



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

BOARD OF SUPERVISORS AGENDA LETTER

Department Name:
Planning and Development
Department Number:
053
Agenda Date:
July 7, 2026
Placement:
Departmental Agenda

Estimated Time:
35 min.
Continued Item:
Yes
If Yes, date from:
June 9, 2026
Vote Required:
Majority

TO: Board of Supervisors

FROM: Department Director(s): Lisa Plowman, Director, Planning and Development

DocuSigned by:
Lisa Plowman
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CONTACT: Travis Seawards, Deputy Director, Planning and Development

SUBJECT: Hearing to Consider the Rose Comprehensive Plan Amendment and Zoning Map Amendment, Case Nos. 23GPA-00006, 23RZN-00006, & 25NGD-00006; Second Supervisorial District

Concurrences:

County Counsel Concurrence:
As to form: Yes

Auditor-Controller Concurrence:
As to form: N/A

Other Concurrence:
As to form: N/A

Recommended Actions:

That the Board of Supervisors take the following actions to approve the Rose Comprehensive Plan Amendment and Zoning Map Amendment, as recommended by the County Planning Commission:

- a) Make the required findings for approval of the project, consisting of a Comprehensive Plan Amendment (Case No. 23GPA-00006) and a Zoning Map Amendment (Case No. 23RZN-00006), including California Environmental Quality Act (CEQA) findings;

- b) Adopt the Final Mitigated Negative Declaration (MND) (Case No. 25NGD-00006) and adopt the mitigation monitoring program for the project;
- c) Adopt a resolution to amend the Land Use Designation Map in the Eastern Goleta Valley Community Plan to re-designate Assessor Parcel No. (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); and
- d) Adopt an ordinance to amend the Zoning Map of the Article II Coastal Zoning Ordinance (Article II) 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).

Summary Text:

This item is a request to consider the Rose Comprehensive Plan Amendment and Zoning Map Amendment, Case Nos. 23GPA-00006, 23RZN-00006, and 25NGD-00006. The County Planning Commission held a public hearing on March 25, 2026, and recommended approval of the project to the Board of Supervisors. The project description is as follows:

Project Description

The project is a request for a Comprehensive Plan Amendment and Zoning Map Amendment to change the land use designation of 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) and to rezone the 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). No development is proposed.

The parcel is served by the Goleta Water District, the Goleta Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided off Orchid Drive. The property is a 2.33-acre parcel shown as Assessor's Parcel Number 065-290-026, located at 1251 Orchid Drive in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

Discussion:

The owner is requesting the Comprehensive Plan Amendment (GPA) and Zoning Map Amendment (RZN) as the project site is no longer viable for agriculture, and residential uses will be more compatible with the neighborhood. The existing orchid operation has become cost-prohibitive. The owner states that the small-scale orchid business, which historically served private collectors, is no longer financially competitive against larger, primarily European orchid growing operations. 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 Planning Commission Staff Report, dated February 26, 2026 and included as Attachment E). The project site is adjacent to an agricultural parcel to the west that is developed with a small-scale garden nursery use; however, 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 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. In addition, the project site is located within the More Mesa Shores Homeowners Association. The More Mesa Homeowners Association Conditions, Covenants, and Restrictions (CCRs) state that

the property shall be used only for horticultural use activities, such as growing, harvesting, and selling flowers, and no other agricultural operation is permitted (i.e. grazing, vegetable growing, commercial agriculture, etc.), and as mentioned above, small-scale horticultural activities are no longer financially competitive or sustainable. Please see Sections 4.0 and 6.2 of the Planning Commission Staff Report, dated February 26, 2026 (Attachment E) for additional information on the agricultural viability of the subject parcel.

The applicant submitted applications for the GPA and RZN on January 16, 2024. The Director of P&D accepted the GPA and RZN applications pursuant to Article II Section 35-180.4 (Processing of Amendments). The site is currently zoned and designated for agriculture with a 10-acre minimum lot size, and the GPA and RZN were submitted to change the zoning and land use designation to residential with a 20,000-square-foot minimum parcel size.

On March 25, 2026, the County Planning Commission reviewed the proposed GPA and RZN and recommended that the Board of Supervisors approve the proposed project, pursuant to the procedures regarding review authority in Article II Section 35-180.

