



# City of Santa Barbara Planning Division

## PLANNING COMMISSION MINUTES

March 17, 2016

### **CALL TO ORDER:**

Chair Campanella called the meeting to order at 1:00 P.M.

### **I. ROLL CALL**

Chair John P. Campanella, Vice-Chair June Pujo, Commissioners Jay D. Higgins, Mike Jordan, Sheila Lodge, Deborah L. Schwartz, and Addison Thompson.

### **STAFF PRESENT:**

Beatriz Gularte, Senior Planner  
Susan Reardon, Staff Hearing Officer  
N. Scott Vincent, Assistant City Attorney  
Daniel Gullett, Supervising Transportation Planner  
Andrew Bermond, Project Planner  
Barbara Shelton, Project Planner  
Kathleen Kennedy, Associate Planner  
Tony Boughman, Assistant Planner  
Julie Rodriguez, Planning Commission Secretary

### **II. PRELIMINARY MATTERS:**

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

None.

B. Announcements and appeals.

Ms. Gularte announced that Julie Rodriguez, Planning Commission Secretary was recognized for ten years of service to the City. The Commission expressed appreciation with a standing ovation.

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

Chair Campanella opened the public hearing at 1:02 P.M. and, with no one wishing to speak, closed the hearing.

**III. STAFF HEARING OFFICER APPEALS:**

**ACTUAL TIME: 1:03 P.M.**

**APPLICATION OF RYAN HOWE, 118 NORTH MILPAS STREET, 017-091-016,  
C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION:  
COMMERCIAL/MED HIGH RESIDENTIAL (MST2015-00319)**

On January 20, 2016, the Staff Hearing Officer approved an application for a Medical Marijuana Storefront Collective Dispensary at 118 North Milpas Street. On January 28, 2016, Mr. Peter Dal Bello filed an appeal of the Staff Hearing Officer's approval. A public hearing will be held for the Planning Commission to hear the appeal of the Staff Hearing Officer's approval of the proposed Medical Marijuana Storefront Collective Dispensary. The project includes operations and security plans, interior floor plan improvements, and minor exterior alterations and landscaping for 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](mailto:TBoughman@SantaBarbaraCA.gov)

Phone: (805) 564-5470, extension 4539

Tony Boughman, Assistant Planner, gave the Staff presentation. Susan Reardon, Staff Hearing Officer; and Dan Gullett, Supervising Transportation Planner, were available to answer the Commissioners questions.

Pete Dal Bello gave the Appellant presentation.

Ryan Howe, gave the Applicant presentation. Joseph Allen, Attorney; and Bill Wolfe, Architect, were available to answer any of the Commission's questions.

Chair Campanella opened the public hearing at 1:55 P.M.

The following people spoke in support of the appeal:

1. Sebastian Aldana, Jr. (submitted petition with 44 signatures in support of the appeal):
2. Natalia Govoni, Sheer Delights
3. Joseph Newman
4. Pamela Newman
5. Britta Bartels
6. Natasha Todorovic, Milpas Community Association
7. Martha Jaimes
8. Beatriz Molina, Milpas Community Association
9. Rose Aldana, Milpas Community Association

10. Naomi Greene
11. Jesus Perez
12. Stanlee Pannelle Cox

With no one else wishing to speak, the public hearing was closed at 2:21 P.M.

**MOTION: Thompson/Lodge**

**Assigned Resolution No. 010-16**

Denied the appeal and upheld the Staff Hearing Officer's decision of approval of the Dispensary with the Staff Hearing Officer's conditions of approval.

Commissioners Schwartz and Pujo asked the motion makers to consider revisions to the conditions of approval included in the motion. The motion makers declined any revisions and kept the motion as made.

This motion carried by the following roll-call vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Campanella announced the ten calendar day appeal period.

Chair Campanella called for a recess at 3:55 P.M. and reconvened the meeting at 4:07 P.M.

