



## AGENDA SUMMARY

### SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING MARCH 1, 2006 CITY COUNCIL CHAMBERS, 6:30 P.M.



Chairman John Everett  
Vice-Chair Etta Waterfield  
Commissioner Lawnae Hunter  
Commissioner Rodger Brown  
Commissioner Michael W. Moats

Planning Division Manager, Peggy Woods  
Deputy City Attorney, Phil Sinco  
Senior Civil Engineer, Rodger Olds  
Park/Landscape Planning Tech, Patty Ellis  
Recording Secretary, Kathleen Villegas  
Planner II, Brian Halvorson

This agenda is prepared and posted pursuant to the requirements of Government Code Section 54954.2. By listing a topic on this agenda, the Planning Commission has expressed its intent to discuss and act on each item. In addition to any action identified in the brief general description of each item, the action that may be taken shall include: a referral to staff with specific requests for information; continuance; specific direction to staff concerning the policy or mission of the item; discontinuance of consideration; adoption, approval or disapproval or recommendation thereof.

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Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the Community Development Department, available for public inspection during City business hours. The Community Development Department ((805) 925-0951, Ext. 244) will answer any questions regarding the agenda.

**NOTICE:** IN ACCORDANCE WITH SEC. 12-35.211 OF THE MUNICIPAL CODE, PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL.

Next Resolution No: 2406

Next two Regular Planning Commission Meetings: March 15, 2006 and April 5, 2006

**CALL TO ORDER:** Chairman John Everett

**PLEDGE OF ALLEGIANCE TO THE FLAG.**

**PRESENT:** Commissioners Lawnae Hunter, Michael W. Moats, Rodger Brown, Vice-Chair Etta Waterfield and Chairman John Everett.

**PUBLIC COMMENT PERIOD:**

EACH MEMBER OF THE AUDIENCE MAY ADDRESS THE COMMISSION ON ANY SUBJECT THAT IS WITHIN THE COMMISSION'S BUSINESS. EACH MEMBER OF THE AUDIENCE AND EACH SUBJECT IS LIMITED TO DISCUSSION OF 3 MINUTES OR AS OTHERWISE DIRECTED BY THE CHAIR.

**PUBLIC HEARINGS:**

1. **CONDITIONAL USE PERMIT FOR SANTA MARIA BODY SHOP FOR OPERATION OF A PAINT BOOTH, 1021 SOUTH BLOSSER ROAD, U-2005-048, E-2005-074.**

Review of a Conditional Use Permit to allow the installation and operation of a paint booth in an existing building in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-630-005. The project is a Class 1 Categorical Exemption. No further environmental review is required. (Project Planner: Tina Frank)

**STAFF RECOMMENDATION:** By motion, approve the project subject to the conditions outlined in the Preliminary Draft of the Conditional Use Permit.

**ACTION:** By motion approved subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit. (Vote: 5-0)

2. **AN AMENDMENT TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT FOR THE FUGATE BUSINESS COMPLEX (EL POTRERO OFFICE PARK), LOCATED AT 2646 SANTA MARIA WAY, PD-2002-003, E-2001-072.**

Review of an amendment to a previously approved Planned Development permit to allow a sit-down restaurant in one of four buildings (2646 Santa Maria Way) located in a PD/C-2 (Planned Development/General Commercial) zoning district. Assessor's Parcel No. 128-090-057. (Project Planner: Brian Halvorson)

**STAFF RECOMMENDATION:** By motion, approve the project subject to the conditions outlined in the Amended Preliminary Draft of the Planned Development Permit.

**ACTION:** By motion approved subject to the conditions as outlined in the amended preliminary draft of the Planned Development Permit with an additional amendment. (Vote: 5-0)

**NOTE:** The Barbecue Ordinance was moved up, by request of the Commissioners.

3. **ZONING ORDINANCE TEXT AMENDMENT, APPLICABLE THROUGHOUT THE CITY OF SANTA MARIA, Z-2005-003, E-2005-082.**

Review of recommendations to the City Council regarding a negative declaration, E-2005-082, and amending Title 12 of the City's Municipal Code (Zoning Regulations) relating to the regulation of Barbecue. (Project Planner: Bill Shipsey)

**STAFF RECOMMENDATION:** By resolution, recommend that the City Council introduce an ordinance that regulates the operation of community event barbecues, occasional event barbecues, and charitable event barbecues in the City of Santa Maria.

