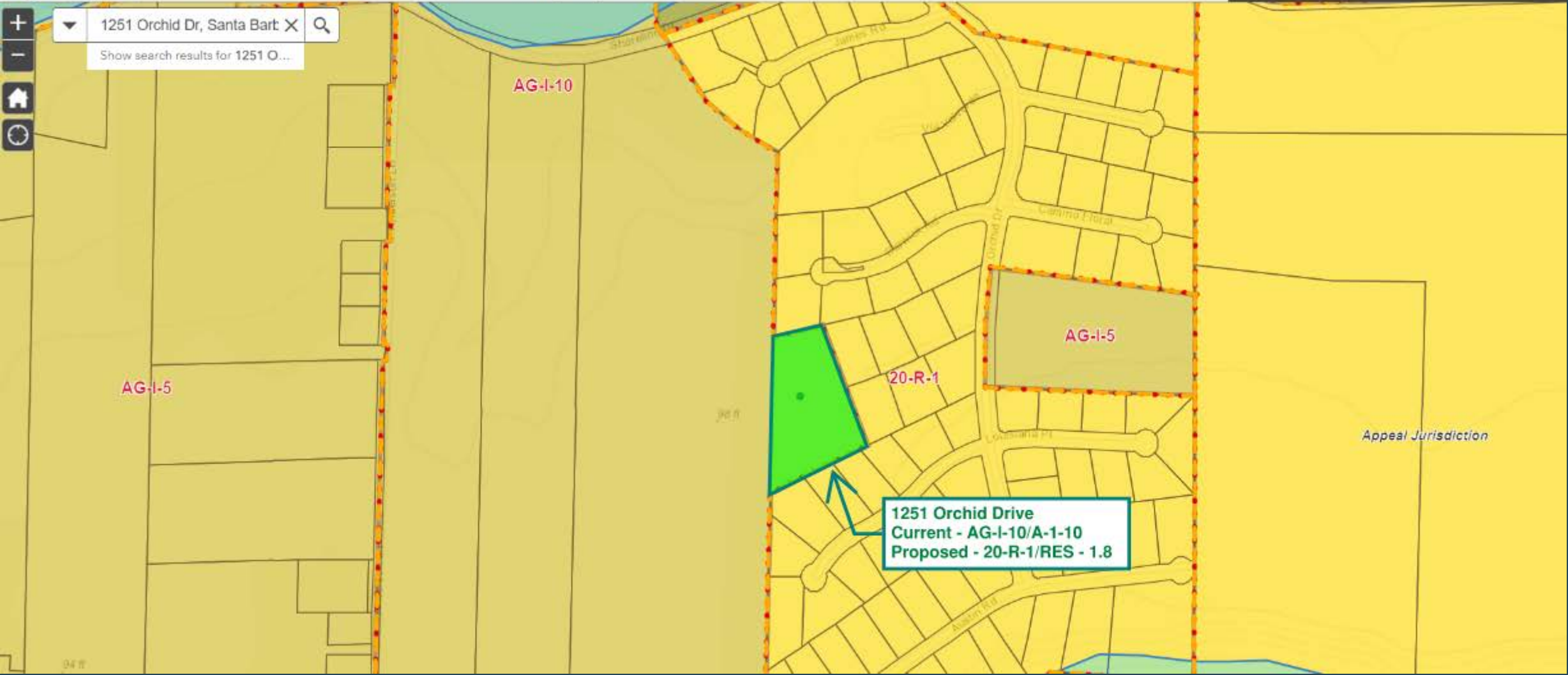


**1251 Orchid Drive**  
**APN 065-290-026**  
**2.33 acres**

Existing Neighborhood

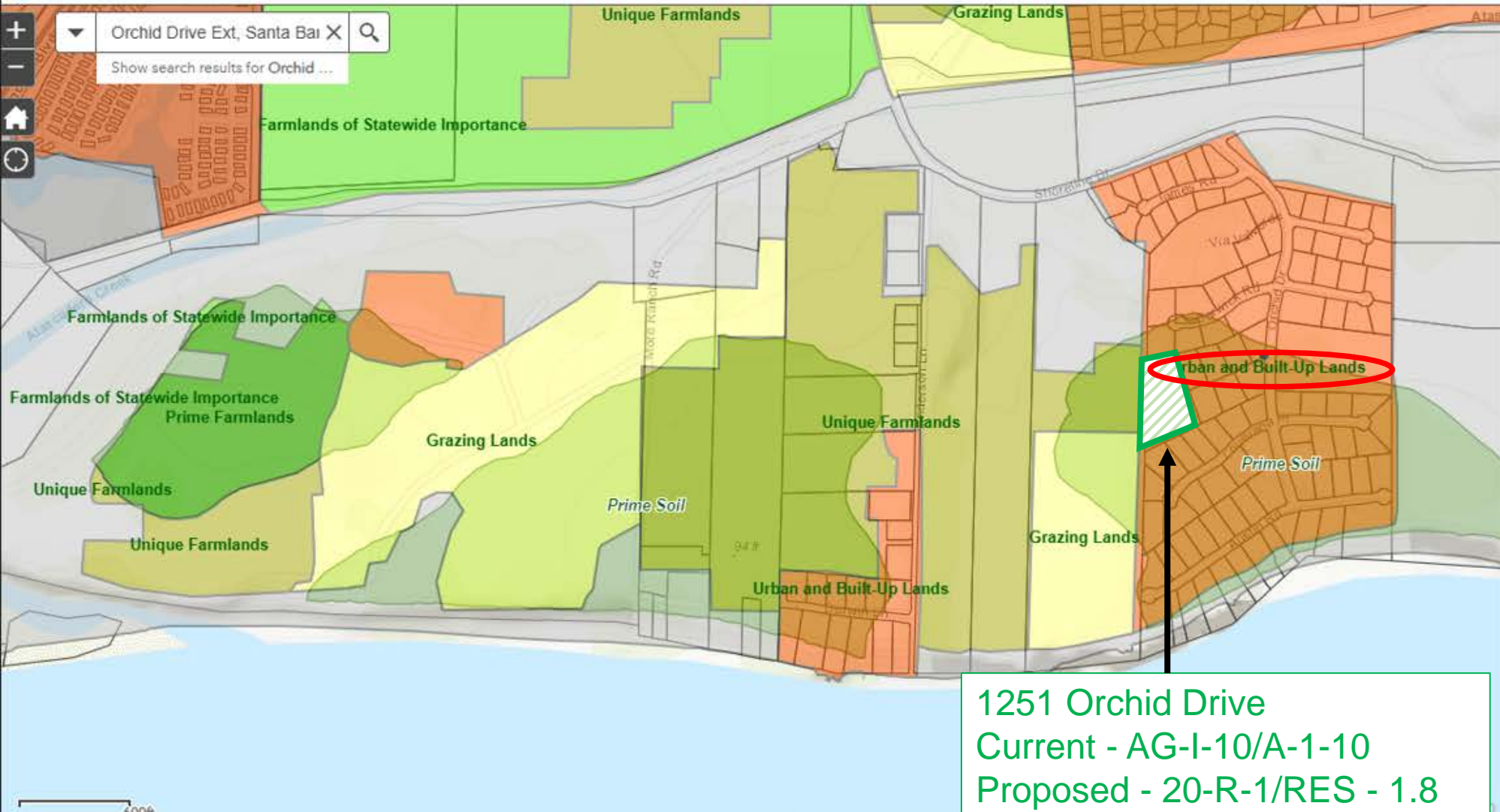


1251 Orchid Dr, Santa Bart X Q  
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**1251 Orchid Drive**  
Current - AG-I-10/A-1-10  
Proposed - 20-R-1/RES - 1.8

# Santa Barbara County Land Use and Zoning Map



## Legend

Important Farmland (2020) (Source: State of CA, Dept of Conservation)

- Prime Farmlands
- Farmlands of Statewide Importance
- Unique Farmlands
- Farmlands of Local Importance
- Grazing Lands
- Urban and Built-Up Lands**
- Water
- Other Lands
- Out of Survey Boundary

Prime Soils (Source: USDA, NRCS)