**IV. NEW ITEM:**

**ACTUAL TIME: 4:07 P.M.**

**APPLICATION OF SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, AGENT FOR DIRECT RELIEF, 6100 HOLLISTER AVENUE (6100 WALLACE BECKNELL ROAD), APN 073-080-065, A-I-1/ SP-6 (AIRPORT INDUSTRIAL/ AIRPORT INDUSTRIAL AREA SPECIFIC PLAN) ZONES, GENERAL PLAN DESIGNATION: AIRPORT (MST2014-00619)**

The project consists of a proposal to construct a new 155,000 square foot (net) facility for Direct Relief, a nonprofit organization. The development includes a new 127,706 square foot (net) storage and distribution warehouse with an attached two-story 27,294 square foot (net) administrative office building, a secure truck yard loading area, and 162 parking spaces on a 7.99 acre parcel to be purchased from the City of Santa Barbara Airport. The existing eight buildings totaling 12,937 square feet would be demolished. A new public road is proposed to be constructed immediately south of the project site, which is located in Sub-area 3 of the Santa Barbara Airport Industrial Area Specific Plan (SP-6). The current address is 6100 Hollister Avenue. The new address would be 6100 Wallace Becknell Road.

The discretionary applications required for this project are:

1. A Finding of Consistency with the Santa Barbara Airport Industrial Area Specific Plan (SP-6);

2. Development Plan Approval for the entire project, including an allocation of 118,500 square feet of nonresidential development from the Community Benefit, Small Addition, and Vacant Property Categories (SBMC Chapter 28.85); and
3. Design Review Approval by the Architectural Board of Review (SBMC§22.68.020).  
An Addendum to the Santa Barbara Municipal Airport Industrial/Commercial Specific Plan Final Environmental Impact Report/ Assessment has been prepared for the proposed project pursuant to the California Environmental Quality Act Guidelines Section 15164 (Addendum to an EIR).

Contact: Kathleen Kennedy, Associate Planner

Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov) Phone: (805) 564-5470, extension 4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation. Andrew Bermond, Airport Project Planner; Barbara Shelton, Project Planner/Environmental Analyst; and Dan Gullett, Supervising Transportation Planner, were available to answer any of the Commission's questions.

Marti Milan, Principal Civil Engineer, City of Goleta, was also present.

Suzanne Elledge, Suzanne Elledge Planning and Permitting Services, Inc., gave the Applicant presentation joined by Mark Linehan, Direct Relief Board Member; Courtney Jane Miller, Landscape Architect; Thomas Tighe, Direct Relief Chief Executive Officer; David Stone, Archaeologist, Dudek; and Scott Schell, Associated Transportation Engineers.

Chair Campanella opened the public hearing at 4:22 P.M., and with no one wishing to speak the public hearing was closed.

**MOTION: Jordan/Thompson**

**Assigned Resolution No. 011-16**

Approved the project, making the findings for environmental review, consistency with the Santa Barbara Airport Industrial Area Specific Plan (SP-6) and Development Plan as outlined in the Staff Report, dated March 10, 2016, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval:

1. Add a new condition that prior to permit issuance the Applicant shall provide funds to the City to facilitate the construction of MTD shelters on the westbound and eastbound bus stop locations and include an agreeable time period for use of the funds.
2. Clarify references to C-1 public improvement drawings with a definition in conditions of approval.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Campanella announced the ten calendar day appeal period.

**V. ADMINISTRATIVE AGENDA**

**ACTUAL TIME: 5:09 P.M.**

A. Committee and Liaison Reports

1. Staff Hearing Officer Liaison Report

None was given.

2. Other Committee and Liaison Reports

a. Commissioner Higgins reported on the Downtown Parking Committee meeting held earlier in the morning.

b. Commissioner Schwartz reported on the Water Commission meeting held earlier in the day.

c. Commissioner Campanella reported on the Architectural Board of Review meeting held on March 14, 2016.

d. Commissioner Campanella reported on the New Zoning Ordinance (NZO) Workshop and Special Planning Commission meeting to be held on Friday, March 18, 2016.

**VI. ADJOURNMENT**

Chair Campanella adjourned the meeting at 5:14 P.M.

Submitted by,

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Julie Rodriguez, Planning Commission Secretary