



City of Santa Barbara

PLANNING COMMISSION

AGENDA

SEPTEMBER 7, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
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, Commission Secretary

NOTICES

A. TUESDAY, SEPTEMBER 5, 2017
SITE VISITS

7:45 A.M.

Depart 630 Garden Street
Community Development Parking Lot

920 SUMMIT ROAD

Contact: Allison De Busk, Project Planner
ADeBusk@SantaBarbaraCA.gov
(805) 564-5470, ext. 4552

The Planning Commission will visit the project site scheduled for review at the Thursday lunch 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.*

B. THURSDAY, SEPTEMBER 7, 2017
LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

1. 920 Summit Road – A Substantial Conformance Determination Request (SCD) for the Montecito Country Club.
Contact: Allison De Busk, Project Planner
Email: ADeBusk@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 4552
2. Selection of a Planning Commission Representative for the 926 Indio Muerto Appeal at City Council on Sept. 26, 2017.
3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

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. 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. 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 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. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at 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. August 24, 2017, Special Meeting Minutes
 2. PC Resolution No. 014-17
2609 De La Vina St. (Storefront Collective Dispensary Permit Appeal)
- 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

APPEAL OF THE DECISION OF THE STAFF HEARING OFFICER TO REVOKE THE STOREFRONT COLLECTIVE DISPENSARY PERMIT ISSUED TO SANTA BARBARA PATIENTS COLLECTIVE AND HEALING CENTER, 3617 STATE STREET, APN 051-051-005, C-P/SD-2 RESTRICTED COMMERCIAL/SPECIAL DISTRICT 2 (“UPPER STATE STREE AREA”) ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST2014-00438)

On June 15, 2017, the City’s Staff Hearing Officer revoked a Medical Marijuana Storefront Collective Dispensary Permit at 3617 State Street. Dispensary management members identified in the approved permit application are Joseph Allen, Matt Armor, and Greg McGee. On June 26, 2017, Luis Esparza, attorney for Matt Armor and Greg McGee, filed an appeal of the Staff Hearing Officer’s revocation of the permit. A public hearing will be held for the Planning Commission to hear the appeal. The project includes interior improvements to the existing tenant space at 3617 State Street in Ontare Plaza. A building permit has not been issued, nor has the dispensary begun operating.

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. RECOMMENDATION TO AMEND MUNICIPAL CODE

For the Planning Commission to consider proposed amendments to the Municipal Code to regulate Accessory Dwelling Units. Effective January 1, 2017, recently adopted state legislation nullified and voided the City’s regulations for secondary dwelling units, now referred to as Accessory Dwelling Units (ADUs). Until the City adopts its own ordinance, a local government is required to ministerially approve ADUs if the unit complies with state standards including certain parking requirements, the maximum allowable size of an ADU, and setback requirements.

Staff recommends that the Planning Commission initiate an amendment to the Zoning Ordinance to adopt an Accessory Dwelling Unit Ordinance in accordance with the requirements of Senate

Bill 1069 (SB 1069) and Assembly Bill 2299 (AB 2299), and forward a recommendation to the City Council for adoption.

Contact: Rosie Dyste, Project Planner
Email: RDyste@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 4599

V. ADMINISTRATIVE AGENDA

A. Committee and Liaison Reports.

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

VI. ADJOURNMENT