



Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF MARCH 25, 2026

RE: *Rose Comprehensive Plan Amendment and Zoning Map Amendment; 23GPA-00006, 25RZN-00006*

Hearing on the request of Lauris Rose, property owner, to consider the following:

- Case No. 23GPA-00006 to amend the Comprehensive Plan land use designation on the subject parcel from A-I-10 (Agriculture I, Minimum parcel size 10 acres) to RES-1.8 (Single Family, Minimum parcel size 20,000 square feet) in compliance with Article II Section 35-180;
- Case No. 23RZN-00006 to amend the Zoning Map designation on the subject parcel from AG-I-10 (Agriculture I, Minimum parcel size 10 acres) to 20-R-1 (Single Family, Minimum parcel size 20,000 square feet) in compliance with Article II Section 35-180; and,
- Case No. 25NGD-00006 to adopt the Mitigated Negative Declaration (MND) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) and adopt the mitigation monitoring program.

The MND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara or online at <https://www.countyofsb.org/160/Planning-Development>. The MND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves Assessor Parcel No. (APN) 065-290-026, zoned Agriculture I (AG-I-10), located at 1251 Orchid Drive, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of March 25, 2026, Commissioner Reed moved, seconded by Commissioner Ford and carried by a vote of 5 to 0 to:

1. Recommend that the Board of Supervisors make the required findings for approval of the project as specified in Attachment A of the staff report dated February 26, 2026, including CEQA findings;
2. Recommend that the Board of Supervisors adopt the Final MND (Case No. 25NGD-00006, Attachment C of the staff report dated February 26, 2026) and adopt the mitigation monitoring program contained in Attachment D of the staff report dated February 26, 2026;
3. Adopt a resolution (Attachment B-1 of the staff report dated February 26, 2026) recommending that the Board of Supervisors adopt a resolution to amend the Land Use Designation Map in the

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Eastern Goleta Valley Community Plan to re-designate APN 065-290-026 from A-I-10 (Agriculture I, Minimum parcel size 10 acres) to RES-1.8 (Single Family, Minimum parcel size 20,000 square feet) (Case No. 23GPA-00006).

4. Adopt a resolution (Attachment B-2 of the staff report dated February 26, 2026) recommending that the Board of Supervisors adopt an ordinance to amend the Zoning Map of the Article II Coastal Zoning Ordinance for APN 065-290-026 to change the zoning from AG-I-10 (Agriculture I, Minimum parcel size 10 acres) to 20-R-1 (Single Family, Minimum parcel size 20,000 square feet) (Case No. 23RZN-00006).

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Agent: Steve Fort, SEPPS, Inc., 1625 State Street, Santa Barbara, CA 93101
Owner: Lauris Rose, 301 Stanley Drive, Santa Barbara, CA 93105
Willow Brown, Planner

Attachments: **Attachment A – Findings**
 Attachment B - Resolutions

JW/dmv

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ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 NEGATIVE DECLARATIONS

1.1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The County Board of Supervisors (Board) has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Board and has been completed in compliance with CEQA, and is adequate for this proposal.

1.1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the negative declaration and any comments received, the Board finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101, and online at <https://www.countyofsb.org/160/Planning-Development>.

1.1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved mitigation monitoring program, with its corresponding permit monitoring requirements, is hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0

ADMINISTRATIVE FINDINGS

2.1

ARTICLE II COASTAL ZONING ORDINANCE FINDINGS

2.1.1

AMENDMENT TO ARTICLE II OR ZONING MAP AMENDMENT (REZONE) FINDINGS

A.

