



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
NOVEMBER 15, 2006**



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

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

**STAFF PRESENT:** Planning Division Manager – Peggy Woods  
Deputy City Attorney – Wendy Stockton  
Senior Civil Engineer – Rodger Olds  
Park/Landscape Planning Tech – Patty Ellis  
Recording Secretary – Donna Mathews  
Planner III – Bill Shipsey  
Planner II – Bill Scott

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

**a. – GENERAL PLAN TEXT AMENDMENT (LAND USE ELEMENT) AND ZONING TEXT AMENDMENT (TITLE 12, CHAPTERS 15, 16, 17, 20, 21 AND 22) TO APPROXIMATELY 3,600 ACRES OF CONTIGUOUS INDUSTRIAL AND AIRPORT SERVICES 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. (Project Planner: Bill Shipsey)

**STAFF RECOMMENDATION:** That the Planning Commission, by motion, remove this item from the agenda.

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

**b. - REGENCY CENTERS DEVELOPMENT AGREEMENT, SP-2006-020.** Review of staff recommendation to adopt a resolution recommending 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 that the community needs now. In turn, the City can reimburse the developer for construction costs that exceed the developer's fair share. The project qualifies for a Categorical Exemption pursuant to Section 15061 (b) (3) of the Guidelines of the California Environmental Quality Act. Therefore, no further environmental review is required. (Project Engineer: Rodger Olds)

**STAFF RECOMMENDATION:** That the Planning Commission, by motion, continue this item to the December 6, 2006, public hearing.

**ACTION:** By motion, continued this item to the December 6, 2006, public hearing.

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## **PUBLIC HEARINGS:**

### **ITEM 2 – REVIEW OF A PLANNED DEVELOPMENT PERMIT FOR A 1,609 SQUARE FOOT DENTAL OFFICE (MEDICAL BUILDING), ASSOCIATED PARKING AND LANDSCAPING, FOR DR. BARKY, ON A SITE LOCATED AT 1023 WEST MAIN STREET, PD-2006-021, E-2005-023.**

Review of a Planned Development Permit to allow the conversion of a single family residence into a 1,609 square foot medical office building for use as a dental office, with associated parking and landscaping, on a site located at 1023 West Main Street in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 119-240-008. This project qualifies for a Class 32 Categorical Exemption. No further environmental review is required. (Project Planner: Bill Scott)

**ACTION:** By motion, approved the project subject to the conditions as outlined in the Preliminary Draft of the Planned Development Permit. Vote: 5-0.

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

Bill Scott presented the staff report. The project is a Planned Development Permit to allow the construction of a 1,609 square foot dental office on a 0.16 acre site, located in the PD/C-2 (Planned Development/General Commercial) zoning district. The project site is located on the north side of East Main Street, approximately 350 west of Western Avenue. The applicant is proposing the demolition of an existing 1,067-square-foot, single-family, detached residential structure located near the rear of the site. Construction of the dental office facility will be in the same location and footprint of the existing building to be removed. Access to the site will be from East Main Street. Architecturally the exterior will have a painted, cement plaster finish. Entry overhangs will be featured, with wood columns. The building color will be Arizona White with Flagstone (a light brown color) as an accent color around the windows, doors, and trim. Roofing material will be a reddish-brown country tile roof. The maximum building height of the single story structure will be approximately 17 feet, 6 inches.

The 1,609-square-foot medical building will contain a 327-square-foot area designated exclusively for storage. Eight (8) parking spaces will be required for this site, seven (7) have been provided. The applicant is advocating that the required parking for the building should be calculated excluding the designated 327-square-foot storage area, and only applying the square footage of the operational portion of the dental office use. Based on the 1,285 square feet of functional office space, a total of seven (7) parking spaces will be required.

In addition, the project is located in the Four Square Mile area of the City and meets the overall intent of the Four Square Mile exception provision. Therefore, staff supports the proposed reduction of one (1) parking space.

The project has been conditioned so the maximum allowable square footage for the operational portion of the dental office shall not exceed the 1,285 square feet, as shown on the approved plans, which is specified by special condition 9.

Mr. Scott stated that 15 percent of the project area is required to be landscaped, but that approximately 33 percent of the site will be covered with landscaping. In addition to the landscape and building improvements, other improvements will include paving, construction of masonry perimeter walls along the north and west.

Mr. Scott concluded that the project was found to be exempt from further environmental review under the provisions of CEQA and staff is recommending approval of the Planned Development Permit, and was available for questions.

There were no questions from the Commissioners for staff, so Chairman Everett requested the applicant come forward and address the meeting.

The applicant, Tom Martinez of 2624 Airpark Drive, came forward to address the Commission. He stated that he had reviewed the recommendations from staff, agreed with their report and that Alice Barky and he were available to answer any questions.

Questions from the Commissioners included signage, the length of parking spaces and the water meter.

Mr. Martinez responded by stating that they will have a monument sign which will mimic the design of the building, he will get together with the traffic engineer to ensure safe parking, and that there would not be any problems with the current water meter being used.

After verifying that the Commissioners had no further questions for the applicant, Chairman Everett opened the floor to anyone present who wished to speak in favor or opposition of the proposed project.

With no further comments, Chairman Everett closed the hearing and entertained a motion to approve the project.

Commissioner Hunter made the motion to approve PD-2006-021, E-2006-006, subject to the conditions outlined in the preliminary draft of the Planned Development Permit. Commissioner Waterfield seconded it. Motion passed, 5 - 0.

