



**A G E N D A**  
**S U M M A R Y**  
**SANTA MARIA CITY PLANNING COMMISSION**  
**REGULAR MEETING JUNE 7, 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

Comm. Dev. Director, Kirk Lindsey  
Planning Division Manager, Peggy Woods  
Senior Deputy City Attorney, Wendy Stockton  
Senior Civil Engineer, Rodger Olds  
Park/Landscape Planning Tech, Patty Ellis  
Recording Secretary, Kathleen Villegas  
Planner III, Bill Shipsey, Benjamin Kimball  
Planner II, Brian Halvorson, Kristina Gee, Tina Frank

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.

The Planning Commission of Santa Maria welcomes orderly participation at its meetings from all members of the public. This includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from Planning Commission activities. To request assistance, please call (805) 925-0951, Extension 244. For TDD (Telecommunications Devices for the Deaf) call (800) 735-2929 or (888) 877-5370. Notification at least 48 hours prior to the meeting would enable the Planning Commission to make arrangements to ensure accessibility to this meeting.

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: 2420

Next Regular Planning Commission Meetings: June 21, 2006 and July 6, 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.

**APPROVAL OF PLANNING COMMISSION MINUTES OF APRIL 19, 2006**

**ACTION: APPROVED PLANNING COMMISSION MINUTES OF APRIL 19, 2006 AS WRITTEN.**

**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.

1. **CONSENT CALENDAR:** The consent calendar is approved with one motion. These items are read only on request of Commission members. Should anyone, including members of the public, wish to discuss or disapprove any item, it must be dropped from the blanket motion and considered as a separate item.

a. **ONE YEAR EXTENSION OF THE PLANNED DEVELOPMENT PERMIT FOR ARMSTRONG APARTMENTS, AN EIGHT UNIT APARTMENT COMPLEX, ASSESSORS PARCEL NUMBER 121-090-016, PD-2004-013, E-2004-006.**

Review of a one year extension of time request in which to begin construction of an eight-unit apartment complex in a PD/R3 (Planned Development/High Density Residential) zoning district, Assessor's Parcel No. 121-090-016. (Project Planner: Justin Lucas)

**STAFF RECOMMENDATION:** That the Planning Commission, by motion, grant an extension of time for one year authorized by Planned Development Permit PD 2004-013.

**ACTION:** By motion, granted the extension of time for one year.

b. **ONE YEAR TIME EXTENSION FOR THE TENTATIVE MAP FOR ASUNCION, TRACT 5819, LOCATED IN THE 400 BLOCK OF WEST STOWELL ROAD.**

Review of a one year extension of time request in which to record a 9 lot residential subdivision, in a R-1 (Single Family Residential) zoning district, Assessor's Parcel No. 117-250-023. (Project Planner: Justin Lucas)

**STAFF RECOMMENDATION:** That the Planning Commission, by motion, grant a one year extension of time for the above mentioned tract, subject to the following condition:

1. The conditions set forth in the May 15, 2002, approval of the subdivision by the Planning Commission.

**ACTION:** By motion, granted the extension of time for one year.

**VOTE: 5-0, for 1a and 1b;** AYES: Commissioners Hunter, Waterfield, Moats, Brown, and Chairman Everett; NOES: None; ABSENT: None; ABSTAINED:

None.

**PUBLIC HEARINGS:**

2. **PLANNED DEVELOPMENT PERMIT FOR PARKLAND COTTAGES (MCCOY SENIOR RESIDENCES) FOR A 21 UNIT SENIOR HOUSING PROJECT, 500 BLOCK WEST MCCOY LANE, 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)

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

**ACTION:** By motion, continued this item to the June 21, 2006, public hearing. Vote: 5-0.

3. **CONDITIONAL USE PERMIT FOR HUITRON'S AUTO BODY AND PAINT SHOP FOR AN AUTO BODY AND PAINT SHOP, 611 E. OAK STREET, UNIT #B, U-2006-008, E-2006-024.** Review of a Conditional Use Permit to allow an auto body shop and the installation of a paint booth in a PD/CM, (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 125-200-029. The project is a class 32 categorical exemption. No further environmental review is required. (Project Planner: Kristina Gee)

**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.

4. **PLANNED DEVELOPMENT PERMIT FOR HUNTER'S LANDING FOOD COURT, A 7,636 SQUARE-FOOT FREEWAY SERVICE FOOD COURT AT THE SOUTH EAST CORNER OF STOWELL ROAD AND U.S. HIGHWAY 101, PD-2004-007.** Review of a planned development permit amending a previously approved planned development permit (PD-2002-025) to allow outdoor seating in a Planned Development/Freeway Service (PD/FS) zone at the southeast corner of Stowell Road and U.S. Highway 101, Assessor's Parcel No. 128-071-001. This project has been reviewed in an Addendum to a Mitigated Negative Declaration. No further environmental review is required. (Project Planner: Benjamin A. Kimball)

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

1. Approve an addendum to a mitigated negative declaration to allow outdoor seating based upon the findings of a new noise study; and
2. Approve an updated Planned Development Permit for this project, subject to conditions as outlined in Preliminary Draft of the Planned Development Permit, with a new condition of approval associated with outdoor seating.

**ACTION:** By motion, approved an addendum to a mitigated negative declaration to allow outdoor seating based upon the findings of a new noise study; and

Approved the amended Planned Development Permit for the project, subject to conditions as outlined in Preliminary Draft of the Planned Development Permit, with a new condition of approval associated with outdoor seating. Vote: 5-0.