Findings required for Approval or Conditional Approval of a Rezone or Ordinance Amendment. In compliance with Section 35-180.6 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Rezone or Zoning Ordinance amendment, the decision-maker shall first make all of the following findings:

1. The request is in the interests of the general community welfare.

The Board finds that the request is in the interest of the general community welfare. As discussed in Sections 4.0 and 6.2 of the staff report, dated February 26, 2026, and incorporated herein by reference, the subject property is located at the end of Orchid Drive, a residential cul-de-sac, and is within the More Mesa Shores Homeowners Association. The properties to the north, east, and south are zoned 20-R-1, and the subject parcel was also zoned 20-R-1 until the 1993 Goleta Community Plan was adopted and the site was rezoned to AG-I-10. The project site is not viable for continued agricultural use as documented in the Agricultural Viability Analysis in the Final MND, dated March 2026 (Case No. 25NGD-00006). The existing orchid operation has become cost-prohibitive, and the site is not considered viable for agriculture based on the County's Agricultural Resources Guidelines approved by the Board of Supervisors in August 1993. The proposed residential zoning is compatible with the neighborhood. The project site is surrounded by residential lots developed with single-family dwellings on three sides. The project site is accessed off a residential cul-de-sac, and a more intensive agricultural operation would add more truck trips and parking impacts to the neighborhood. Additionally, the lots to the west of the project site which are zoned AG-I-10 are significantly larger in size (ranging from 17.35 acres to 32.27 acres) and take access off Patterson Avenue, a much heavier-trafficked road. The subject property is 2.33 acres, which is about one fourth of the 10-acre minimum lot size for the zone. Additionally, the proposed 20-R-1 zoning will allow for a more clear urban rural boundary line. Under the current zoning, the project site is surrounded on three sides by properties zoned 20-R-1 and is carved out as AG-I-10. The conversion to residential uses will complete a logical and viable neighborhood.

2. The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of the State planning and zoning laws, and this Article.

The Board finds that the request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of the State planning and zoning laws, and Article II. As discussed in Section 6.2 of the staff report, dated February 26, 2026, and incorporated herein by reference, the Zoning Map Amendment and Comprehensive Plan Amendment is compatible with the surrounding neighborhood, and consistent with policies regarding adequate services, agricultural resources, biological resources, cultural resources, hillside and watershed protection, noise, recreational resources, and water resources. Additionally, as discussed in Section 6.3 of the staff report, dated February 26, 2026, and incorporated herein by reference, the Zoning Map Amendment and Comprehensive Plan Amendment will not authorize development. However, any future development is required to comply with the requirement for the 20-R-1

Zone District. The Zoning Map Amendment and Comprehensive Plan Amendment is consistent with the purpose and intent of the 20-R-1 Zone District and the lot meets the minimum lot size of 20,000 square feet.

3. The request is consistent with good zoning and planning practices.

The Board finds that the request is consistent with good zoning and planning practices. The Zoning Map Amendment and Comprehensive Plan Amendment will allow future residential development on the subject parcel, and the existing agricultural designation is not consistent with the surrounding residential uses to the north, south and east of the project site. As discussed in Section 4.0 of the staff report, dated February 26, 2026, and incorporated herein by reference, the current orchid operation on the parcel has become cost-prohibitive and is not financially sustainable. The property is surrounded by residential uses on three sides. The property is located at the end of a cul-de-sac and can only be accessed by driving through the residential neighborhood. The proposed residential zoning will allow for future development to be compatible with the surrounding residential uses. Under the current zoning, the project site is surrounded on three sides by properties zoned 20-R-1 and is carved out as AG-I-10. The conversion to residential uses will complete a logical and viable neighborhood, consistent with good zoning and planning practices. Additionally, as discussed in Section 6.2 of the staff report, dated February 26, 2026, and incorporated herein by reference, the project is consistent with all applicable policies regarding adequate services, agricultural resources, biological resources, cultural resources, hillside and watershed protection, noise, recreational resources, and water resources.

