



**Chair John Campanella**  
**Commissioner Jay D. Higgins**  
**Commissioner Sheila Lodge**  
**Commissioner Addison Thompson**

**Vice-Chair June Pujo**  
**Commissioner Mike Jordan**  
**Commissioner Deborah L. Schwartz**

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, MARCH 17, 2016  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, MARCH 15, 2016  
**SITE VISIT**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot

**118 N. Milpas Street**  
Contact: Tony Boughman,  
Email: TBoughman@SantaBarbaraCA.gov  
Phone: (805) 564-5470, extension 4539

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**\*\* Site visit held. \*\***

- B. THURSDAY, MARCH 17, 2016  
**LUNCH**

**12:00 NOON**  
DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss the following:

1. General Plan and Climate Action Plan, Adaptive Management Plan  
Community Indicators, Environmental Impact Report Mitigation  
Monitoring  
Contact: Debra Andaloro,  
Email: DAndaloro@SantaBarbaraCA.gov  
Phone: (805) 564-5470, extension 2569

**\*\* Discussion held. \*\***

1. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Update given. \*\***

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://www.SantaBarbaraCA.gov/ProgramGuide). An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at [www.SantaBarbaraCA.gov/PCVideos](http://www.SantaBarbaraCA.gov/PCVideos).
- D. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- E. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

## **I. ROLL CALL**

**\*\* Roll Call taken. All Commissioners were present. \*\***

## **II. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**\*\* No requests were made. \*\***

- B. Announcements and appeals.

**\*\* Announcements were made. \*\***

- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

**\*\* No one wished to speak. \*\***

**III. STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:03 P.M.**

**APPLICATION OF RYAN HOWE, 118 NORTH MILPAS STREET, 017-091-016, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MED HIGH RESIDENTIAL (MST2015-00319)**

On January 20, 2016, the Staff Hearing Officer approved an application for a Medical Marijuana Storefront Collective Dispensary at 118 North Milpas Street. On January 28, 2016, Mr. Peter Dal Bello filed an appeal of the Staff Hearing Officer's approval. A public hearing will be held for the Planning Commission to hear the appeal of the Staff Hearing Officer's approval of the proposed Medical Marijuana Storefront Collective Dispensary. The project includes operations and security plans, interior floor plan improvements, and minor exterior alterations and landscaping for the existing commercial building.

The discretionary application required for this project is a Storefront Collective Dispensary Permit (SBMC §28.80.030).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(a), Existing Facilities.

Contact: Tony Boughman, Assistant Planner

Email: [TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 4539

**\*\* Denied the appeal and upheld  
the decision of the Staff Hearing Officer.**

**Thompson/Lodge Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 010-16. \*\***

**IV. NEW ITEM:**

**ACTUAL TIME: 4:07 P.M.**

**APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR DIRECT RELIEF, 6100 HOLLISTER AVENUE (6100 WALLACE BECKNELL ROAD), APN 073-080-065, A-I-1/ SP-6 (AIRPORT INDUSTRIAL/ AIRPORT INDUSTRIAL AREA SPECIFIC PLAN) ZONES, GENERAL PLAN DESIGNATION: AIRPORT (MST2014-00619)**

The project consists of a proposal to construct a new 155,000 square foot (net) facility for Direct Relief, a nonprofit organization. The development includes a new 127,706 square foot (net) storage and distribution warehouse with an attached two-story 27,294 square foot (net) administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The

existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Santa Barbara Airport Industrial Area Specific Plan (SP-6). The current address is 6100 Hollister Avenue. The new address would be 6100 Wallace Becknell Road.

The discretionary applications required for this project are:

1. A Finding of Consistency with the Santa Barbara Airport Industrial Area Specific Plan (SP-6);
2. A Development Plan for the allocation of 118,500 square foot of nonresidential development from the Community Benefit, Small Addition, and Vacant Property Categories (SBMC Chapter 28.85); and
3. Design Review Approval by the Architectural Board of Review (SBMC§22.68.020).

An Addendum to the Santa Barbara Municipal Airport Industrial/Commercial Specific Plan Final Environmental Impact Report/ Assessment has been prepared for the proposed project pursuant to the California Environmental Quality Act Guidelines Section 15164 (Addendum to an EIR). The Addendum will be attached to the staff report.

Contact: Kathleen Kennedy, Associate Planner

Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 4560

**\*\* Approved with revised conditions.**

**Jordan/Thompson Vote: 7/0**

**Abstain: 0**

**Absent: 0**

**Resolution No. 011-16. \*\***

**V. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 5:09 P.M.**

**A. Committee and Liaison Reports.**

1. Staff Hearing Officer Liaison Report

**\*\* None given. \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

**VI. ADJOURNMENT**

**\*\* Meeting adjourned at 5:14 P.M. \*\***