



City of Santa Barbara

PLANNING COMMISSION FINISHED 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 visited the project sites scheduled for review at the Thursday meeting. No public testimony was taken, and the public was invited to attend. Please call the Case Planner for additional information.

**Denotes story poles were up during the site visit.*

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

B. THURSDAY, SEPTEMBER 7, 2017 LUNCH MEETING

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. 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.

**** Discussion held. ****

- 3. 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. ****

PLEASE BE ADVISED

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).

TELEVISION COVERAGE: Planning Commission meetings are 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

**** Roll call taken. All Commissioners were present. ****

II. PRELIMINARY MATTERS

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

**** No Requests made. ****

- B. Announcements and appeals.

**** No Announcements made. ****

- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

- 1. August 24, 2017, Special Meeting Minutes

**** Approved the August 24, 2017, Special Meeting Minutes as amended.**

Lodge/Thompson Vote: 7/0

Abstain: 0

Absent: 0 **

- 2. PC Resolution No. 014-17
2609 De La Vina St. (Storefront Collective Dispensary Permit Appeal)

**** Approved PC Resolution No. 014-17, as presented.**

Lodge/Thompson Vote: 7/0

Abstain: 0

Absent: 0 **

- 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.

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

III. STAFF HEARING OFFICER APPEAL

ACTUAL TIME: 1:07 P.M.

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 STREET 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

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Jordan recused himself from hearing this item.

**** Denied the appeal, and upheld the decision of the Staff Hearing Officer, as outlined in the Staff Report dated August 31, 2017.
Thompson/Wiscomb Vote: 6/0
Abstain: 0
Absent/Recused: 1 (Jordan)
Resolution No. 015-17. ****

*** THE COMMISSION RECESSED FROM 2:26 TO 2:35 P.M. ***

IV. RECOMMENDATION TO AMEND MUNICIPAL CODE

ACTUAL TIME: 2:35 P.M.

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

**** Continued indefinitely the discussion of recommended amended changes to the Accessory Dwelling Units (ADU) Ordinance.
Thompson/Jordan Vote: 6/0
Abstain: 0
Absent: 1 (Higgins left early) ****

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: ~~6:03~~5:33 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**** No Report given. ****

2. Other Committee and Liaison Reports

**** Reports given. ****

VI. ADJOURNMENT

**** Meeting adjourned at ~~56:50~~5:06 p.m. ****