EASTERN GOLETA VALLEY COMMUNITY PLAN FINDING

- 1. Pursuant to Eastern Goleta Valley Community Plan Policy LUA-EGV-1.6, the decision-maker for any general plan amendment and/or rezone in the Urban Area which results in a change of land use from agricultural to non-agricultural shall find that:**
 - a) The land is no longer appropriate for urban agricultural land uses following due consideration consistent with all policies of the Eastern Goleta Valley Community Plan, or**
 - b) There is an overriding public need for conversion to other uses.**

As part of the finding the County will:

2.2

- 1. Evaluate and document factually and substantively the quality and extent of agricultural resources onsite and adjacent to the property, including, but not limited to, prime agricultural land, land in existing agricultural use, lands with prime soils, grazing land, land with agricultural potential, and lands under Williamson Act contracts.**
- 2. Require proposed land uses that:**

- a. **Are consistent with all policies of the Eastern Goleta Valley Community Plan.**
- b. **Are compatible with each other and with neighboring land uses – whether agricultural or non-agricultural.**
- c. **Avoid partitioning or interrupting contiguous blocks of agriculturally-designated lands.**
- d. **Preserve and enhance environmental resources, including, but not limited to coastal bluff geology, habitat areas, visual resources, and watershed resources, and community characteristics, particularly with regard to agricultural heritage and natural environmental resources, and/or minimize environmental impacts.**
- e. **Include provisions for the community’s social, economic and cultural well-being, and health and safety, such as public parks, open spaces, trails, habitat protection or restoration, and/or community gardens.**
- f. **Dedicate public open space for habitat preservation and/or public recreation and indicate the amount and extent.**
- g. **Provide public coastal access, parking, recreational trails, bike paths, and/or pedestrian routes.**
- h. **Confine and cluster non-agricultural development adjacent to existing developed areas and transportation facilities to maximize preservation of open space, with the exception of passive public recreation improvements such as trails, signs and park facilities.**

The Board finds that the subject property is no longer appropriate for urban agricultural land uses. The project site is not viable for continued agricultural use. The existing orchid operation has become cost-prohibitive, and the site is not considered viable for agriculture based on the County’s Agricultural Resources Guidelines approved by the Board of Supervisors in August 1993. The guidelines utilize a weighted point system to identify the value of a site’s agricultural suitability and productivity. Sites that receive a point total of 60 or more are considered viable. The site was rated at 47.5 points due to its small size, adjacent land uses, and lack of agricultural preserve potential, among other categories (Attachment C of the staff report, dated February 26, 2026, and incorporated herein by reference). The project site is surrounded by residential lots developed with single-family dwellings on three sides. The project site is accessed off a residential cul-de-sac, and a more intensive agricultural operation will not be compatible with the neighborhood. Additionally, the lots to the west of the project site, which are zoned AG-I-10 are significantly larger in size (ranging from 17.35 acres to 32.27 acres) and take access off Patterson Avenue, a much heavier-trafficked road. The project site is mapped as containing prime soils. However, the existing orchid operation does not grow plants within the soil on site but instead grows them in pots within the greenhouses. Additionally, all other residential properties on

the cul-de-sac also contain soils mapped as prime soils. The Department of Conservation also classifies the site as “Urban and Built Up Lands”, and as previously described, the site is not considered viable for agriculture based on the County’s Agricultural Resources Guidelines. The project site is not under a Williamson Act contract, and is not eligible to enroll in one.

