



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
OCTOBER 4, 2006**



Vice-Chair Etta Waterfield called the meeting to order at 6:30 p.m.

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

MEMBER ABSENT: Commissioner Lawnae Hunter

STAFF PRESENT: Planning Division Manager – Peggy Woods  
Deputy City Attorney – Wendy Stockton  
Senior Civil Engineer – Rodger Olds  
Planner III – Benjamin Kimball  
Planner II – Bill Scott  
Recording Secretary – Kathleen Villegas

**By motion, approved the Planning Commission minutes of June 21, 2006, as written.**

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

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

**VOTE:** Ayes--Commissioners Waterfield, Moats, Brown, and Chair Everett; Noes--None; Absent—Commissioner Hunter; Abstained--None.

- a. **LA VENTANA II GENERAL PLAN AMENDMENT/ZONE CHANGE ON 40 ACRES AT THE NORTHEAST CORNER OF EAST MAIN AND PANTHER DRIVE (FORMERLY FREMONT STREET) FOR INLAND PACIFIC BUILDERS, GPZ-2005-003, E-2005-027.** Review of a General Plan (Land Use Map) amendment **from** AOS-1 (Primary Agricultural Open Space) **to** LWDR-4 (Lower Density Residential, 4 units/acre), MDR-12 (Medium Density Residential, 12 units/acre), and (CC) Community Commercial; and a zone change **from** OS (Open Space) **to** PD/R-1-6,000, PD/R-2 and PD/C-2; and an Environmental Impact Report. The proposed General Plan amendment and zone change would allow for the development of up to 100 single-family residences, 60 condominiums and a 70,000-square foot commercial center. (Project Planner: Bill Shipsey)

**STAFF RECOMMENDATION:** At the request of Staff and with the consent of the Applicant, remove this item from the agenda.

**ACTION:** By motion, removed this item from the agenda.

- b. **REGENCY CENTERS DEVELOPMENT AGREEMENT, SP-2006-020.** That the Planning Commission will consider the staff recommendation to adopt a resolution recommending to City Council approval of a Development Agreement for the Regency Centers/Kohl's Project. If the City and Developer enter into a Development Agreement, the Developer will construct additional traffic improvements the community needs now. In turn, the City can reimburse the developer for construction costs that exceed the developer's fair share. (Project Engineer: Rodger Olds)

**STAFF RECOMMENDATION:** The Engineering Division respectfully requests to remove this item from the agenda until such time as the Development Agreement has been finalized.

**ACTION:** By motion, removed this item from the agenda.

- c. **REVIEW OF FINAL TRACT MAP TO DETERMINE CONSISTENCY WITH TENTATIVE TRACT MAP FOR PARKLAND COTTAGES, MCCOY LANE SOUTH OF VILLAGE GREEN, TRACT 5908, E-2006-012.** Review of a final tract map to determine consistency with 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, and -003. This project qualifies as a Class 32 categorical exemption from the California Environmental Quality Act. No further environmental review required. (Project Planner: Benjamin Kimball)

**STAFF RECOMMENDATION:** That the Planning Commission remove this item from the agenda, and direct the item back to staff to work with the applicant in developing an appropriate Final Subdivision Map.

**ACTION:** By motion, removed this item from the agenda.

- d. **GENERAL PLAN TEXT AMENDMENT (LAND USE ELEMENT) AND ZONING TEXT AMENDMENT (TITLE 12, CHAPTERS 15, 16, 17, 20, 21, AND 22) TO ESTABLISH AN INDUSTRIAL RESERVE BOUNDARY AROUND APPROXIMATELY 3,600 ACRES OF CONTIGUOUS INDUSTRIAL AND AIRPORT SERVICE AREAS, GPZ-2006-008, E-2006-067** Review of recommendations to the City Council regarding a General Plan (Land Use Element) text amendment and zoning text amendment to Title 12 of the City's Municipal Code, relating to the establishment of goals, policies, objectives, and implementation to protect existing industrial investments in land, infrastructure, equipment, and employment in the City. The project is a Class 5 (Minor Alterations in Land Use Limitations) Categorical Exemption.

**STAFF RECOMMENDATION:** That the Planning Commission continue this item to the November 15, 2006, public hearing.

**ACTION:** By motion, continued this item to the November 15, 2006, public hearing.

## **PUBLIC HEARINGS:**

**ITEM 2 - AIRSPACE CONDOMINIUM MAP FOR 2625 (A & B) SKYWAY DRIVE, TRACT 5916, E-2006-076.** Review of an airspace condominium map that would allow the establishment of two airspace condominiums on a 1.43 acre lot. The zoning of the site is PD/M-1 (Planned Development / Light Manufacturing), Assessor's Parcel No. 111-430-019. This project is a Class 15 Categorical Exemption. No further environmental review is required. (Project Planner: Brian Halvorson)

**ACTION:** By motion, adopted Resolution No. 2436, approving the design as shown on the Official Tentative Map and conditions set forth in the August 1, 2006, Subdivision Committee Minutes.

**VOTE:** Ayes--Commissioners Waterfield, Moats, Brown, and Chair Everett; Noes--None; Absent—Commissioner Hunter; Abstained--None.

Peggy Woods presented the staff report, giving the location and description of the project. She stated that currently there are two buildings north of the project site that are divided into airspace condos, and this project would be the third building. The condo map would divide the property into two airspace condo units, which would be consistent with the other buildings. She concluded the presentation by stating that staff recommends approval of the project subject to the conditions set forth in the August 1, 2006, Subdivision Committee Minutes.

Commissioner Brown asked staff if there were any limitations or ramifications for doing so many airspace condos. Peggy Woods responded that as long as the use was maintained, it could be subdivided and that wouldn't change the parking requirements.

In response to Chair Everett's question, Peggy Woods stated that there was a common area around the building for each lot, and that each is maintained by one company. This site was originally developed as one complex under one Planned Development permit, and then later it was divided into seven lots with the reciprocal parking agreement. She stated that the maintenance of the property is between the property owner and the tenants.

Chair Everett closed the public hearing and called for a motion. Commissioner Waterfield made a motion to adopt Resolution No. 2436 to approve the Airspace Condominium Map for 2625 (A&B) Skyway Drive, Tract 5916, E-2006-076, E-2006-076, approving the design as shown on the Official Tentative Map and conditions set forth in the August 1, 2006, Subdivision Committee Minutes. Commissioner Moats seconded the motion and it was carried, 4-0 (Hunter absent).

**ITEM 3 - TENTATIVE PARCEL MAP FOR AYALA, 634 E. HERMOSA STREET, TRACT 5900, E-2006-028.** Review of a tentative parcel map that would create two parcels on a 14,400 sq. ft. lot, in an R-1 (Single-Family Residential) zoning district, Assessor's Parcel No. 121-125-024. This project is a Class 15 Categorical Exemption. No further environmental review is required. (Project Planner: Peggy Woods)

**ACTION:** By motion, adopted Resolution No. 2437, approving the design as shown on the Official Tentative Map and conditions set forth in the May 9, 2006, Subdivision Committee Minutes.

**VOTE:** Ayes--Commissioners Waterfield, Moats, Brown, and Chair Everett; Noes--None; Absent—Commissioner Hunter; Abstained--None.

Peggy Woods presented the staff report, outlining the details of the project concerning the project site and zoning. She stated that the proposed project meets all lot size and density requirements of the General Plan, zoning ordinance, and subdivision ordinance. Staff recommends that the Planning Commission by resolution approve the tentative parcel map for Ayala, subject to the design as shown on the Official Tentative Map and conditions set forth in the May 9, 2006, Subdivision Committee Minutes.

In response to Commissioner Moats' question, Rodger Olds stated that as required for parcel maps, improvements would be made upon development of the lot, including a sidewalk along East Avenue, handicapped ramp at the corner of East Avenue and Hermosa Street, and the entire alley improvements along Parcel 2. Peggy Woods added that street trees and parkway landscaping would also be required.