- Parcel Boundaries
- Incorporated City

1251 Orchid Drive  
Current - AG-I-10/A-1-10  
Proposed - 20-R-1/RES - 1.8

## History/Background

- Orchid operation established between 1957 and 1965.
- Currently above ground op surrounded by residential development on 3 sides.
- 1957 and 1965 aerials demonstrate the area of Orchid Drive wasn't cultivated, wasn't in ag. By 1965 the streets are established.
- Most lots this stub of Orchid Dr. created in 1970, including the current lot.
- Lots to the south were created in 1958. Lots to the north were created in 1990.
- 1976 aerial shows the area filling in with houses.
- Permit records from 1962 indicate that the zone was 20-R-1 at the time. Permit record indicates at the time only propagation and cultivation of plants was allowed on the site.
- The 1993 GVCP established the same land use designations that exist today, likely because orchid businesses existed at the time.
- Always been limited to small above ground operation. No longer viable.



## Constraints on Future Ag

- Orchid business changes, larger growing operations, less viability for small scale, private orchid collections.
- Running a full-scale orchid operation is cost-prohibitive at the subject site and is not financially sustainable.
- Only access point for work and delivery trucks, employees, and plant retail shoppers is through the residential neighborhood.
- More Mesa Shores Homeowners Association. Neighbors generally accepting of orchid farm use, have expressed that support is largely due to the current owners' good relationships and active role in the HOA.
- HOA CCR's expressly state that the subject site shall be used only for horticultural use activities (such as growing, harvesting, and selling flowers), and that no other agricultural operation is permitted (such as grazing, vegetable growing, commercial agriculture, etc.).
- Small scale non-viability, incompatibility with adjacent residential land uses on three sides, site constraints, HOA restrictions make continued agriculture at the site infeasible.

# Ag Policy Consistency – Ag Conversion Thresholds, Article II, EGVCP, County LCP

Conversion Threshold Viability Score – 44.5

Article II – Zone consistency - Site not appropriate for long-term ag use, not considered prime farmland.

EGVCP/LCP –

- No opportunity to enhance and sustain ag.
- No ag resources/characteristics to preserve.
- Not feasible to preserve for urban ag – residences, access, HOA restrictions.
- Land no longer appropriate or feasible for urban ag. Not the highest and best use of the property.
- Proposed residential land use compatible with the existing developed residential uses that surround the site.
- Residential uses already exist in proximity to adjacent ag.
- Creates logical boundary.
- No environmental or coastal resources affected.

## Coastal Act Consistency

**30241.** (a) Establish *stable boundaries* separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) Limit conversions of ag lands around periphery of urban areas to lands where *viability of existing agricultural use is already severely limited* by conflicts with urban uses or *conversion would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development*.

(c) Permit conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.

**30250.** (a) *New residential development shall be located within, contiguous with, or in close proximity to, existing developed areas with adequate public services and where will not have significant adverse effects on coastal resources.*

(d) Develop lands not suited for ag prior to converting ag lands.

(e) *Assure public service and facility expansions and nonagricultural development do not impair agricultural viability.*

# Justification

Not precedent setting. Unique non-conforming property (lot size).

Surrounded on 3 sides by residentially zoned (20-R-1) developed parcels.

The property has lived its ag life.

Opportunity for 1 to 5 residential lots, to infill a residential neighborhood.

Request is consistent & compatible with the neighborhood.

20-R-1 more appropriate than minimum 10-acre ag zoning.

Highest and best and most feasible use of the property. Does not result in a potentially significant impact to agricultural resources.



## Article II - Findings – 35-180.6

- a. The request is in the interests of the general community welfare.
- b. The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of State planning and zoning laws and this Article.
- c. The request is consistent with good zoning and planning practices.

## Thank You

- Make required Findings & adopt Resolutions – Amend Land Use Map and Amend Zoning Map.
- Adopt Final MND.

# Back Up Slides

# Site Photos



# Historic Aerials



1957



1965



1976

## Soil Testing

### Campbell Geo, Inc. – Phase II Environmental Site Assessment (2/12/25)

Reviewed by EHS.

No significantly impacted soil was detected.

Certain pesticide chlordane was detectable in 5 of 26 samples, levels below residential Environmental Screening Levels.

No chlorinated herbicides were detected. No arsenic exceeding the acceptable background concentration was detected. No copper or lead concentrations exceeding Tier 1 or other ESLs were detected.

Results do not preclude the use of the site for residential development and occupancy.

Testing of export soil is standard procedure – Tier 1 Screening.