The proposed residential land use designation and zoning will be consistent with all policies of the Eastern Goleta Valley Community Plan. As discussed in Section 6.2 of the staff report, dated February 26, 2026, and incorporated herein by reference, the project is consistent with all applicable policies regarding adequate services, agricultural resources, biological resources, cultural resources, hillside and watershed protection, noise, recreational resources, and water resources. Additionally, future residential development will be analyzed for consistency with all applicable policies. Future residential land uses will be compatible with the neighborhood as the project site is surrounded by residential lots developed with single-family dwellings on three sides, and is located on a residential cul-de-sac. The project site is not located in a contiguous block of agricultural land. The project will not result in any significant environmental impacts. As discussed in the Draft MND (Case No. 25NGD-00006, Attachment C of the staff report, dated February 26, 2026, and incorporated herein by reference) significant impacts on the environment have been eliminated or substantially mitigated with the implementation of the proposed mitigation measures and there is no substantial evidence that the project will have a significant effect on the environment. The project site is not located on or adjacent to any established recreational uses, including biking, equestrian or hiking trails. The nearest proposed trail in the adopted PRT maps is located approximately 750 feet south of the project site along Austin Road, and the nearest existing trail/recreation area is located approximately 1,000 feet east of the project site at More Mesa. Due to these distances the project will not impact any existing or proposed trails or recreation areas. There is not an opportunity on the project site to develop recreational trails or open space.

ATTACHMENT B-1

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT A RESOLUTION BE APPROVED TO AMEND THE SANTA BARBARA COUNTY COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION MAP IN THE EASTERN GOLETA VALLEY COMMUNITY PLAN BY REDESIGNATING ASSESSOR'S PARCEL NUMBER 065-290-026 FROM AGRICULTURE I, MINIMUM PARCEL SIZE 10 ACRES (A-I-10) TO SINGLE FAMILY, MINIMUM PARCEL SIZE 20,000 SQUARE FEET (RES-1.8).

RESOLUTION NO.: 26 - 04

CASE NO.: 23GPA-00006

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara.
- B. WHEREAS on October 20, 2015, by Resolution No. 15-278, the Board of Supervisors of the County of Santa Barbara adopted the Eastern Goleta Valley Community Plan Land Use Designation Map.
- C. WHEREAS on January 16, 2024, an application (Case No. 23GPA-00006) was submitted to amend the Comprehensive Plan to change the Land Use Designation on APN 065-290-026 from Agriculture I, Minimum Parcel Size 10 Acres (A-I-10) to Single Family, Minimum Parcel Size 20,000 Square Feet (RES-1.8).
- D. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, including the Eastern Goleta Valley Community Plan and the requirements of California planning, zoning, and development laws.
- E. WHEREAS public officials and agencies, California Native American Indian tribes, civic organizations and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- F. WHEREAS the County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- G. WHEREAS the County Planning Commission has determined that the proposed amendment is consistent with the Comprehensive Plan, including the Eastern Goleta Valley Community

Plan, and provides the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment A of the County Planning Commission staff report, dated February 26, 2026, which is incorporated herein by reference.

- H. WHEREAS, in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendment to include the reasons for the recommendation and the relationship of the proposed amendment to applicable general and specific plans, the County Planning Commission has determined that the proposed amendment represents good planning consistent with the intent of the Eastern Goleta Valley Community Plan.
- I. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendment to the Comprehensive Plan, at which hearing the proposed amendment was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The County Planning Commission now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt a Resolution amending the Eastern Goleta Valley Community Plan (Case No. 23GPA-00006) by re-designating Assessor Parcel Number 065-290-026 from A-I-10 (Agriculture I, Minimum parcel size 10 acres) to RES-1.8 (Single Family, Minimum parcel size 20,000 square feet).
- 3. In compliance with the provisions of Section 65855 of the Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the Comprehensive Plan Amendment, based on the findings included as Attachment A of the County Planning Commission staff report dated February 26, 2026.
- 4. A certified copy of this resolution shall be transmitted to the Board of Supervisors in compliance with Government Code Section 65354.
- 5. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above-mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this 25 day of March, 2026, by the following vote:

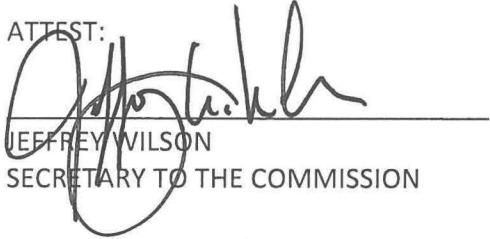
AYES: Cooney, Ford, Parke, Reed, Martinez