Leroy Cadena, Canon & Associates, (Pacific Engineering), 2548 Skyway Drive, spoke in behalf of the applicant. To answer the question raised by Chair Everett, he clarified that the reason that the property line has a jog in it is to clear the minimum space in the back of the lot and also to give the back lot more space. He also stated that regarding the Public Utility Easement, the Gas Company required a 10-foot easement, not a 5-foot easement, and that change would be incorporated into the final map.

Chair Everett closed the hearing, and called for a motion. Commissioner Waterfield made the motion to approve Resolution No. 2437 for the tentative parcel map for Ayala, 634 East Hermosa Street, Tract 5900, E-2006-028, approving the design as shown on the Official Tentative Map and conditions set forth in the May 9, 2006, Subdivision Committee Minutes. Commissioner Brown seconded it, and it passed, 4-0 (Hunter absent).

**ITEM 4 - CONDITIONAL USE PERMIT FOR TONY NUNEZ TO ESTABLISH DAN'S AUTO BODY SHOP WITHOUT ON-SITE PAINTING, 219 WEST BETTERAVIA ROAD, U-2006-020, E-2005-040.** Review of a Conditional Use Permit to allow the establishment of an auto body shop without on-site painting in an existing commercial building in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 117-340-028. This project qualifies as a Class 1 Categorical Exemption. No further environmental review required. (Project Planner: Benjamin Kimball)

**ACTION:** By motion, approved subject to the conditions as outlined in the Preliminary Draft of the Conditional Use Permit, as amended. Vote: 4-0.

**VOTE:** Ayes--Commissioners Waterfield, Moats, Brown, and Chair Everett; Noes--None; Absent—Commissioner Hunter; Abstained--None.

Benjamin Kimball presented the staff report. The project request does not include vehicle painting on this site. Typically painting accompanies the body shop, but that is not being proposed. Mr. Kimball showed the site map of the project, indicating the parking spaces, tenant space, and landscaping. Staff also displayed a close up of the proposed floor plan. No changes are proposed for the outside of the building, except for the signage. He stated that this site is currently being looked at in the Code Compliance Department. To ensure that all work will take place inside the building, Code Compliance has asked for some additional conditions of approval. The list from Jason Kamaya in Code Compliance cites three issues: definition of the tenant space and parking spaces; limiting the parking of vehicles to 24 hours; and clearly stating that no painting will occur. Staff is proposing to add special

conditions to address the concerns of the Code Compliance Department. Special condition 2 would read: "Repaired Vehicles. Vehicles stored or parked at this site shall not be in an obvious state of disrepair or neglect. The vehicles must have wheels, inflated tires, license plates and must not be allowed to accumulate excessive dust on the exterior. The windows and the windshields must be in place on these vehicles. Dismantled vehicles or body parts of vehicles shall not be stored outside the tenant space. Vehicles are not allowed outside the tenant space other than for customer pick up." The second added condition would read: "Vehicle Parking. Parking of vehicles for this use shall be limited to parking spaces 1-6, as shown on Exhibit "B" the site plan, dated September 29, 2006, attached to the staff report and hereby incorporated. No vehicle shall be parked in any of these spaces in excess of 24 consecutive hours." The third added condition would read: "Paint Spraying Prohibited. This application does not request approval of spray painting of any kind, and none is approved or permitted." With those conditions, staff recommended approval, and welcomed any questions.

Mr. Rodger Olds, Engineering Division of Public Works, addressed the Commissioners regarding the question posed at the study session concerning the trash truck and maneuverability on the site. Rodger Olds stated that he performed a site review to see how trash is collected now, and currently, the areas being proposed for parking are used for storage. Rodger stated that he doesn't believe that the space behind the building is enough space for the trash truck to maneuver through. It is an existing building, so Public Works wouldn't recommend any changes.