**ITEM 3 – ZONING TEXT AMENDMENTS TO CHAPTER 48 OF TITLE 12 OF THE MUNICIPAL CODE, Z-2006-003, E-2006-085.** Review of recommendations to the City Council regarding a negative declaration and an ordinance amending Chapter 48 of Title 12 of the Municipal Code (Density Bonus) to bring the Zoning Ordinance into compliance with State law. (Project Planner: Wendy Stockton)

**ACTION:** Adopted Resolution No, 2443, recommending that City Council file a Negative Declaration; and adopted Resolution No. 2444, recommending that City Council adopt an Ordinance amending Chapter 48 of Title 12 of the Santa Maria Municipal Code. Vote: 5-0.

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

Senior Deputy City Attorney Wendy Stockton presented the staff report, by requesting that the Planning Commission take the following two (2) actions:

1. By resolution, recommend that the City Council file a negative declaration, E-2006-085 (Exhibit B); and
2. By resolution, recommend that the City Council adopt an ordinance amending Chapter 48 of Title 12 of the Santa Maria Municipal Code (Exhibit B).

She stated that the first item is to amend the City's Municipal Code to match the State law pertaining to density bonus. She is also requesting that the Commission consider an amendment that will allow a development concession or incentive to be given to residential developments of less than five (5) units if the applicant agrees to preserve the unit as affordable for the statutory period of 30 years.

She was then available for questions.

After verifying that the Commissioners had no questions for the applicant, Chairman Everett opened the floor to anyone else present who wished to speak in favor or opposition of the proposed project.

With no further comments, Chairman Everett closed the hearing and entertained a motion to pass a resolution to recommend the changes to City Council.

Commissioner Waterfield made the motion that the Planning Commission take the following action on the zoning text amendments to Chapter 48 of Title 12 of the Municipal Code, Z-2006-003, E-2006-085, by adopting Resolution No. 2443, recommending that the City Council file a Negative Declaration, E-2006-085. Commissioner Moats seconded the motion and vote by roll call was taken. Motion passed, 5-0.

Commissioner Waterfield made the motion that the Planning Commission, by adopting Resolution No. 2444, recommending that the City Council adopt an Ordinance of Chapter 48 of Title 12 of the Santa Maria Municipal Code. Commissioner Moats seconded the motion and vote by roll call was taken. Motion passed, 5-0.

**ITEM 4 – HOUSING ELEMENT UPDATE OF THE GENERAL PLAN, GP-2002-003, E-2002-064.** Review of recommendation to City Council regarding adoption of the Housing Element Update of the General Plan. (Project Planner: Bill Shipsey/Wendy Stockton)

**ACTION:** Adopted Resolution No. 2445, recommending that the City Council adopt a resolution updating the Housing Element of the General Plan. Vote: 5-0.

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

Senior Deputy City Attorney Wendy Stockton presented the staff report by addressing the highlights of the Housing Element Update report. She stated that the Introduction explains how housing realities in Santa Maria often differ from standard assumptions.

The Community Snapshot section describes Santa Maria's environmental setting and discusses emerging population characteristics. It also contains a short discussion of the jobs and housing balance.

Part I, Public Participation, recounts the procedural history of the update to the Housing Element. It includes reference to the Housing Task Force, public workshops, previous rounds

of public hearings, and the Planning Commission's recent study session, where Rodger Olds gave a presentation of overcrowding and its effects on our services.

Part II, discusses the previous Housing Element and the City's success in meeting the goals, as required by State law.

Part III, Housing Needs Assessment, takes into account different sub-communities in Santa Maria, including people with disabilities, farm workers, and other categories that the State requires us to consider, and identifies their housing needs.

Mr. Bill Shipsey continued the staff report by showing what the State says the City's target should be for regional housing. The City's target is 41 percent low and very low income housing, 25 percent moderate income housing, and 35 percent above moderate income housing. The above moderate housing has been built, and now the City has to show it has the capability to meet the low, very low and moderate household needs. The State equates affordability to low income households with a zoning density of at least 20 units per acre. Mr. Shipsey explained how the City is in the process of meeting these requirements. He stated that the City proposes to include garage conversions in its calculations, and projects like Ted Zenich Gardens and the Good Samaritan shelter expansion, motel conversions and an increased zoning density for undeveloped land.

Attorney Stockton continued the staff report on Parts V, VI, VII and VIII. These sections consist of an analysis of governmental and nongovernmental constraints on housing, housing programs, goals and quantified objectives, and financial resources. As required, these analyses focus on housing production, preservation and improvement.

She concluded by saying that the document was sent to the State for approval. Staff was available for questions.

Discussions included garage conversions, the Refugio project, multiple families living in single family homes and the State's definition of low and very low income housing. Wendy Stockton explained that, according to the State, the amount of low and very low income housing has nothing to do with affordability; it just calls for the minimum of 20 units per acre.

After verifying that the Commissioners had no further questions for the applicant, Chairman Everett opened the floor to anyone else present who wished to speak in favor or opposition of the proposed project.

With no further comments, Chairman Everett entertained a motion to continue the hearing to December 6, 2006, meeting and a motion to pass a Resolution to recommend approval to City Council.

Commissioner Brown made the motion that the Planning Commission continue the Housing Element of the General Plan, GP-2002-003, E-2002-064 open until the meeting of December 6, 2006, Commissioner Hunter seconded. The motion passed 5-0.

Commissioner Brown made the motion that the Planning Commission adopt Resolution No. 2445, recommending that the City Council adopt a resolution updating the Housing Element of the General Plan. Commissioner Moats seconded the motion and vote by roll call was taken. Motion passed 5-0.

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**ADJOURNMENT:** The meeting was adjourned at 7:37 p.m. to a Study Session on November 16, 2006, at 10:00 a.m. in the Community Development Department conference room, 110 S. Pine Street, Santa Maria.

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Respectfully submitted,

/s/ Peggy Woods  
PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION