



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
MARCH 21, 2007**



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

PRESENT: Commissioners Adrian Andrade, Rodger Brown, Vice-Chair Michael W. Moats and Chair Etta Waterfield.

ABSENT: Commissioner Tom S. Lopez

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

APPROVAL OF PLANNING COMMISSION MINUTES OF MARCH 7, 2007.

March 7, 2007, Planning Commission Minutes approved as written, 4-0-1 (Commissioner Lopez, Absent).

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

ITEM 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. REQUEST FOR A ONE YEAR TIME EXTENSION FOR A PLANNED DEVELOPMENT PERMIT APPLICATION FOR THE SANTA MARIA FREEWAY CENTER, LOCATED AT 1000 EAST BETTERAVIA ROAD, PD-2002-020, E-2002-041. Review of a one year time extension for a Planned Development permit application to allow the construction of a 10,578 square foot sit-down restaurant with arcade, one drive-through restaurant, one gas station and one sit-down restaurant pad in a PD/FS (Planned Development/Freeway Service) zoning district. Assessor's Parcel Nos.: 128-136-008 and -009. This project was previously reviewed under a Mitigated Negative Declaration, E-2002-041, that was prepared for the project. No further environmental review is required. (Project Planner: Brian Halvorson)

ACTION: By motion, granted an extension of time for one year authorized by Planned Development Permit PD-2002-020. – Vote: 4-0-1.

VOTE: Ayes--Commissioners Andrade, Brown, Moats and Chair Waterfield; Noes--None; Absent—Commissioner Lopez; Abstained--None.

PUBLIC HEARINGS:

ITEM 2 – TENTATIVE PARCEL MAP FOR MAHONEY RANCH, INTERSECTION OF MAHONEY ROAD AND BETTERAVIA ROAD, TRACT 5909, E-2006-058.

Review of a tentative parcel map that would create four (4) lots plus one remainder lot that range from 79 to 160 acres in size, in PD/R-1, PD/R-2, PD/RSL-1, PD/OS, PD/CC (Planned Development/ Single-Family Residential, Medium Density Residential, Single-Family Small Lot Residential, Open Space, Convenience Center) zoning districts, Assessor's Parcel Nos. 111-020-015, 111-130-006, 111-140-007, 111-020-008, 111-030-010. This project is a Class 15 Categorical Exemption. No further environmental review is required. (Project Planner: Brian Halvorson)

ACTION: Adopted Resolution No. 2460, approving the tentative map, Tract 5909, for the Mahoney Ranch Parcel Map, subject to the following:

- a. The design as shown on the Official Tentative Map.
- b. The conditions set forth in the August 8, 2006, Subdivision Committee Minutes, as amended.

VOTE: Ayes--Commissioners Andrade, Brown, Moats and Chair Waterfield; Noes--None; Absent—Commissioner Lopez; Abstained--None.

Brian Halvorson presented the staff report, citing the location, size, zoning designation, and background of the project. Mr. Halvorson stated that a specific plan amendment is being processed by the Community Development Department. He further stated that, as a parcel map, the site is currently two lots that will be created into four lots with a remainder lot. The Parcel Map would allow the four lots with the remainder lot. Parcels 1, 2 and 3 are part of the Mahoney Ranch Specific Plan; Parcel 4 is not in the Specific Plan area; and Parcel 5 is the remainder lot and is not within City limits. The proposed parcel map is for financing purposes only, to allow purchase of the property in phases. Mr. Halvorson stated that it is not the applicant's intent to develop at this time or acquire development rights.

Staff made one revision to the Community Development Department conditions: on page 3, fire protection mitigation measure 1, as printed in the March 21, 2007 memo. Mr. Halvorson explained that eventually a new fire station would be located there. Clarification needed to be made that upon development of any lot or parcel, the fire station would then be required. The timing for that has not yet been identified, and the Fire Department would be involved in making that determination. Mr. Halvorson concluded staff's presentation by offering to answer any questions.

In response to Chair Waterfield, Peggy Woods stated that the details concerning who would pay for the new fire station have not yet been worked out. Under the revised Specific Plan currently being worked on, the details would be decided.

Commissioner Moats asked staff if the new proposed fire station would actually be located on the Mahoney property.

Peggy Woods responded that at this time, that is not known. However, when Area 9 and the Mahoney Ranch areas are developed, a fire station would be required. Staff is currently reviewing the revised Specific Plan application, and will be working with the Fire Department relative to that requirement.

Commissioner Andrade questioned why the condition of the timing of the construction of the new Fire Station was to be decided by the Fire Department rather than the Planning Commission or City.

Peggy Woods responded that the mitigation measure exists already on this Specific Plan; it is a carry-over from the annexation and sphere study that was concluded in late 1980's, early 1990's. Ms. Woods noted that the project has since changed, and the revised Specific Plan proposes fewer units than originally reviewed, so the details will be worked out. Ms. Woods added that concerning Fire Department response time and personnel, if this area is outside of response time and there is not adequate personnel, that would initiate whether or not a Fire Station would need to be built. This is a result of a mitigation measure that is implemented as part of the EIR that will be prepared for the revised Specific Plan.

Commissioner Andrade objected to the language in the proposed Fire Protection condition of approval, "*shall* be determined." He stated that language suggests that discretion as far as timing was being given away. He suggested using the word "*may*" instead of "*shall*."

Wendy Stockton suggested "may be determined by the City Fire Department or appropriate policy making body."

Commissioner Andrade agreed.

Rodger Olds of the Engineering Department addressed the Commissioners concerning the supplemental memo he distributed at the meeting. The memo, dated March 21, 2007, was to replace the memo dated March 13, 2007, which was included in the Commissioners packets. Mr. Olds summarized the main changes, which were the removal of some extraneous boiler-plate type conditions that have to do with developments, and this project is not yet a development. This was done at the applicant's request.

Commissioner Moats wondered why Parcel 5 was not in the City limits, and why Parcel 4 was not in the Mahoney Specific Plan.

Brian Halvorson invited Laurie Tamura of Urban Planning Concepts to come forward with some history, since she was involved in the process at the time.

Laurie Tamura, Urban Planning Concepts, gave a brief history concerning the Mahoney property and the annexation process. She stated that when the City established the various planning areas, the southern Mahoney property was considered part of Key Site 22, part of the Orcutt Community Plan, and the property to the north of Tanglewood was considered part of the City of Santa Maria Area 7. After the annexation effort was completed, it was discovered that the north and south properties were connected by a skinny piece of property, and it ended up being a situation of relying on the specific plan to leave as is, and have the southern portion in Key Site 22. Ms. Tamura stated that the area was also in agricultural preserve at the time.

The applicant, Ken Melvin, Standard Pacific Homes, 4360 Terrace Drive, Westlake Village, California, addressed the Commission. He complimented Brian Halvorson for doing an excellent job.

In response to Commissioner Andrade, Mr. Melvin stated that the requirement concerning the Fire Station was acceptable. Mr. Melvin acknowledged that particular mitigation measure is in the original sphere study EIR, so it was already a requirement for any project in the vicinity. He understands that the specific plan and the associated EIR are currently being processed, and that mitigation measure will be superseded once the new EIR is approved.

Commissioner Brown commented that the Fire Department has a master plan for fire stations in the Santa Maria Valley.

Pedro Paez Navarro, 315 W. Harding, Santa Maria, addressed the Commission regarding the need for affordable housing. He stated that in recent years, there has been a lot of housing development. He thinks the City has forgotten the poor people who are not able to purchase a home. Housing prices range from \$450,000 to \$1,000,000, and there are agricultural workers in the Valley working at minimum wage. He asked for compassion, and affordable housing for low-income families. Families have been coming forward requesting this for several years, and neither the City nor the County have heard them. Mr. Paez Navarro concluded by stating that it is time to think of doing something for the working families in Santa Maria.

Chair Waterfield expressed her concern with his plight. She stated that there is an effort with the City and County to accommodate affordable housing. Chair Waterfield commented that it is a very big problem, and there is no one fix-all for everyone. The City and County recognize the problem, and are having meetings to see what can be done. She asked Mr. Paez Navarro if he knew of any effort by the farmers to put aside land for affordable housing.

Mr. Paez Navarro responded that he did not know of any. He also stated that he didn't see affordable housing as a difficult problem, as Chair Waterfield mentioned. Guadalupe, San Luis Obispo, and Los Alamos all have affordable housing, while Santa Maria is larger and doesn't.

Chair Waterfield responded that Santa Maria has segments of affordable housing being developed, including the Housing Authority project behind Jack-in-the-Box on Main Street; and pockets around town. She asked if Mr. Paez Navarro was specifically speaking of communities or clusters of affordable housing in one area.

Mr. Paez Navarro clarified that what people want is to have their own homes. People dream to have a home of their own. He stated that there is a lot of rental housing, like the Housing Authority projects, but people want a home of their own.

Chair Waterfield stated she understood completely what Mr. Paez Navarro was saying, stating that she has three children who can't afford to live here, but live in Arizona. Chair Waterfield added that we have no control over how much land is sold for. She stated that she didn't know what can be done to create affordable housing when there is no control over the prices. The best we can do now may be the Housing Authority and renting, but it is an ongoing situation that we are trying to address.

Commissioner Andrade commended Mr. Paez Navarro for speaking, and encouraged him to continue to come to meetings. Commissioner Andrade stated that it is important to have his input. It is important, and helps the Planning Commission make the right decisions. Commissioner Andrade thanked Mr. Paez Navarro for coming.

Gary Rice, 536 Boscoe Court, Santa Maria, General Manager of the Santa Maria Airport, spoke. He marked "opposed" on the speaker card, although he is more neutral toward this project. He stated that he has been running airports for over 30 years. This town is growing dynamically, and the airport is rapidly becoming a downtown airport. Downtown airports have lots of problems, mostly generated by noise complaints. Airports don't generally lead communities; communities generally lead airports. The airport is playing catch up, with the new terminal building expansions to handle charter air craft. They have plans for improving, and having bigger jets coming in. The good news is that newer jets are quieter than the older ones. However, this airport is seeing growth. In the big picture, the only area free of residential is just off the northwest end of the airport. He stated that at the very minimum, people that will live in that area need to know that there will be a noisy airport next door.

In response to Chair Waterfield, Mr. Rice clarified that the project site is near the flight path, but not underneath.

Mary Jacka, 2226 Signal Avenue, Santa Maria, spoke in favor of the project. She noted that she used to live in Tanglewood, and the airport was never a bother. She stated that she hopes that a small part of it can be for affordable low-income housing.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made the motion to adopt Resolution No. 2460 to approve the tentative map, Tract 5909, for the Mahoney Ranch Parcel Map, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the August 8, 2006, Subdivision Committee Minutes, with the additions of the Community Development Department Conditions of Approval, page 3, mitigation 1, "Upon development of any lot/parcel, a new fire station or substation shall be constructed so that the station is located within a four (4) minute response time to Area 7. The specific timing of the construction may be determined by the City Fire Department or appropriate policy making body. An alternative will be to sprinkle all buildings." Also the Public Works memo dated March 21, 2007. Commissioner Moats seconded the motion, and it passed, 4-0.

ITEM 3 - TENTATIVE PARCEL MAP FOR MARTIN PARCEL MAP, LOCATED AT 1507 SOUTH BROADWAY, TRACT 5920, E-2006-043. Review of a tentative parcel map that would create two (2) commercial lots in a PD/C-1 (Planned Development/Central Business) zoning district, Assessor's Parcel No. 117-300-001. This project qualifies as a Class 15 Categorical Exemption from the California Environmental Quality Act. No further environmental review is required. (Project Planner: Benjamin A. Kimball)

ACTION: Adopted Resolution No. 2461, approving the tentative map, Tract 5920 for Martin Parcel Map, subject to the following:

- a. The design as shown on the Official Tentative Map.
- b. The conditions set forth in the February 13, 2007, Subdivision Committee Minutes, as amended.

VOTE: Ayes--Commissioners Andrade, Brown, Moats and Chair Waterfield; Noes--None; Absent--Commissioner Lopez; Abstained--None.

Benjamin Kimball presented the staff report, citing the location with an existing building, and a small portion that is currently vacant. He also highlighted the zoning, and size of lot. The applicant is proposing to split the parcel into two lots. The proposed split would create one vacant lot. Mr. Kimball stated that the subdivision committee reviewed this project, and it meets the zoning requirements. Staff does understand that there will be a proposal to develop the vacant parcel at a future time. Mr. Kimball concluded his report by stating that he would be happy to answer any questions.

In response to Commissioner Moats, Ben Kimball responded that when the parcel is subdivided, it will take away some parking spots from the current business, but the remainder lot would have sufficient parking to meet the code.

Mr. Kimball further stated that when the lot would be reviewed at the Planned Development Permit phase, the parking would be reviewed at that time.

Peggy Woods, Planning Division Manager, added that staff had reviewed a very preliminary design on the smaller lot, and they did look at the parking and having it provided on the site where the building would be developed.

The applicant, Gil Palacios, 2353 South Broadway, agent for the applicant Tai Martin, addressed the Commissioners. He stated that the newly created lot would have a building about 4,000 sq. ft. of general retail use. The existing restaurant has sufficient parking. The new parcel provides adequately for the 4,000 sq. ft. building that is envisioned. Mr. Palacios added that the architecture that has been reviewed with staff is a similar Mediterranean style for both facilities, and that will be brought forward at a future time.

Rodger Olds of the Engineering Division of Public Works clarified for Mr. Palacios that further development of this property would not require a retardation basin.

Staff and the Commissioners agreed to remove condition Item E from the Subdivision Committee Recommendations, which addressed the comments from Santa Barbara County Flood Control.

With no further questions or comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Moats made a motion to adopt Resolution No. 2461, approving the tentative map, Tract 5920 for Martin Parcel Map, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the February 13, 2007, Subdivision Committee Minutes, as amended. Commissioner Andrade seconded it, and it passed, 4-0.

ITEM 4 - CONDITIONAL USE PERMIT FOR CCLI BUSINESS SUPPORT FOR A TEMPORARY VEHICLE STORAGE (NEW CAR AND TRADE IN) AT 1400 WEST BETTERAVIA, U-2007-001, E-2007-003. Review of a Conditional Use Permit for CCLI Business to allow construction of a temporary vehicle storage yard (new and trade in cars) lot in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No's. 111-400-064 and -065. This project qualifies as a Class 32 Categorical Exemption from the California Environmental Quality Act. No further environmental review is required.

ACTION: By motion, approved subject to the conditions as outlined in the Preliminary Draft of the Conditional Use Permit, as amended. Vote: 4-0-1.

VOTE: Ayes--Commissioners Andrade, Brown, Moats and Chair Waterfield; Noes--None; Absent--Commissioner Lopez; Abstained--None.

Benjamin Kimball presented the staff report, citing the request and details of the project, including the location, zoning, and surrounding uses. He showed the proposed site plan, outlining what the applicant proposes to do to the site to facilitate vehicle storage, including the fencing, landscaping, portable modular offices, paved access and parking. The lots are proposed to be paved with decomposed granite-type base instead of paving, largely due to the proposed temporary nature of the use. The applicant intends to do a more permanent site design at a future date.

Mr. Kimball noted some issues relative to the project. One issue is that the site does not meet the 15% landscape requirement; however, staff believes that because of the temporary nature of the proposed use and the way landscaping is being proposed to be along Betteravia Road, the site would still be screened and beautified. Also, gravel-base paving is not normally allowed; however, this is a temporary use, and one of the main concerns with gravel-base is what happens to it over time and how it deteriorates. Since this project would be limited to five years, that outcome is not likely to occur.

Mr. Kimball reviewed the plans for the temporary modular office buildings, along with the floor plans. He noted that there were not many architectural details; however, the buildings are set back far from the street, won't be seen, and are temporary.

Mr. Kimball also noted another issue with the site having to do with the potential for oil related activity already on the site. Staff pointed out a condition in the preliminary draft Conditional Use Permit that the applicant would be responsible to clean up anything that may be found by the County of Santa Barbara. The use on the site has also been limited to a maximum of five years. Mr. Kimball concluded staff's report by stating he was available to answer any questions.

In response to Commissioner Moats, Mr. Kimball stated that the temporary buildings are not being proposed to have plumbing or bathrooms. He spoke with Bob Marshall, Building Official, about the requirements, and when employees are not staying at the site all day, using the building in a permanent manner, then bathrooms are not required. The applicant is proposing for employees to bring cars to the site, park them, and then leave.

Rodger Olds of the Engineering Division of Public Works brought attention to another memo that he brought to the Planning Commission, dated March 21, 2007, Revisions to Conditions of Approval for CCLI Business Support. Based on discussions with the applicant, staff requested to delete a couple of conditions and replace them with the ones as stated in the memo. One of the conditions had to do with trash dumpsters being replaced with 90-gallon trash containers, and also, based on the use, Engineering changed the estimated traffic mitigation fees to light industrial use instead of car dealership use.

In response to Commissioner Moats, Mr. Olds stated that the traffic mitigation fees would be reduced by about 75%.

Wendy Stockton addressed the Commissioners regarding Special Condition 2, pertaining to site landscaping. The code requires 15%, and the applicant is proposing only 5%. The Planning Commission's authority to allow for lesser landscaping extends to Planned Development Permits, but not Conditional Use Permits. Staff was trying to come up with language that would make it very clear that this landscaping is acceptable only because of being phased in.

The applicant, Bill Orndorff, 925 S. McClelland, Santa Maria, addressed the Commission. He stated that they are basically in concurrence. He clarified that they would probably bring in the modular buildings one at a time. Mr. Orndorff stated that the buildings will be used as general offices for site personnel.

In response to Commissioner Moats, Mr. Orndorff clarified that there would be a water meter for the landscape irrigation.

After some discussion, Wendy Stockton suggested some wording for Special Condition 2 of the green sheets after the first sentence: "The landscaping represents 5.1% of the area of the site, is less than the percentage required by the municipal code, and is acceptable solely due to the temporary nature of the use. Upon extension of the initial five-year term of this permit, a minimum of 15% of the site shall be landscaped."

Ms. Stockton clarified that this would basically become a phasing requirement.

Peggy Woods added the phrase to Special Condition 4, "unless extended by Planning Commission," so that it would read: "The Conditional Use Permit is valid for five years, and shall expire on March 21, 2012, unless extended by the Planning Commission."

Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made a motion to approve the Conditional Use Permit for CCLI Business Support for a temporary vehicle storage at 1400 West Betteravia Road, U-2007-001, E-2007, 003, subject to the conditions as outlined in the Preliminary Draft of the Conditional Use Permit, as amended with the changes as read into the record by Wendy Stockton and Peggy Woods. Commissioner Andrade seconded it and it passed, 4-0.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m. to a Study Session on March 22, 2007 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