The applicant, Tony Nunez, owner of Dan's Body Shop since 1965, addressed the Commission. He stated that they are ready to comply with whatever conditions are imposed.

Commissioner Brown asked the applicant if the 24-hour parking limitation would pose a problem for him, and if that gave him enough time to finish a car with major repairs. Mr. Nunez responded that occasionally there is a car parked outside the shop, but they have never had any problems with that, and 24 hours would give them plenty of time to finish the vehicle.

In response to Commissioner Moats, Mr. Nunez stated that they perform the sanding and masking to get the car ready in his shop, and then take it to a paint booth off-site to paint.

In response to Chair Everett's concerns, Benjamin Kimball stated that some of the parking spaces on site are compact spaces, which are not allowed in new developments. He stated that it is an existing condition on the site, so it is grandfathered in.

With no further discussion, Chair Everett closed the hearing and called for a motion. Benjamin Kimball read into the record the improved wording for the special conditions to be added: "#3: Vehicle Parking. Parking of vehicles for this use shall be limited to parking spaces 1-6, as shown on Exhibit "B" the site plan, dated September 29, 2006, attached to the staff report and hereby incorporated. No vehicle shall be parked in any of these spaces in excess of 24 consecutive hours. #4. Paint Spraying Prohibited. This application does not request approval of spray painting of any kind, and none is approved or permitted."

Commissioner Brown made the motion to approve the Conditional Use Permit for Tony Nunez to establish Dan's Auto Body Shop without on-site painting, 219 West Betteravia Road, U-2006-020, E-2005-040, subject to the conditions as outlined in the Preliminary Draft of the Conditional Use Permit, as amended. Commissioner Waterfield seconded it, and it passed, 4-0.

**ITEM 5 - PLANNED DEVELOPMENT PERMIT APPLICATION FOR COLLEGE SQUARE II, THREE NEW COMMERCIAL BUILDINGS LOCATED AT THE SOUTHWEST CORNER OF BETTERAVIA ROAD AND COLLEGE DRIVE, PD-2006-012, E-2004-065.**

Review of a Planned Development Permit to allow the construction of three commercial buildings totaling approximately 47,500 square feet on a 4.48 acre portion of a 5.85 acre site in a PD/C-2, (Planned Development/General Commercial), zoning district, Assessor's Parcel Number 128-136-036. The environmental review for this project was completed in a Final Supplemental Environmental Impact Report (E-2004-065) for the General Plan Amendment, Zone Change and Specific Plan Amendment for the property (GPZ-2005-009, SPZ-2005-002). (Project Planner: Bill Scott)

**ACTION:** By motion, approved subject to the conditions as outlined in the Preliminary Draft of the Planned Development Permit, as amended. Vote: 4-0.

**VOTE:** Ayes--Commissioners Waterfield, Moats, Brown, and Chair Everett; Noes--None; Absent—Commissioner Hunter; Abstained--None.

Bill Scott presented the staff report, outlining details concerning the site plan, architectural amenities, landscaping, building setbacks, and parking requirements. He also called out the corrections to the conditions included in the draft permit, including environmental conditions 6, 7 and 9 of page 5, deleting reference to "details would be detailed ...." Those conditions were taken from another document so they will be stricken. Special condition 6, on page 9, concerning climbing vines, will be added, "requiring that climbing vines shall be shown on the landscape plans submitted to the Building Division for plancheck and shall be reviewed and approved by the Community Development Department prior to issuance of building permits." That correction clearly specifies the implementation of that condition. That additional wording was also added to condition 8 on page 12. In condition 12, on page 13, added specific performance standard for staff that will provide a timeline for implementing the sign program. Applicant will submit a sign program, and staff will respond to that in a timely fashion. Condition 15, page 13, same language as previously described, reviewed by the Community Development Department and Building Official; and finally condition 15, reciprocal parking agreement allowing egress and such with the office building to the south, clear language that that access is retained. He concluded his presentation by stating that with these conditions, staff believes this is a good project and recommends approval, and staff is available to answer any questions.