**ACTION:** By motion, continued this item to the March 15, 2006, Planning Commission meeting. (Vote: 5-0)

4. **CENTENNIAL SQUARE GENERAL PLAN AMENDMENT AND ZONE CHANGE LOCATED AT THE SOUTHWEST CORNER OF MILLER STREET AND PLAZA DRIVE, GPZ-2005-012, E-2005-078.** Review of recommendation to City Council regarding amendments to the General Plan (Land Use) and Zoning for properties located at the southwest corner of Miller Street and Plaza Drive. An amendment to the General Plan (Land Use) **from** 6.35 acres of CPO (Commercial Professional Office) **to** 5.21 acres of HDR (High Density Residential) and 1.14 acres of CPO (Commercial Professional Office). A zone change **from** 6.35 acres of PD/CPO (Planned Development/Commercial Professional Office) to 5.21 acres of PD/R-3 (Planned Development/High Density Residential) and 1.14 acres of PD/CPO (Planned Development/Commercial Professional Office). This project has been reviewed through a Mitigated Negative Declaration (E-2005-078). No further environmental work is required. Assessor's Parcel No. 128-066-003. (Project Planner: Brian Halvorson)

**STAFF RECOMMENDATION:** That the Planning Commission take the following two actions:

1. By resolution, recommend that the City Council authorize the filing of a Mitigated Negative Declaration of environmental impact, E-2005-078, for the project (Attachments 1, 2 and 3), GPZ-2005-012 as amended; and
2. By resolution, recommend that the City Council:
  - a) Adopt a resolution amending the General Plan (Land Use) designation for the subject site **FROM** 6.35 acres of CPO (Commercial Professional Office) **TO** 1.27 acres of CPO (Commercial Professional Office) and 5.09 acres of HDR-16 (High Density Residential) as shown on Exhibit A; and
  - b) Adopt an ordinance rezoning the site **FROM** 6.35 acres of PD/CPO (Planned Development/Commercial Professional Office) **TO** 1.27 acres of PD/CPO (Planned Development/Commercial Professional Office) and 5.09 acres of PD/R-3 (Planned Development/High Density Residential) as shown on Exhibit A.

**ACTION:** By motion adopted Resolution No. 2406, recommending that the City Council authorize the filing of a Mitigated Negative Declaration of environmental impact, E-2005-078.

**VOTE:** AYE-Commissioners Hunter, Waterfield, Moats, Brown, and Everett; NOES-None; ABSENT-None; ABSTAINED-None.

**ACTION:** By motion adopted Resolution No. 2406, as amended, recommending that the City Council amend the General Plan and introduce and adopt an ordinance rezoning the site.

**VOTE:** AYE-Commissioners Hunter, Waterfield, Moats, Brown, and Everett; NOES-None; ABSENT-None; ABSTAINED-None.

**NOTE:** This item to be heard at the April 4, 2006, City Council Meeting.

5. **PARCEL AND CONDO MAP FOR CENTENNIAL PLAZA, LOCATED AT THE SW CORNER OF PLAZA DRIVE AND MILLER STREET, TRACT 5898.** Review of a parcel and airspace condominium map that would create 1 residential parcel (5.21 acres), one commercial parcel (1.14 acres) and 79 residential airspace units on a 6.35 acre lot. The proposed zoning of the site is PD/R-3 (Planned Development/High Density Residential) and PD/CPO (Planned Development/Commercial Professional Office). Assessor's Parcel No. 128-066-003. (Project Planner: Brian Halvorson)

**STAFF RECOMMENDATION:** That the Planning Commission take the following action:

1. Continue the Tentative Map to a Planning Commission Meeting following City Council approval of a General Plan Amendment and Zone change.

**ACTION:** By motion continued this item to the Planning Commission meeting following the City Council's approval of the Centennial Square, GPZ-2005-012. (Vote: 5-0)

**NOTE:** Tentatively scheduled for May 3, 2006

#### **OTHER BUSINESS:**

6. **REPORT ON CITY COUNCIL ACTIONS.**

7. **ORAL REPORTS OF PLANNING COMMISSIONERS AND STAFF.**

**ADJOURNMENT:** The meeting was adjourned at 11:00 a.m. to a Study Session on March 2, 2006, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next study session: March 16 2006

Next regular Public Hearing: March 15, 2006