NOES:
ABSTAIN:
ABSENT:



ROY REED, CHAIR
SANTA BARBARA COUNTY PLANNING COMMISSION

ATTEST:



JEFFREY WILSON
SECRETARY TO THE COMMISSION

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By  _____
Deputy County Counsel

ATTACHMENTS:

1. Board of Supervisors' Resolution to Amend Assessor's Parcel Number 065-290-026

ATTACHMENT 1

**RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF AMENDING THE SANTA BARBARA COUNTY COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION MAP IN THE EASTERN GOLETA VALLEY COMMUNITY PLAN TO REDESIGNATE ASSESSOR'S PARCEL NUMBER 065-290-026 FROM AGRICULTURE I, MINIMUM PARCEL SIZE 10 ACRES (A-I-10) TO SINGLE FAMILY, MINIMUM PARCEL SIZE 20,000 SQUARE FEET (RES-1.8).

RESOLUTION NO.: 26 - ____

CASE NO.: 23GPA-00006

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted a Comprehensive Plan for the County of Santa Barbara.
- B. WHEREAS on October 20, 2015, by Resolution No. 15-278, the Board of Supervisors of the County of Santa Barbara adopted the Eastern Goleta Valley Community Plan Land Use Designation Map.
- C. WHEREAS on January 16, 2024, an application (Case No. 23GPA-00006) was submitted to amend the Comprehensive Plan to change the Land Use Designation on APN 065-290-026 from Agriculture I, Minimum Parcel Size 10 Acres (A-I-10) to Single Family, Minimum Parcel Size 20,000 Square Feet (RES-1.8).
- D. WHEREAS the proposed amendment is consistent with the Santa Barbara County Comprehensive Plan, including the Eastern Goleta Valley Community Plan and the requirements of California planning, zoning, and development laws.
- E. WHEREAS public officials and agencies, California Native American Indian tribes, civic organizations and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- F. WHEREAS the County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- G. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendment, at which

hearing the proposed amendments were explained and comments invited from the persons in attendance.

- H. WHEREAS the County Planning Commission, after holding a duly noticed public hearing on the above-described amendment to the Comprehensive Plan, endorsed and transmitted to the Board of Supervisors said recommended amendment by resolution in compliance with Government Code Section 65354.
- I. WHEREAS in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendment and ordinance to include the reasons for the recommendation and the relationship of the proposed ordinance and amendment to applicable general and specific plans, the County Planning Commission has determined that the proposed amendment represents good planning consistent with the intent of the Comprehensive Plan.
- J. WHEREAS this Board of Supervisors received and considered the County Planning Commission's recommended actions and held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendment, at which hearing the proposed amendment was explained and comments invited from persons in attendance.
- K. WHEREAS the Board of Supervisors now finds that it is in the interest of orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to adopt a Resolution (Case 23GPA-00006) amending the Eastern Goleta Valley Community Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, adopts this amendment to the land use designation for APN 065-290-026, based on the findings included as Attachment A of the County Planning Commission staff report dated February 26, 2026.
3. In compliance with the provisions of Government Code Section 65356, the above-described change is hereby adopted as an amendment to the Eastern Goleta Valley Community Plan Land Use Designation Map of the County Comprehensive Plan.
4. Pursuant to the provisions of Government Code Section 65357, the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.

5. The Chair and the Clerk of the Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above-described action by the Board.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

BOB NELSON, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASOTO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT B-2

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT AN ORDINANCE BE ADOPTED PER ARTICLE II §35-180 TO AMEND THE CERTIFIED LOCAL COASTAL PROGRAM BY AMENDING THE SANTA BARBARA COUNTY ZONING MAP FOR ASSESSOR'S PARCEL NO. 065-290-026 TO CHANGE THE ZONING FROM AGRICULTURE I, MINIMUM PARCEL SIZE 10 ACRES (AG-I-10) TO SINGLE FAMILY, MINIMUM PARCEL SIZE 20,000 SQUARE FEET (20-R-1).

