

# Appeal of G&K Farm Cannabis Processing Structure Design Review

Case Nos. 25APL-00008 & 19BAR-00000-00225

Santa Barbara County Board of Supervisors  
July 1, 2025

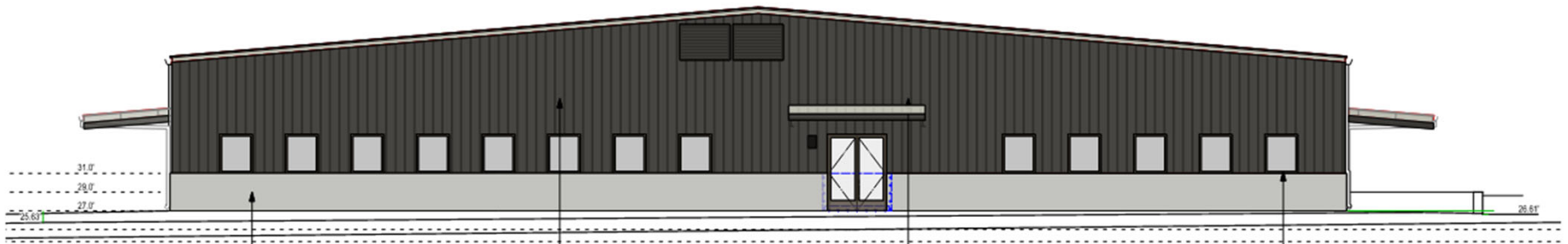


County of Santa Barbara  
Planning and Development  
Willow Brown

# Vicinity Map



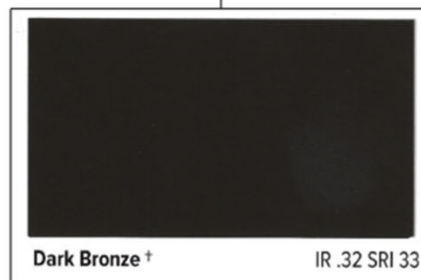
# Project Description



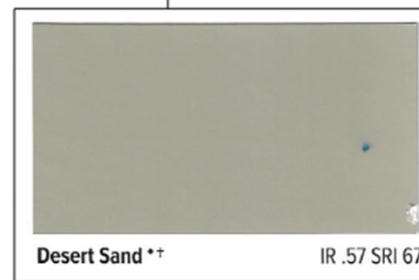
PROPOSED PROCESSING BUILDING ELEVATION  
Scale: 1/8" = 1'-0"



WAINSCOT: CONCRETE MASONRY UNIT, COLOR: RAW



BUILDING BODY: NUCOR, PVDF COOL COATINGS, COLOR: DARK BRONZE



BUILDING TRIM & ROOF: NUCOR, PVDF COOL COATINGS, COLOR: DESERT SAND



WINDOW FRAMES: ALUMINUM OIL RUBBED BRONZE

# Background

- January 2020: Design review application conceptually heard by the SBAR.
- November 2020: Zoning Administrator approved land use entitlements for processing building.
- November 2020 – March 2022: Land use entitlements appealed, reviewed and approved by PC and BOS, and appealed to CCC.
- August 2023: CCC finds no substantial issue with project.
- September 20, 2024: Project received Preliminary approval from the SBAR.
- September 30, 2024: Appeal of SBAR approval filed.
- March 5, 2025: County Planning Commission approved design review project.
- March 17, 2025: Appeal of County Planning Commission approval filed.

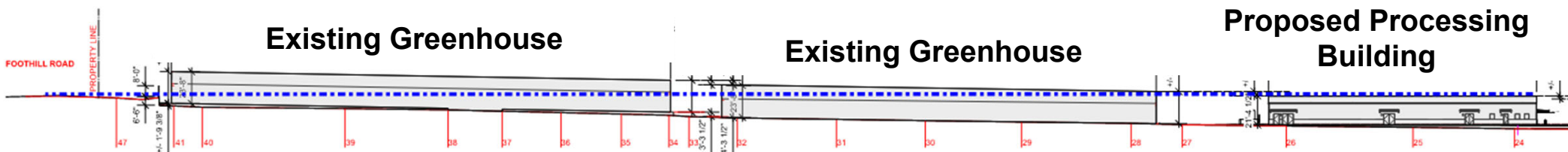


# Appeal Issue 1

**Appeal Issue:** The Appellant asserts that the processing building is too tall, too large, and too dense.

**Staff Response:**

- Height complies with AG-I Zone and Carpinteria Agricultural Overlay, similar in height to existing development.





# Appeal Issue 1



## Appeal Issues 2 & 3

**Appeal Issue:** The Appellant asserts that the processing building is inconsistent with the Carpinteria Agricultural Overlay and the Toro Canyon Plan.

**Staff Response:**

- Consistency was evaluated under the associated land use entitlements, which are not the subject of this appeal.
- SBAR reviewed the design of the processing building and found it to be consistent with the design review findings.



## Appeal Issue 4

**Appeal Issue:** The Appellant asserts that the processing building is incompatible with nearby EDRN and compounds an existing public nuisance.

**Staff Response:**

- Compatible with agricultural zoning and agricultural development in the vicinity.
- Consistent design with surrounding development.
- Limited visibility of building.





## Appeal Issues 5 – 7

**Appeal Issue:** The Appellant asserts that there are inadequate services, and the processing building will increase traffic, negatively impact health, and cause air pollution.

**Staff Response:**

- These issues reviewed under land use entitlements, and are not related to Design Review.
- Associated land use entitlements determined to be consistent with all applicable findings and policies.



## Appeal Issue 8

**Appeal Issue:** The Appellant asserts that approving the project permits a non-compliant grower with a poor track record.

**Staff Response:**

- There are no active violations on the subject property.
- Project subject to Permit Compliance and will be subject to inspections and monitoring by County staff.

# Summary

- Scope of review is limited to design of processing building and consistency with Board of Architectural Review findings.
- All actions taken on associated land use entitlements are final.
- BAR findings focus on location of a structure and compatibility of design with other structures on site and in vicinity, scale of the proposed development, integration of associated equipment, and landscaping.
- SBAR found project consistent with findings.



# Environmental Review

## CEQA Guidelines Section 15268

### Ministerial Projects

- A project is ministerial for CEQA purposes if the agency reviewing the project lacks authority to address environmental impacts. The land use entitlements have already been approved and under the County's Design Review ordinance, the Board of Supervisors lacks authority to address environmental impacts as part of the Preliminary Design Review appeal.

## Recommended Actions

1. Deny the appeal, Case No. 25APL-00008.
2. Make the required findings for preliminary design review approval of the Project specified in the Board Letter, dated July 1, 2025, including CEQA findings.
3. Find that the Project is exempt pursuant to State CEQA Guidelines Section 15268.
4. Grant *de novo* preliminary design review approval of the Project.

