



City of Santa Barbara

Planning Division

STAFF HEARING OFFICER MINUTES

APRIL 15, 2015

CALL TO ORDER:

Susan Reardon, Staff Hearing Officer, called the meeting to order at 9:01 a.m.

STAFF PRESENT:

Susan Reardon, Staff Hearing Officer/Senior Planner II
Steve Foley, Supervising Transportation Planner
Tony Boughman, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

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

There were no requests.

- B. Announcements and Appeals.

There were no announcements

- C. Comments from members of the public pertaining to items not on this agenda.

There were no public comments.

II. PROJECTS:

ACTUAL TIME: 9:02 A.M.

- A. **APPLICATION OF JOSEPH ALLEN, 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)**

Proposal for a Medical Marijuana Storefront Collective Dispensary Permit. The dispensary would be located in an existing tenant space in Ontare Plaza. Interior improvements are proposed.

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 categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301(a).

Present: Joseph Allen, Applicant; and Steven Foley, Supervising Transportation Planner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

Tony Boughman, Assistant Planner, gave the Staff presentation and recommendation.

Public comment opened at 9:25 a.m.

- 1) Tricia Daniel, (store owner) in opposition; expressed concerns regarding potential for increased nuisance issues and loitering, and parking density impacts to the area.
- 2) Sarah Griffin, (resident) in opposition; expressed concerns regarding traffic impacts, access difficulties, evening lighting concerns, and potential for increased parking demand in an already challenged San Roque neighborhood.
- 3) Rosa Choi, (resident) in opposition; expressed concerns regarding the location of the dispensary near a residential area resulting in parking and safety concerns from increased nuisance issues and loitering in the neighborhood area.
- 4) Richard Scheeft, (resident) in opposition; expressed concerns regarding traffic circulation, public safety near the narrow rear alley, and the appropriateness of locating a dispensary in the neighborhood area.
- 5) Scott Rode, (resident) in opposition; expressed concerns regarding the poor choice of location for this high profile type of business, potential impacts to the neighborhood, and potential impacts to nearby businesses from the increased nuisance issues and loitering.
- 6) Eui Oh; in opposition; asked specific questions regarding the application.

Public comment closed at 9:48 a.m.

Mr. Foley clarified transportation circulation issues of the potential site for the storefront dispensary including adjacent traffic flow concerns for a temporary loading zone.

Mr. Boughman stated that the proposed security lighting at the rear of the tenant space complied with the City's Outdoor Lighting Ordinance and Guidelines.

Ms. Reardon requested conditions for the dispensary regarding the rear access door to remain locked at all times and to serve as an emergency exit only, for security camera monitors to be installed on the security guard's desk, and to require a management member to walk around the exterior of the site periodically during business hours to verify and enforce compliance with the Operations Plan.

Ms. Reardon also requested several minor corrections and revisions to the Application's Operating Plan and Patient Agreement Form.

ACTION: **Assigned Resolution No. 023-15**
Approved the Medical Marijuana Storefront Collective Dispensary Permit making the findings as outlined in the Staff Report dated April 8, 2015.

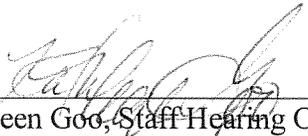
Said approval is subject to the conditions as outlined in the Staff Report dated April 8, 2015, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 10:40 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary