



CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
MAY 17, 2006



Chair John Everett called the meeting to order at 6:30 p.m.

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

STAFF PRESENT: Community Development Director– Kirk Lindsey
Planning Division Manager – Peggy Woods
Deputy City Attorney – Wendy Stockton
Senior Civil Engineer – Rodger Olds
Park/Landscape Planning Tech – Patty Ellis
Recording Secretary – Kathleen Villegas

PUBLIC COMMENT PERIOD: There was no one present who wished to comment.

ITEM 1 – CONSENT CALENDAR: The consent calendar is approved with one motion.

VOTE: AYES: Commissioners Hunter, Waterfield, Moats, Brown, and Chairman Everett;
NOES: None; ABSENT: None; ABSTAINED: None.

- a. **HISTORIC LANDMARK DESIGNATION FOR THE JOHN LONG HOUSE, 615 SOUTH MCCLELLAND STREET, SP-2006-007, LM-13.** Review of recommendation of Advisory Landmark Committee that the John Long House be designated a Historic Landmark in accordance with Chapter 8 of the Municipal Code. The property is located in the CPO (Commercial Professional Office) zoning district, Assessor's Parcel No. 125-141-016. (Project Planner: Peggy Woods)

STAFF RECOMMENDATION: By motion, adopt a resolution recommending to City Council approval of the designation of the John Long House as Historic Landmark 13.

ACTION: Adopted Resolution No. 2420, recommending City Council approval of the designation of the John Long House as Historic Landmark 13.

- b. **TENTATIVE PARCEL MAP FOR ADAM BUSINESS PARK, LOCATED AT 222 EAST DONOVAN ROAD, TRACT 5887.** Review of a tentative parcel map that would create two commercial lots in a PD/CC zoning district, Assessor's Parcel No. 121-012-001. The project is a Class 15 categorical exemption from the California Environmental Quality Act. (Project Planner: Benjamin A. Kimball)

STAFF RECOMMENDATION: By motion, continue this item to the June 21, 2006 meeting.

ACTION: By motion, continued this item to the June 21, 2006, public hearing.

PUBLIC HEARINGS:

ITEM 2 – TENTATIVE TRACT MAP FOR PARKLAND COTTAGES (MCCOY SENIOR RESIDENCES), MCCOY LANE SOUTH OF VILLAGE GREEN, TRACT 5908. Review of a tentative tract map that would create a senior citizen housing development with 21 lots that are 0.06 acres in size, in a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor’s Parcel No. 111-640-002,003. This is a Class 32 Categorical Exemption from CEQA. No further environmental review is needed. (Project Planner: Ben Kimball)

ACTION: Adopted Resolution No. 2421, recommending to City Council the approval of the Tentative Map as amended. Vote: 5-0

VOTE: AYES: Commissioners Hunter, Waterfield, Moats, Brown, and Chairman Everett;
NOES: None; ABSENT: None; ABSTAINED: None.

Item 2 was discussed concurrently with Item 3.

ITEM 3 - PLANNED DEVELOPMENT PERMIT FOR PARKLAND COTTAGES (MCCOY SENIOR RESIDENCES) FOR A 21 UNIT SENIOR HOUSING PROJECT, 500 BLOCK WEST MCCOY AVENUE, PD-2005-018, E-2004-058. Review of a Planned Development Permit to allow the construction of 21 Senior Residences in a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor’s Parcel No. 111-640-002, -003. This is a Class 32 Categorical Exemption from CEQA. No further environmental review is needed. (Project Planner: Benjamin Kimball)

ACTION: By motion, continued this item to the June 7, 2006, public hearing meeting. Vote: 5-0

VOTE: AYES: Commissioners Hunter, Waterfield, Moats, Brown, and Chairman Everett;
NOES: None; ABSENT: None; ABSTAINED: None.

Kirk Lindsey presented the staff report. He stated that because the proposed lots are less than the City standard size, they will need to be approved by the City Council, so the recommendation and resolution need to reflect that this item is being *recommended* to the City Council. The Planning Commission will be taking action on the Planned Development Permit, but not until the Planning Commission meeting the day after City Council action on the Tentative Tract Map. The project—both the Tentative Map and the Planned Development Permit--consists of 21 new single family dwellings with one common lot on 3.23 acres. The General Plan classification is Medium Density Residential, and the zoning is PD/R3. He stated that access is from McCoy Lane, and the site is currently vacant. The project requires 54 parking spaces, and 68 are being provided. Landscaping comprises 46% of the site, and fencing on the project is 6 feet high, with block on the exterior, and wood in the interior. The project is intended for residents 55 years and older. The City Attorney has reviewed the wording of the special condition in the Planned Development Permit and stated it is legally defensible. The residences are two bedroom, two bathroom, single story units, with two-car garages for each house, along with 22 guest parking spaces. The project has no steps or curbs anywhere on the site. This is a Class 32 Categorical Exemption; no further environmental review is needed.

Rodger Olds, Engineering, spoke concerning a condition. A memo was distributed to the Commissioners changing Condition of Approval #1 in the March 28, 2006 Engineering memo in the tentative tract map packet labeled as Attachment A, changing the wording, reviewing the easement for trash access to determine if it is adequate.