Chair Everett commented on the proximity to the County buildings, and making the street more pedestrian friendly, as well as traffic circulation. He also commented on the need for bus stops.

Peter Koetting, of Weststar & Associates, owner and applicant, addressed the Commission. He stated that it was his pleasure to be there to present the final phase of the College Square Shopping Center. They as a company try to improve every project they build and develop. He stated that they are very pleased with the elements and amenities incorporated into this project, and that they have incorporated some of staff's suggestions into their project. He also stated that the conditions are acceptable, and they look forward to the approval and addition to the community.

Commissioner Brown complimented the applicant on the project, and suggested that a wall across the back of the food court might help deflect the wind. Mr. Koetting agreed with that suggestion.

Mr. Koetting also clarified for Chair Everett that the closest bus stop to the site is on the west side near the County buildings.

Chair Everett closed the hearing and called for a motion. Commissioner Brown made the motion to approve the Planned Development Permit application for College Square II, three new commercial buildings located at the southwest corner of Betteravia Road and College Drive, PD-2006-012, E-2004-012, subject to the conditions as outlined in the Preliminary Draft of the Planned Development Permit, as amended. Commissioner Waterfield seconded it, and it was carried, 4-0.

**ITEM 6 - REVIEW OF A PLANNED DEVELOPMENT PERMIT TO ALLOW THE ATLAS PERFORMANCE INDUSTRIES (API) MANUFACTURING BUILDING, LOCATED AT 1916 WEST STOWELL ROAD, PD-2006-013, E-2005-076.**

Review of a Planned Development permit to allow the construction of a 41,865 square-foot Commercial Manufacturing building located at 1916 West Stowell Road in a PD/CM/AG (Planned Development/Commercial Manufacturing/Agriculture Overlay) zoning district, Assessor's Parcel No.117-820-004. This project was adequately reviewed under FEIR E-88-10. No further environmental review is required. (Project: Bill Shipsey)

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

**ACTION:** By motion, approved subject to the conditions as outlined in the Preliminary Draft of the Planned Development Permit, as amended. Vote: 4-0.

Benjamin Kimball presented the staff report. He presented the site plan indicating the office and storage portions of the site, and also presented the elevations. He stated that because of the site, the building is not very visible from the street. It is proposed to have a Spanish Mediterranean style to the front that would be seen from the street. He stated that the project meets the zoning standards with the one exception to height: 35' is the maximum, and the proposed height of this building is 40'. In justification of the portion that is 40 feet, it is the back portion, approximately 115 feet from Stowell Road, so the issue of massing would be lessened since it is so far back from the road. He also commented on a number of environmental conditions of approval have been assigned to this site. He concluded the staff report by stating that staff is comfortable with how it is written and recommends approval of the project.

The applicant, Ted Martino, one of the owners of Atlas Performance Industries (API), addressed the Commission. He commented on special condition 2, concerning primary and secondary use. He stated that API also manufactures office trailers, which would be the primary use of the building.

Peggy Woods clarified that when this project was first discussed with the applicant, the applicant stated that a large portion of his clientele was agricultural-related. Staff accepted that, and it is reflected in the Planned Development permit in case there is any change in the operation that it will remain agriculture related.

Commissioner Waterfield commented that she has been acquainted with the applicant, API, for quite a while, and she believes that they do a great job supplying Santa Maria with great equipment, and this building will be a great asset.

Chair Everett closed the hearing and called for a motion. Commissioner Waterfield made the motion to approve the Planned Development Permit to allow the Atlas Performance Industries (API) Manufacturing Building, located at 1916 West Stowell Road, PD 2006-013, E-2005-076, subject to the conditions as outlined in the Preliminary Draft of the Planned Development Permit, as amended. Commissioner Moats seconded it, and it was carried, 4-0.

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**ADJOURNMENT:** The meeting was adjourned at 7:56 p.m. to a Study Session on October 5, 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, ASST. SECRETARY  
CITY PLANNING COMMISSION

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