



# City of Santa Barbara

## PLANNING COMMISSION

### SPECIAL MEETING AGENDA

#### AUGUST 24, 2017

1:00 P.M.  
City Hall, Council Chambers  
735 Anacapa Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Jay D. Higgins, *Chair*  
Lesley Wiscomb, *Vice Chair*  
John P. Campanella  
Mike Jordan  
Sheila Lodge  
Deborah L. Schwartz  
Addison Thompson

#### STAFF:

N. Scott Vincent, Assistant City Attorney  
Beatriz Gularte, Senior Planner  
Kathleen Goo, Interim Commission Secretary

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### NOTICES

#### A. TUESDAY, AUGUST 22, 2017 SITE VISITS

7:45 A.M.

Depart 630 Garden Street  
Community Development Parking Lot

#### 2609 DE LA VINA ST.

Medical Marijuana Storefront Collective Dispensary Permit

Contact: Tony Boughman, Assistant Planner

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

(805) 564-5470, ext. 4539

The Planning Commission will visit the project sites scheduled for review at the Thursday meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

*\*Denotes story poles will be up during the site visit.*

### PLEASE BE ADVISED

**PUBLIC HEARING PROCEDURE:** This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)\*; 2. Applicant Presentation (15 minutes)\*; 3. Public Hearing\*; 4. Additional response by Applicant/Staff (5 minutes each)\*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. *\*Time may be extended or limited by the Chair.*

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov). Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

**AGENDAS, MINUTES, & REPORTS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/PC](http://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 at 630 Garden Street during normal business hours.

**PLANS & ADDITIONAL INFORMATION:** The scope of a project may be modified as it proceeds through the planning process. 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, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/PCVideos](http://SantaBarbaraCA.gov/PCVideos).

**APPEALS:** Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

## **I. ROLL CALL**

## **II. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:
  - 1. July 6, 2017
  - 2. PC Resolution No. 011-17  
1903 El Camino de la Luz
  - 3. August 10, 2017
  - 4. PC Resolution No. 013-17  
Airport EIR and Airport Master Plan
- D. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

**III. STAFF HEARING OFFICER APPEAL****APPLICATION OF IHAB GHANNAM, 2609 DE LA VINA STREET, APN 051-292-003, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2016-00202)**

On June 7, 2017, the Staff Hearing Officer approved an application for a Medical Marijuana Storefront Collective Dispensary Permit at 2609 De La Vina Street. On June 15, 2017, Mr. Peter L. Candy, representing Neighbors Opposed to the De La Vina Dispensary, filed an appeal of the Staff Hearing Officer's approval. A public hearing will be held for the Planning Commission to hear the appeal. The project involves operations and security plans, and proposes interior floor plan improvements, security improvements, and minor exterior alterations to the tenant space in 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

Phone: (805) 564-5470, ext. 4539

**IV. ADMINISTRATIVE AGENDA**

- A. Committee and Liaison Reports.
  - 1. Staff Hearing Officer Liaison Report
  - 2. Other Committee and Liaison Reports

**V. ADJOURNMENT**