5. **CONDITIONAL USE PERMIT FOR MOTO JAVA FOR A COFFEE SHOP & DELI, LOCATED AT 2004 PREISKER LANE, SUITE J, U-2006-009, E-2006-026.** Review of a Conditional Use Permit to allow a coffee shop and deli within an existing building in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 128-003-044. The project qualifies for 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.

6. **PARCEL AND CONDOMINIUM MAP FOR CENTENNIAL PLAZA, LOCATED AT THE SOUTHWEST CORNER OF PLAZA DRIVE AND MILLER STREET, TRACT 5898.** Review of a parcel and airspace condominium map that would create 1 residential parcel (5.09 acres) with 72 airspace condominium units and one commercial parcel (1.27 acres) with 7 residential airspace condominium units on a 6.35 acre lot. The 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. This project has been reviewed in a Mitigated Negative Declaration, GPZ-2005-019. No further environmental review is required. (Project Planner: Brian Halvorson)

**STAFF RECOMMENDATION:** That the Planning Commission, by resolution, approve the tentative map for Centennial Plaza, Tract 5898, subject to the following:

1. The design as shown on the Official Tentative Map.
2. The conditions set forth in the August 30, 2005, Subdivision Committee Minutes.

*Note: see action for No.7.*

7. **PLANNED DEVELOPMENT PERMIT FOR CENTENNIAL SQUARE, LOCATED AT THE SOUTHWEST CORNER OF MILLER STREET AND PLAZA DRIVE, PD-2005-019, E-2005-052.** Review of a Planned Development permit to construct 72 Residential Condominiums and a Mixed-Use building with 9,095 square feet of medical office and 7 residential apartment units in a PD/R-3 (Planned Development/High Density Residential) and PD/CPO (Planned Development/Commercial Professional Office) zoning district, Assessor's Parcel No. 128-066-033. This project has been previously reviewed in a Mitigated Negative Declaration for GPZ-2005-019. No further environmental review is required. (Project Planner: Brian Halvorson)

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

**ACTION:** *(Items 6 and 7 were taken together)* By motion adopted Resolution No. 2420, approving the design as shown on the Official Tentative Map, and conditions set forth in the August 30, 2005, Subdivision Committee Minutes; and

Vote: Ayes: Commissioners Hunter; Waterfield; Moats; Brown and Chairman Everett; Noes: None; Abstained: None; Absent: None.

Approving the project subject to the conditions outlined in the Preliminary draft of the Planned Development Permit. Vote: 5-0.

8. **GENERAL PLAN AMENDMENT, PREZONING, SPHERE OF INFLUENCE BOUNDARY AMENDMENT, AND ANNEXATION FOR THE 2006 SANTA MARIA WASTEWATER TREATMENT EXPANSION PROJECT, LOCATED NORTH AND SOUTH OF STOWELL ROAD AND EAST OF BLACK ROAD, GPZ-2005-001, E-2005-025, ANNEXATION #106 (250 ACRES).** Discussion of the Draft Environmental Impact Report (DEIR), E-2005-025, for an amendment to the General Plan (Land Use) **to** 240.68 acres of CF (Community Facilities), and rezoning **to** 7.00 acres of PD/M-2 (Planned Development/General Manufacturing), 2.13 acres of PD/CM/AG (Planned Development/Commercial Manufacturing/Agricultural Overlay), and 240.68 acres PF (Public Facilities). The Planning Commission will also consider a recommendation on the application to amend the City sphere of influence boundary and annexation of the project site. Assessor's Parcel Nos. 117-191-010, -013, 117-082-001, -002, -003, -024, and -025. (Project Planner: Bill Shipsey)

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

1. Opens the public hearing for the purpose of receiving comments on the Draft Environmental Impact Report (DEIR); and
2. Receives all written and oral testimony on the adequacy of the DEIR; and
3. Continues the public hearing to the regular Planning Commission meeting of July 19, 2006.

**ACTION:** By motion, this item was continued to the July 19, 2006, public hearing. Vote:

5-0.

9. **SANTA MARIA DOWNTOWN SPECIFIC PLAN, SPZ-2004-001, E-2004-001.** A Downtown Specific Plan prepared in accordance with the guidelines of California Government Code Section 65450-65457, including design, traffic, revitalization, market feasibility, and public participation components. The Specific Plan addresses regulating future development in the Downtown Area, generally bounded by Fesler Street to the North, Park Street to the South, Curryer Street to the West and College Drive to the east. This project has been reviewed in a Negative Declaration, E-2004-001. No further environmental review is required. (Project Planner: Benjamin Kimball)

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

1. Adopt a resolution recommending that the City Council authorize the filing of a Negative Declaration of environmental impact; and
2. Adopt a resolution recommending that the City Council adopt the City of Santa Maria Downtown Specific Plan, SPZ-2004-001, dated October 2005.

**ACTION:** By motion, this item was continued to the August 16, 2006, public hearing. Vote: 5-0.

**OTHER BUSINESS:**

10. **REPORT ON CITY COUNCIL ACTIONS.**

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

**ADJOURNMENT:** The meeting was adjourned at 9:41 p.m. to a Study Session on June 8, 2006, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next study session: June 8, 2006

Next regular Public Hearing: June 21, 2006