NOTICES:

A. THURSDAY, DECEMBER 3, 2015 12:00 NOON
   LUNCH
   DE LA GUERRA PLAZA
   City Hall, Room 15, Upstairs

   The Planning Commission will meet informally with City Staff to discuss an update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

B. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at http://www.SantaBarbaraCA.gov/PCVideos.

C. AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please 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.

D. This agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
E. 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, please contact the Case Planner as listed in the project description. Our office hours are 8:30 A.M. to 4:30 P.M., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

F. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at www.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 located at 630 Garden St., during normal business hours.

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. Minutes of November 5, 2015
   2. Planning Commission Resolution No. 016-15 Recommendation to City Council for the Adoption of the MZE Zoning Ordinance Amendment
   3. Planning Commission Resolution No. 017-015 2321 Edgewater Way
   4. Minutes of November 12, 2015
   5. Planning Commission Resolution No. 018-15 3407 Sea Ledge Lane
D. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

III. RECOMMENDATION TO CITY COUNCIL:

AMENDMENT TO ADD SANTA BARBARA MUNICIPAL CODE SECTION 28.87.300 TO REGULATE CANNABIS CULTIVATION.

The City Council has initiated a zoning ordinance amendment to permit the cultivation of cannabis for personal medical use in the City.

The purpose of this hearing is for the Planning Commission, at the recommendation of the City Council, to review the parameters for permitting the cultivation of cannabis for personal medical use and prohibiting commercial cannabis cultivation in all zones, and to forward their recommendations to the City Council. Subsequently, the Council would
introduce and adopt the ordinance to add section 28.87.300 to the Santa Barbara Municipal Code to regulate cannabis cultivation. The Planning Commission recommendations will be forwarded to the City Council for adoption in early 2016.

Contact: Ariel Calonne, City Attorney
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Phone: (805) 564-5326

Contact: Tava Ostrenger, Assistant City Attorney
Email: TOstrenger@SantaBarbaraCA.gov
Phone: (805) 560-7513

IV. **ADMINISTRATIVE AGENDA:**

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

V. **ADJOURNMENT**
CITY OF SANTA BARBARA PLANNING COMMISSION
MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
7. Motion, discussion of motion, decision, and vote by the Commission.

*Time may be extended or limited by the Chair of the Planning Commission.

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

APEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk’s Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator’s Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.