RESOLUTION NO.: 26 - 05

CASE NO.: 23RZN-00006

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on July 19, 1982, by Ordinance 3312, the Board of Supervisors adopted the Coastal Zoning Ordinance, Article II of Chapter 35 of the Santa Barbara County Code.
- B. WHEREAS all zoning maps and zoning designations previously adopted under the provisions of Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries", of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they relate to Assessor's Parcel Number 065-290-026.
- C. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendments to the Zoning Map, at which hearing the proposed amendments were explained and comments invited from persons in attendance.
- D. WHEREAS the County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance amending the Zoning Map (Case No. 23RZN-00006) by amending the Eastern Goleta Valley Community Plan Zoning Map by redesignating Assessor's Parcel Number 065-290-026, from Agriculture I, Minimum parcel size 10 acres (AG-I-10) to Single Family, Minimum parcel size 20,000 square feet (20-R-1).
- E. WHEREAS Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the Zoning Map Amendments to the applicable general and specific plans. The rezone is in the interest of the general community welfare as the subject parcel is not viable for continued agricultural use, and the proposed residential zoning will be more compatible with the neighborhood. The property is consistent with the Comprehensive Plan and with Article II, as identified in Attachment A of the Planning Commission staff report dated February 26, 2026.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, the Commission recommends that the Board of Supervisors approve an Ordinance Amending Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 065-290-026, from Agriculture I, Minimum parcel size 10 acres (AG-I-10) to Single Family, Minimum parcel size 20,000 square feet (20-R-1), based on the findings included as Attachment A of the Planning Commission staff report dated February 26, 2026. Said Ordinance is attached hereto as Attachment 1 and is incorporated by reference.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above-mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this 25 day of Ma, 2026, by the following vote:

AYES: Cooney, Ford, Parke, Reed, ^{March} Martinez

NOES:

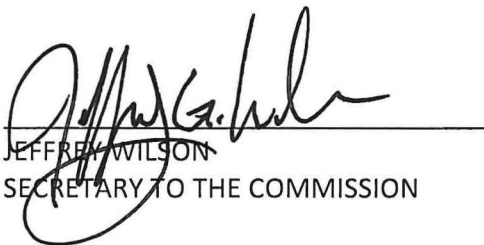
ABSTAIN:

ABSENT:



ROY REED, CHAIR
SANTA BARBARA COUNTY PLANNING COMMISSION

ATTEST:



JEFFREY WILSON
SECRETARY TO THE COMMISSION

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By  _____
Deputy County Counsel

ATTACHMENTS:

1. Ordinance to Rezone Assessor's Parcel Number 065-290-026

ATTACHMENT 1

ARTICLE II (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE SANTA BARBARA COUNTY COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP BY CHANGING THE ZONING OF ASSESSOR PARCEL NUMBER 097-371-072 FROM AG-I-10 TO 20-R-1.

Case No. 23RZN-00006

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zoning designations previously adopted under the provisions of Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries" of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they relate to Assessor's Parcel Number 065-290-026.

SECTION 2

Pursuant to the provisions of Section 35-54, "Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries" of Article II, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby amends the Eastern Goleta Valley Community Plan Zoning Map by re-designating Assessor's Parcel Number 065-290-026 from AG-I-10 to 20-R-1.

This amended Zoning Map is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in accordance with this Ordinance to show that said zone change for Assessor's Parcel Number 065-290-026 from AG-I-10 to 20-R-1 has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35-52, "Zoning District Designations and Applicability" of Article II, of Chapter 35 of the Code of the County of Santa Barbara, California, shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance and any portion of it approved by the California Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later; and before the expiration of 15 days

after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in the *Santa Barbara News-Press*, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2026 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

BOB NELSON, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By _____
Deputy County Counsel