



City of Santa Barbara
PLANNING COMMISSION
AGENDA
APRIL 5, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

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

STAFF:

N. Scott Vincent, Assistant City Attorney
Beatriz Gularte, Senior Planner
Krystal M. Vaughn, Commission Secretary

NOTICES

A. THURSDAY, APRIL 5, 2018
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. Long Range Staff Update on Approach to the General Plan Mitigation Monitoring and Reporting Program, and Overview of Housing Element Progress Report
Contact: Debra Andaloro, Principal Planner
Email: DAndaloro@SantaBarbaraCA.gov Phone: (805) 564-5470, ext. 2569
2. 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. March 1, 2018 Minutes
 - 2. PC Resolution No. 005-18
Citywide Annual Allocation of Unused or Expired Nonresidential Small Addition Square Footage
 - 3. PC Resolution No. 006-18
Recommendations to City Council for General Plan Map Amendment and Local Coastal Program Amendment
 - 4. March 8, 2018 Minutes
 - 5. PC Resolution No. 007-18
536 Bath Street

- 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. **APPEAL ITEM**

APPEAL OF THE DECISION OF THE STAFF HEARING OFFICER TO NOT REVOKE THE STOREFRONT COLLECTIVE DISPENSARY PERMIT ISSUED TO THE CANOPY, 118 NORTH MILPAS STREET, APN 017-091-016, C-G COMMERCIAL GENERAL ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL / HIGH RESIDENTIAL (MST2015-00319)

On December 20, 2017, the City's Staff Hearing Officer held a revocation hearing and decided not to revoke the Medical Marijuana Storefront Collective Dispensary Permit at 118 North Milpas Street. On January 25, 2018, Pete Dal Bello filed an appeal of the Staff Hearing Officer's decision to not revoke the permit. A public hearing will be held for the Planning Commission to hear the appeal. The project includes interior and exterior tenant improvements to the existing commercial building. The project has an active building permit; however, construction is not completed, nor has the dispensary begun operating.

The discretionary application approved 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**