



STUDY SESSION AGENDA
SANTA MARIA CITY PLANNING COMMISSION
FEBRUARY 2, 2012 AT 10:00 A.M.

For Regular Meeting of February 15, 2012

Open to the Public



COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM
 110 SOUTH PINE STREET, #101, SANTA MARIA

PUBLIC COMMENT PERIOD. Each member of the audience may address the Commission on any subject within the Commission's business. Each member of the audience and each subject is limited to discussion of three minutes or as otherwise directed by the Chair.

1. **CONDITIONAL USE PERMIT FOR J MARCOS LIMON FOR AUTOMOTIVE PAINTING, 504 WEST BOONE STREET, U-2011-046, E-2011-049.** Review of a Conditional Use Permit to allow automotive painting in a CM (Commercial Manufacturing) zoning district, Assessor's Parcel No. 123-123-005. This project qualifies for a Class 1 categorical exemption. No further environmental review is required.

Property Owner:	Len Knight
Contact Person:	Oscar Marentes
Project Planner:	Neda Zayer
Time Estimate:	15 minutes

2. **CONDITIONAL USE PERMIT FOR SA RECYCLING, LLC FOR A RECYCLING FACILITY INCLUDING OUTDOOR STORAGE, 700 WEST FESLER STREET, U 2011-011, E-2011-009.** Review of a Conditional Use Permit to allow the establishment of a recycling facility including screened outdoor storage in a CM (Commercial Manufacturing) zoning district, Assessor's Parcel Nos. 119-221-002, -003, and -004. This project qualifies for a Class 1 and Class 2 categorical exemption. No further environmental review is required. (Continued from the January 18, 2012, Planning Commission Hearing)

Property Owner:	Rudy Hernandez
Applicant/Contact:	Jeff Farano
Project Planner:	Frank Albro
Time Estimate:	15 minutes

3. **AREA 9 SPECIFIC PLAN TRAFFIC FEE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AND ZONE CHANGE FOR THE AREA 9 PROJECT, LOCATED NORTH OF BETTERAVIA ROAD, BETWEEN "A" STREET AND BLACK ROAD, AND SOUTH OF THE SANTA MARIA VALLEY RAILROAD TRACKS, FILE NOS. GPZ-2006-011, SPZ-2006-003, E-2006-077 (890 +/- ACRES).** Review of recommendations to the City Council for the Area 9 Specific Plan project, a business/industrial park on approximately 890 acres, accommodating office-professional complexes, industrial uses including oil production, and research and development uses. Up to 550 residential units may also be proposed. Infrastructure improvements include sanitary sewer facilities, solid waste disposal, stormwater drainage, water lines, utilities, roads, and bicycle lanes. Assessor Parcel Numbers 117-310-004, -005, -006, -007, -008, -009, -010, -011, -012, and -013; 117-320-003, -004, -005, -007, -008, -011, -012, -013 -014, -015, -016, and -017; 117-770-001, -002, -051; 117-820-016, -017, -018, -019, -022, -023, -036, and -037.

Recommendations include the following:

- Approval of the Area 9 Specific Plan Offsite Road Mitigation Plan, and adoption of the Area 9 Specific Plan Traffic Fee; and
- Certification of the Final Environmental Impact Report (EIR) (SCH#2008071018), E-2006-077, including the Area 9 Specific Plan Final EIR Revisions memo, dated July 8, 2011, making CEQA findings, consideration of EIR alternatives to the proposed project, adoption of a statement of overriding considerations, and adoption of a mitigation monitoring program; and
- Rejection of the applicant's project description in favor of EIR Alternative 5, Retain and Enhance Circulation Element Improvements, as set forth in the certified Final EIR; and
- Amendment of the General Plan (Land Use Policy Map) to adopt various land use classifications for Area 9 as follows:
 - From** COS (Conservation Open Space) on 8 acres, AOS-II (Secondary Agricultural Open Space) on 215 acres, HCM (Heavy Commercial/ Manufacturing) on 493 acres, and GI (General Industrial) on 174 acres **to** COS (Conservation Open Space) on 10 acres, LI (Light Industrial) on 451 acres, HCM (Heavy Commercial/ Manufacturing) on 157 acres, GI (General Industrial) on 144 acres, CC (Community Commercial) on 14 acres, and CPO (Commercial/ Professional Office) on 114 acres; and
- Amendment of the General Plan Circulation Element as follows
 - a. Change Black Road **from** "Primary Arterial" **to** "Secondary Arterial," between Main Street/Highway 166 and Mahoney Road; and
 - b. Change "E" Street **from** "Primary Arterial" **to** "Secondary Arterial," between Stowell Road and Betteravia Road; and
 - c. **Add** Sonya Lane as a "Collector," between "A" Street and Black Road; and
 - d. **Add** Betteravia Road as a "Secondary Arterial," between Mahoney Road and Black Road; and
 - e. Make appropriate changes to the Circulation Element text and the Circulation Plan Figure C-1, to correspond to these diagram changes, as shown on Exhibit B of the Planning Commission resolution, incorporated herein by reference; and
- Adoption of an ordinance to adopt the Area 9 Specific Plan, modified to reflect Final EIR Alternative #5; and
- Amendment of the Zoning Map to rezone the 890 acres of the Area 9 project as follows:
 - From** OS (Open Space) on 223 acres, PD/CM (Planned Development/ Commercial/Manufacturing) on 493 acres, and PD/M-2 (Planned Development/General Manufacturing) on 174 acres **to** PD/OS (Planned Development/Open Space) on 10 acres, PD/CM (Planned Development/Commercial/Manufacturing) on 62 acres, PD/M-2 (Planned Development/General Manufacturing) on 144 acres, PD/CM/ AG (Planned Development/Commercial/Manufacturing/ Agriculture) on 95 acres, PD/M-1 (Planned Development/Light Manufacturing) on 451 acres, PD/CPO (Planned Development/ Commercial Office and Professional Office) on 114 acres, and PD/C-2 (Planned Development/ General Commercial) on 14 acres.

Applicant: Urban Planning Concepts
Contact Person: Brian Schwartz
Project Planner: Frank Albro
Time Estimate: 30 minutes

4. **GENERAL PLAN ANNUAL REPORT, SP-2012-0003.** Review of a recommendation to the City Council regarding filing of the General Plan Annual Report for the 2011 calendar year.

Contact Person: Bill Shipsey
Project Planner: Bill Shipsey
Time Estimate: 10 minutes

OTHER BUSINESS:

5. **REQUESTS OF COMMISSION MEMBERS FOR ITEMS TO BE PLACED ON THE PLANNING COMMISSION MEETING AGENDA.**
6. **REPORT OF CITY COUNCIL ACTIONS.**
7. **ORAL REPORTS OF PLANNING COMMISSIONERS AND STAFF.**