



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: January 21, 2014
Placement: Set Hearing on
1/21/2014 for 2/4/2014
Estimated Time: 0.5 hr on 2/4/2014
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: Department Glenn Russell, Ph.D., Director, Planning & Development
Director(s) (805) 568-2085
Contact Info: Alice McCurdy, Deputy Director, Development Review South
(805) 568-2518

SUBJECT: **Van Wingerden Greenhouses – Zoning Map Amendment and Development Plan
First Supervisorial District**

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: No

Other Concurrence: N/A

As to form: No

Recommended Actions:

On January 21, 2014, set a hearing for February 4, 2014, to consider the recommendations of the County Planning Commission regarding the Van Wingerden Greenhouses project, including a Zoning Map Amendment and a Development Plan (Case Nos. 11RZN-00000-00001, 10DVP-00000-00010, and 11CDP-00000-00009).

On February 4, 2014, your Board should consider the recommendations of the County Planning Commission regarding the Van Wingerden Greenhouses project, including a Zoning Map Amendment and a Development Plan (Case Nos. 11RZN-00000-00001, 10DVP-00000-00010, and 11CDP-00000-00009), and take the following actions:

1. Make the required findings for approval of the project specified in Attachment 1 of the Board Agenda Letter, including CEQA findings;
2. After considering the environmental review documents (EIR Addendum dated December 4, 2013, included as Attachment 8 of the Board Letter, together with previously certified Revised Final Environmental Impact Report 99-EIR-02 RV1), determine that, as reflected in the CEQA findings, no subsequent Environmental Impact Report shall be prepared for this project;

3. Adopt an ordinance (11RZN-00000-00001) amending the zoning map for the Carpinteria Agricultural Overlay to delete the view corridor designation from the subject parcel (Attachment 5 of this Board Letter); and
4. Approve the project, 10DVP-00000-00010 (with a Development Plan modification to parking requirements) and 11CDP-00000-00009, subject to the conditions of approval included as Attachment 2 and Attachment 3, respectively.

The project site is located on the south side of Foothill Road, adjacent to 3883 Foothill Road, in the Coastal Zone of the Toro Canyon area, First Supervisorial District. The applications involve AP No. 005-310-024.

Refer back to staff if the Board takes an action other than the recommended action for appropriate findings and conditions.

Summary Text:

On January 4, 2010, the County received a report of a possible zoning violation on the property. Upon investigation, it was determined that 264,500 sq. ft. of the existing 386,600 sq. ft. of greenhouses on the property were constructed without permits, constituting a zoning violation on the property. The site has land use and zoning designations for agriculture (AG-I-10). The site is also subject to the Carpinteria Agricultural (CA) Overlay, Area A. Area A is designated for the expansion of greenhouse development subject to an overall development cap of 2.75 million sq. ft. However, the site is also identified as a view corridor parcel on the CA Overlay map. The view corridor designation of the CA Overlay limits the total square footage of greenhouse development on a legal parcel to 25% of the net lot area. Thus, under the CA Overlay requirements, a maximum of 148,703 sq. ft. of greenhouse development would be allowed on the subject parcel.

The applicant proposes to retain all of the existing 386,600 sq. ft. of greenhouses and to that end requests a Zoning Map Amendment to remove the view corridor designation from the subject parcel. Removal of the view corridor designation would remove the 25% lot coverage limitation and would increase the maximum allowable height from 25 feet to 30 feet.

Eleven parcels within Area A of the CA Overlay map are identified as view corridor parcels. The purpose and intent of the designation is to preserve important public view corridors within Area A to the greatest extent feasible, and to minimize fragmentation of two remnant blocks of contiguous open field agriculture between existing greenhouse development.

The reasons to support the Zoning Map Amendment are provided in Section 6.3.1 of the staff report to the Planning Commission dated November 14, 2013 (Attachment 7 to this Board Agenda Letter). In sum, the proposed amendment would be consistent with the purpose of the CA Overlay. Removal of the CA Overlay view corridor designation from this parcel would not have adverse impacts to public views as the parcel is minimally, and not critically, visible from public viewing areas. It would not fragment large blocks of contiguous open field agriculture as the subject parcel is located at the northeast corner of an eight-parcel view corridor area, permitted greenhouses have been in operation on the site for approximately 40+ years, and the additional greenhouse development would be clustered adjacent to

these greenhouses. The request would support intensification of agriculture and maximize cultivation of crops that grow well in greenhouses.

The EIR Addendum (Attachment 8) concludes that the Zoning Map Amendment does not raise important new issues about the significant effects of the project on the environment and that the greenhouses proposed under the Development Plan do not create any new, potentially significant impacts. Therefore, pursuant to CEQA Guidelines Section 15164, only minor technical changes or additions are necessary to make the EIR under consideration adequate for the current project and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. No further environmental review is necessary. If the Zoning Map Amendment is approved, the unpermitted greenhouse, as built, would conform to all of the regulations of the CA Overlay that govern greenhouse development.

On December 4, 2013, at a publically noticed hearing and after careful deliberation, the County Planning Commission voted unanimously to recommend approval of the Zoning Map Amendment, the Development Plan and the Coastal Development Permit. Should your Board approve the project, the Zoning Map Amendment must be submitted to, and certified by, the California Coastal Commission before it becomes effective. Approval of the Development Plan and the Coastal Development Permit would not be final until such time as the Coastal Commission certifies the Zoning Map Amendment.

Background:

The Carpinteria Agricultural (CA) Overlay, Area A with a view corridor designation, was applied to the property upon certification of the Carpinteria Valley Greenhouse Program by the California Coastal Commission. The CA Overlay took effect on April 20, 2004.

Fiscal and Facilities Impacts:

Budgeted: Yes

Costs to process this application are fully reimbursed by the applicant per the department's adopted fee schedule. Permit revenues are budgeted in the Permitting Program on page D-168 of the adopted 2013/2014 fiscal year budget. There are no facilities impacts.

Special Instructions:

The Clerk of the Board shall publish a legal notice at least 10 days prior to the hearing on February 4, 2014. The notice shall appear in the Santa Barbara News-Press. The Clerk of the Board shall fulfill noticing requirements. Language and mailing labels for the notice are included with this Board Letter. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention: David Villalobos.

Attachments:

Attachment 1: Findings

Attachment 2: Development Plan Conditions of Approval

Attachment 3: Coastal Development Permit

Attachment 4: County Planning Commission Action Letter

Attachment 5: Zoning Map Amendment (Ordinance)

Attachment 6: CA Overlay/View Corridor Subject Parcel

Attachment 7: County Planning Commission Staff Report dated November 14, 2013, including project plans.

Attachment 8: 15164 EIR Addendum Letter (The EIR is available at
<http://www.sbcountyplanning.org/projects/11RZN-00001Greenhouses/index.cfm>)

Attachment 9: Public Comment to the Planning Commission

Authored by: Julie Harris (805) 568-3518