

Rose Comprehensive Plan Amendment and Zoning Map Amendment

Case Nos. 23GPA-00006, 23RZN-00006, & 25NGD-00006

Board of Supervisors
July 7, 2026

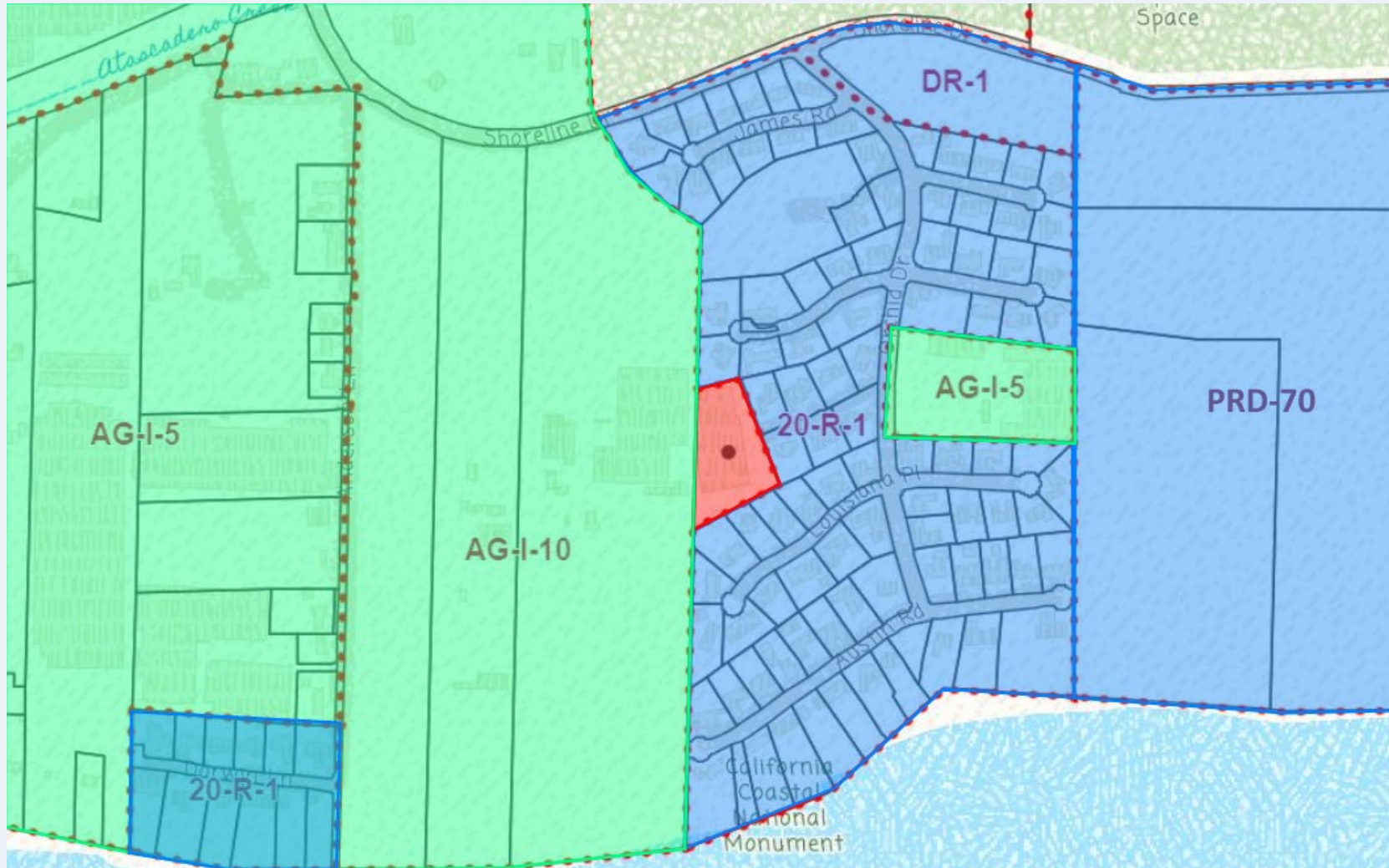


County of Santa Barbara
Planning and Development
Willow Brown

Vicinity Map



Project Description



Background

- 1962: Permits issued on site for greenhouse and caretaker's residence.
 - Site zoned 20-R-1 (Single-Family Residential).
 - Ordinance allowed for nurseries and greenhouses for propagation and cultivation of plants.
- 1993: Goleta Community Plan adopted.
 - Orchid operation existing on site.
 - Site rezoned to AG-I-10 (Agriculture I).
- Project reviewed by County Planning Commission at 3/25/26 PC hearing.



Consistency Analysis

- Comprehensive Plan, including CLUP and EGVCP
 - Consistent with policies regarding adequate services, agricultural resources, biological resources, cultural resources, hillside and watershed protection, noise, recreational resources, and water resources.
- Article II
 - Consistent with the purpose and intent of the 20-R-1 Zone District and lot standards.



Agricultural Policies

- Not viable for agricultural based on County's Agricultural Resource Guidelines.
- More intensive agricultural use not compatible with neighborhood.
- Project site surrounded by residential uses on three sides and accessed from residential cul-de-sac.
- Proposed 20-R-1 Zoning will allow for clear urban-rural boundary line.



Environmental Review

Mitigated Negative Declaration

- **Significant and Unavoidable:** None Identified
- **Significant but Mitigable:** Greenhouse Gas Emissions, Cultural Resources, Hazardous Materials, and Public Facilities

Recommended Actions

1. Make the required findings for approval of the project, including CEQA findings.
2. Adopt the Final MND (Case No. 25NGD-00006) and adopt the mitigation monitoring program for the project.
3. Adopt a resolution to amend the Land Use Designation Map in the 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 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).