Chairman Everett asked for any questions for staff from Commissioners.

Commissioner Hunter asked staff how the applicant proposes to enforce the age restriction. Wendy Stockton responded that if the City received a complaint in the Code Compliance division, then they would proceed with their usual investigation. Ms. Stockton also answered Commissioner Hunter's question on the age requirement by stating that only one person in the household would need to be over 55 years old.

Kirk Lindsey responded to Commissioner Brown's question by reiterating that the residences will be single story, 2 bedroom and 2 bathroom homes. He also clarified that action on this project will be continued to the June 7th meeting.

Dan Blough, the applicant, addressed the Commissioners. He spoke concerning Commissioner Hunter's roof line inquiry, and stated that he is having the architect review the elevations. He commented that if the rooflines are lower, then it will be less expensive to build. He also commented on the question of an oil well on the property, stating that Dennis Bethel checked it out, and Unocal came to the site and did some clean up and replaced the dirt. He remarked that there is no requirement for a retardation basin on this site, referring to the pink sheets, March 27, 2006, flood control memo, which is a standard condition and doesn't apply to this project.

Chairman Everett closed the public hearing, and called for a motion on Item 2. Commissioner Moats made a motion to adopt Resolution No. 2421 approving the Tentative Map, Tract 5908 for Parkland Cottages, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the March 28, 2006, Subdivision Committee Minutes. Commissioner Brown seconded the motion, and it was carried, 5-0.

Chairman Everett then called for a motion on Item 3. Commissioner Hunter made a motion to continue this item to the June 7th Planning Commission public hearing. Commissioner Moats seconded the motion, and it was carried, 5-0.

ITEM 4 – PLANNED DEVELOPMENT PERMIT FOR FAIRWAY INDUSTRIAL PARK FOR INDUSTRIAL BUILDINGS AT THE NORTH EAST CORNER OF FAIRWAY AND A STREET, PD-2005-007, E-2005-037. Review of a Mitigated Negative Declaration of environmental impact and Planned Development Permit to allow the construction of eight 22,000 sq. ft. industrial buildings in a PD/M-1 (Planned Development/ Light Manufacturing) zoning district, Assessor's Parcel No.111-580-001, -002, -003. (Project Planner: Benjamin Kimball)

ACTION: By motion, authorize the filing of a Mitigated Negative Declaration for PD-2005-007, based upon information contained in E-2005-037; and the approval of the Planned Development Permit as amended.

VOTE: AYES: Commissioners Hunter, Waterfield, Moats, Brown, and Chairman Everett; NOES: None; ABSENT: None; ABSTAINED: None.

Peggy Woods presented the staff report. This is a request for the construction of 11 industrial tenant spaces in six buildings that total approximately 105,000 square feet. The property is approximately 10.32 acres, zoned PD-M1. Presently it is undeveloped. Access would be

provided off of A Street and Fairway Avenue. The parking, setbacks, height, landscape area and storm retardation all meet municipal code requirements. Water and sewer service would be provided by existing lines in the area. Parking provided onsite would support 50% office, so conditions included in the Planned Development Permit allow up to 50% of the space for office, and the remainder to be used for manufacturing, wholesale or warehouse uses. A mitigated negative declaration was prepared for the project, and biological resources were looked at and analyzed in reference to the basin that is located along the northern portion of the property. The location of the retardation basin, the elevation of the property, the setbacks, the access road, and the requirement for a low wall to separate the basin from the site would mitigate any impacts potentially created from the presence of any California Red Legged Frogs. To date, staff has received no correspondence from the Department of Fish and Game. Staff recommends that the Planning Commission authorize the filing of a Mitigated Negative Declaration for PD-2005-007, based upon information contained in E-2005-037; and the approval of the Planned Development Permit as amended.

Rodger Olds of the Engineering Division addressed the Commissioners regarding another memo given to the Commission concerning Condition 7a, 1 and 2, stating that only the road would need to be widened to collector standards, which is a narrower width, along with a modified multi-purpose trail with a 6' sidewalk.

Keith Mathias, the applicant, 308 East Carrillo, Santa Barbara, was present representing the Rockman Group, the developers of this project. He read the staff report, spoke with staff, and is in agreement with the conditions. They have done some other projects in the area, are familiar with the market and City standards, and are excited to complete this project.

Chairman Everett closed the public hearing, and called for a motion.

Commissioner Waterfield made a motion to authorize the filing of a Mitigated Negative Declaration for PD-2005-007, based upon information contained in E-2005-037; and the approval of the Planned Development Permit as amended, including the memo dated May 17, 2006, with revisions to conditions of approval for the Fairway Industrial Park regarding item 4. Commissioner Brown seconded it, and it was carried. Vote: 5-0.

ADJOURNMENT: The meeting was adjourned at 7:15 p.m. to a Study Session on May 18, 2006 at 10:00 a.m. in the Community Development Department conference room, 110 S. Pine Street, Santa Maria.

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION