



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
APRIL 18, 2007**



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

MEMBERS PRESENT: Commissioners Rodger Brown, Tom S. Lopez, Vice-Chair Michael W. Moats and Chair Etta Waterfield.

ABSENT: Commissioner Adrian Andrade

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 – Bill Scott

PUBLIC COMMENT PERIOD: There was no one who came forward to speak.

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. PLANNED DEVELOPMENT PERMIT FOR THE ROEMER COURT HOTELS TO BE LOCATED EAST OF NORTH BROADWAY, SOUTH OF PREISKER LANE AND WEST OF ROEMER COURT, PD-2006-018, E-2006-008.** Review of a Planned Development permit application to allow two hotels (with a total of 160 rooms) located in a PD/C-2 (Planned Development/General Commercial) zoning district. Assessor's Parcel No.: 128-003-038. This project qualifies for a Class 32 categorical exemption. No further environmental work is required. (Project Planner: Brian Halvorson)

ACTION: By motion, continued this item to the May 2, 2007 public hearing.

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

PUBLIC HEARINGS:

ITEM 2 - REVIEW OF A PLANNED DEVELOPMENT PERMIT FOR THE SANTA MARIA VALLEY CONTRACTOR'S ASSOCIATION FOR A 5,142 SQUARE FOOT OFFICE BUILDING ON PROPERTY LOCATED ON THE SOUTH SIDE OF THE 200 BLOCK OF EAST ROEMER WAY, APPROXIMATELY 450 FEET EAST OF NORTH BROADWAY STREET, PD-2006-028, E-2006-099. Review of a Planned Development permit to allow the construction of a 5,142 square foot office building for the Santa Maria Valley Contractor's Association on a 1.19 acre site located on the south side of the 200 block of East Roemer Way, approximately 450 feet east of North Broadway Street, in a PD/C-2 (Planned Development/ General Commercial) zoning district, Assessor's Parcel No.128-003-030. 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 outlined in the Preliminary Draft of the Planned Development Permit.

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

Bill Scott presented the staff report, citing the project description, location, surrounding uses, elevation details, and landscaping information. Mr. Scott indicated that an issue concerning the project had to do with the height of the building. He stated that the height limit in the code for this zoning district is 18 feet if the proposed building is within 100 feet of a residential zone, but if no impacts are found, then the building can be up to 40 feet in height. The proposed building height is 21 feet, nine inches. With the mitigation measures being proposed, including the setbacks, an-8 foot wall, as well as an open patio and substantial trees to help buffer, staff believes the increased height as proposed would not adversely impact the surrounding residential uses. Mr. Scott concluded his presentation by stating that staff recommends approval and is available to answer any questions.

In response to Commissioner Brown, Mr. Scott clarified that the footprint of the closest house is 69 feet from the project footprint.

Mr. Scott clarified for Commissioner Lopez that the landscape calculation does not include the vacant building pad that will be on the site.

In response to Commissioner Moats, Mr. Scott explained that the patio details will be refined at the building permit stage. At this stage, the exhibits are only the proposed elevations.

Mr. Scott responded to Commissioner Lopez that the patio will have fences around it which will help to deter skateboarders and cyclists from riding on it.

Barry Williams, the architect for the project, 719 S. McClelland, addressed the Commission. Mr. Williams spoke concerning the proposed amenities to the project, including the patio and the proposed eight foot wall, as well as the landscaping and setbacks. He also commented that they are proposing some offices to be included in the project. Mr. Williams stated that the idea behind the building design was to represent the many different trades that the Contractor's Association encompasses.

Rodger Olds clarified for Mr. Williams that the condition pertaining to a vehicle wash area is a standard condition, so that if the property ever changes ownership, the condition is there.

Mr. Pedro Paez Navarro addressed the Commission. He spoke on the need of affordable housing in Santa Maria.

Wendy Stockton interjected that the testimony being offered should have to do with the project at hand, and suggested that another public comment period be held so that Mr. Navarro could express his concerns.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made the motion to approve a Planned Development Permit for the Santa Maria Valley Contractor's Association for a 5,142 square foot office building on property located on the south side of the 200 block of East Roemer Way, approximately 450 feet east of North Broadway, PD-2006-028, E-2006-099, subject to the conditions outlined in the Preliminary Draft of the Planned Development Permit. Commissioner Lopez seconded it, and it passed, 4-0 (Commissioner Andrade absent).

ITEM 3 - ZONING TEXT AMENDMENT TO CHAPTER 32 OF TITLE 12, OF THE MUNICIPAL CODE PERTAINING TO THE OFF-STREET PARKING REQUIREMENT IN THE ORIGINAL FOUR SQUARE MILES OF THE CITY, Z-2007-002, E-2007-013.

Review of recommendations to the City Council regarding a negative declaration and an ordinance amending Chapter 32 of Title 12 of the Municipal Code (Zoning Regulations) pertaining to the off-street parking requirement in the “original” four square mile ordinance. A negative declaration was prepared for the project under the provisions of the California Environmental Quality Act. No further environmental review is needed. (Project Planner: Benjamin A. Kimball)

ACTION: By Resolution No. 2462, recommended that the City Council file a negative declaration, E-2007-013 (Exhibit B).

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

ACTION: By Resolution No. 2463, recommended that the City Council adopt an ordinance amending Chapter 32 of Title 12 (Exhibit A).

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

Commissioners Lopez and Brown declared a conflict of interest. Since only two Planning Commissioners remained, the Commissioners drew lots. Commissioner Brown drew the small lot and left the room. Commissioner Lopez retained his seat only to vote, and voted last. He did not otherwise participate or attempt to influence the vote.

Benjamin Kimball presented the staff report, explaining the background to the Four Square Mile Ordinance. He stated that this provision allows for businesses on small lots the ability to expand without providing additional parking, and in exchange, they agree to provide upgrades to their building. Currently the maximum lot size to benefit from this provision is 15,000 square feet or less, and staff is proposing to enlarge that to 20,000 square feet or less

In response to Commissioner Moats, Mr. Kimball stated that he has processed perhaps four applications using this provision. He commented that staff has not gotten many requests to use this provision, and that could be because it is too restrictive.

Mr. Kimball went on to explain that this provision is for commercial lots which are largely close to Main Street and Broadway, where there is generally parking in the streets as well as existing parking lots nearby.

With no further questions, Chair Waterfield closed the hearing and called for a motion. Commissioner Moats made the motion to approve Resolution No. 2462, recommending that the City Council file a negative declaration, E-2007-013 (Exhibit B), concerning the Zoning Text Amendment to Chapter 32 of Title 12 of the Municipal Code pertaining to the off-street parking requirement in the original Four Square Miles of the City, Z-2007-002, E-2007-013, for properties less than 20,000 square feet. Chair Waterfield seconded it, and it passed, 3-0-1.

Commissioner Moats made the motion to approve Resolution No. 2463, recommending that the City Council adopt an ordinance amending Chapter 32 of Title 12 (Exhibit A), concerning the Zoning Text Amendment to Chapter 32 of Title 12 of the Municipal Code pertaining to the off-street parking requirement in the original Four Square Miles of the City, Z-2007-002, E-2007-013, for properties less than 20,000 square feet. Chair Waterfield seconded it, and it passed, 3-0-1.

PUBLIC COMMENT PERIOD: Chair Waterfield called for a second public comment period. Pedro Paez Navarro, Jose Ochoa, Abraham Garcia, and Luis Garcia each addressed the Commissioners, and spoke concerning the need for affordable housing in Santa Maria.

ADJOURNMENT: The meeting was adjourned at 8:10 p.m. to a Study Session on April 19, 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