Background:

The proposed project's consistency with the County's Comprehensive Plan, including the Eastern Goleta Valley Community Plan and the Coastal Land Use Plan, Article II, and the California Environmental Quality Act (CEQA) is analyzed in detail in the project's Planning Commission Staff Report, dated February 26, 2026 (Attachment E). An overview of that analysis is included below.

Consistency Analysis

The project, which consists of a GPA and RZN to change the land use designation of the subject parcel from A-I-10 to RES-1.8 and to rezone the parcel from AG-I-10 to 20-R-1, is consistent with all applicable Comprehensive Plan policies and development standards, including the Eastern Goleta Valley Community Plan and the Coastal Land Use Plan, and Article II. The project 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. The project will not authorize development. If rezoned, all future development is required to comply with the requirements for the 20-R-1 Zone District. The GPA and RZN 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.

Environmental Analysis

A Draft MND (Case No. 25NGD-00006) was prepared to evaluate the project in compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15070. The project would result in the subject lot changing from being zoned and designated for agriculture with a 10-acre minimum lot size, to being zoned and designated for residential uses with a 20,000-square-foot minimum parcel size. Based on the subject lot's area of 2.33 acres, it could, at most, be subdivided into five residential lots. As such, the MND analyzed the GPA and RZN request, and also the potential residential buildout of the project site under the proposed residential land use designation and zoning. The Draft MND identified that there are certain potentially significant environmental impacts associated with the project in the areas of greenhouse gas emissions, cultural resources, hazardous materials, and public facilities that can be reduced to less than significant with the implementation of the proposed mitigation measures. A full discussion on these impacts is included in Section 6.1 of the Planning Commission Staff Report, dated February 26, 2026 (Attachment E).

Summary

In addition to the project being consistent with the County’s Comprehensive Plan, including the Eastern Goleta Valley Community Plan and the Coastal Land Use Plan, and Article II, the project is in conformance with the required findings for approval of a GPA and RZN as detailed in Attachment A. The project site is not viable for continued agricultural use, and the proposed residential zoning is more compatible with the surrounding residential neighborhood, through which the project site is accessed, and therefore the request is in the interest of the general community welfare and is consistent with good zoning and planning practices.

Fiscal and Facilities Impacts:

Budgeted: Yes

Total costs for processing the Project are approximately \$38,249.26 (125 hours of staff time). Funding for the Project is budgeted in the Planning and Development Department’s Permitting Budget Program, as shown in the County of Santa Barbara Fiscal Year (FY) 2025-26 Adopted Budget and the FY 2026-27 Recommended Budget. The processing fees are paid by the applicant and factored into the FY 2025-26 Adopted Budget. There will be no impact to the General Fund.

Fiscal Analysis:

Funding Source	FY [2025-26]	FY [2026-27]	Total
Fees	\$36,609.24	\$1,640.02	\$38,249.26
Total			\$38,249.26

Special Instructions:

Planning and Development shall publish a legal notice in the *Santa Barbara Independent* at least 20 days prior to the hearing on July 7, 2026. The Clerk of the Board shall fulfill mailed noticing requirements at least 20 days before the scheduled hearing. The Clerk of the Board shall forward the executed Resolution, Ordinance, Board minute order, as well as a copy of the notice and proof of publication via email to the assigned case planner, Willow Brown, at wbrown@countyofsb.org.

The Clerk of the Board shall publish the names of the members of the Board of Supervisors voting for and against the Comprehensive Plan Amendment Resolution and the Zoning Map Amendment Ordinance in the *Santa Barbara Independent* before the expiration of fifteen (15) days after the Resolution’s and the Ordinance’s passage.

Attachments:

Attachment A – Findings

Attachment B – Comprehensive Plan Amendment Resolution (Signature Required)

Attachment C – Zoning Map Amendment Ordinance (Signature Required)

Attachment D – Planning Commission Action Letter dated March 25, 2026, with Resolution Nos. 26-04, 26-05

Attachment E – Link to Planning Commission Staff Report dated February 26, 2026, with Attachments A-D

Page 5 of 5

Contact Information:

Willow Brown

Planner, Planning and Development Department

wbrown@countyofsb.org