



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
JUNE 6, 2007**



**SANTA MARIA PLANNING  
COMMISSION OFFICIAL COPY  
DATED: JULY 5, 2007**

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

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

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

**APPROVED PLANNING COMMISSION MINUTES OF MAY 16, 2007, AS WRITTEN WITH ONE AMENDMENT, A CORRECTION TO STAFF’S TITLE.**

**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.

**VOTE: 5-0:** AYES: Commissioners Andrade, Lopez, Moats, Brown, Waterfield; NOES: None; ABSTAINED: None; ABSENT: None.

a. **ONE YEAR TIME EXTENSION FOR THE CONSTRUCTION OF THE FOODSCO GAS STATION, LOCATED AT THE NORTHWEST CORNER OF ENOS DRIVE AND BROADWAY, PD-2005-004, E-2005-013.** Review of a one year extension of time request in which to start the construction of a gas station located at the northwest corner of Enos Drive and Broadway in a PD/C-1 (Planned Development/Central Business) zoning district, Assessor’s Parcel No. 117-205-003. This project qualifies for a Mitigated Negative Declaration. No further environmental review is required. (Project Planner: Brian Halvorson)

**ACTION:** By motion, the Planning Commission granted a one year time extension for PD-2005-004.

b. **PLANNED DEVELOPMENT PERMIT FOR NEWLOVE GARDENS FOR 11 SINGLE FAMILY RESIDENCES, 580 EAST NEWLOVE DRIVE, PD-2005-026, E-2005-068.** Review of a Planned Development Permit to allow the construction of 11 single family residences. The zoning of the site is proposed to be changed from R-2 (Medium Density Residential) to PD/R-2 (Planned Development/Medium Density Residential), Assessor’s Parcel No. 128-076-028. The environmental Impacts of the project were analyzed in the Initial Study/ Mitigated Negative Declaration, E-2005-068, prepared for the zone change. Mitigation measures have been incorporated into the proposed conditions of approval. No further environmental review is required. (Project Planner: Benjamin A. Kimball)

**ACTION:** By motion, the Planning Commission continued the Newlove Gardens, Planned Development Permit (PD-2005-026) to the June 20, 2007 Planning Commission public hearing.

- c. **CONDITIONAL USE PERMIT FOR CLEARWIRE U.S. LLC, FOR A 63'-1" HIGH FLAGPOLE AND EQUIPMENT CABINET, LOCATED AT 1100 NORTH PALISADE DRIVE (TUNNELL PARK), U-2007-013, E-2007-020.** Review of Conditional Use Permit to allow the construction of a 63'-1" high flagpole, and equipment cabinet to provide wireless internet access, located in an OS (Open Space) zoning district, Assessor's Parcel No. 128-033-002. The project is a class 3 categorical exemption. No further environmental review is required. (Project Planner: Greg Stones)

**ACTION:** By motion, the Planning Commission continued the Tunnell Park flagpole and equipment cabinet for wireless internet, Conditional Use Permit (U-2007-013) to the June 20, 2007 Planning Commission public hearing. Vote: 5-0.

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## **PUBLIC HEARINGS:**

**ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR BLOSSER COMMERCIAL #2 TO BE LOCATED AT 715 SOUTH BLOSSER ROAD, PD-2007-001, E-2007-004.** Review of a Planned Development permit to allow the construction of a 34,281 square foot industrial building that would include 7,501 square feet of office and 27,230 square feet of warehousing to be located in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-190-058. This project qualifies for a class 32 categorical exemption. No further environmental review is required. (Project Planner: Brian Halvorson)

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

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

Brian Halvorson presented the staff report, citing the location and outlining details concerning the proposed project. Mr. Halvorson specified that the site plan includes a bus turnout as requested by the Public Works Department, as well as a telecommunications site with an equipment building on the southwest corner of the site that was previously approved under PD-2004-016. The 95-foot-tall mono-pine tower on that corner had also been previously approved, and was shown for discussion purposes. Mr. Halvorson displayed the proposed elevations, highlighting the materials, design and colors of the proposal. He also touched on the landscape plan, stating that staff recommends a minimum of four 24-inch box trees to be planted around the telecommunications site to help soften the building and transformers near the mono-pine. Mr. Halvorson concluded his presentation by stating that staff recommended approval, and was available to answer questions.

In response to Commissioner Brown, Brian Halvorson stated that staff believed the mono-pine tower would look better than a plain 95-foot-tall pole.

Mr. Halvorson clarified for Commissioner Moats that the trees surrounding the mono-pine would be Canary Island Pines.

Rudy Bachman, project applicant, of Blosser Road LLC, addressed the Commission. Mr. Bachman stated that his understanding was that the selected pine trees were to have compatibility with the mono-pine.

In response to Commissioner Andrade, Rodger Olds clarified that the driveways on the site are at-grade driveways.

In response to Commissioner Lopez, Rodger Olds explained that only a bus turnout was required, not a slow-down lane for southbound traffic. Staff didn't see the need to require a slow-down lane.

Mr. Bachman agreed with Mr. Olds, stating that they would prefer to leave the design as it is.

In response to Commissioner Moats, Mr. Bachman acknowledged that the retardation basin is located on the property next to this site, which is a benefit to this project. The project in the back didn't participate in the frontage improvements, so both projects have contributed toward improvements.

With no further comments, Chair Waterfield closed the public hearing and called for a motion. Commissioner Brown made a motion to approve the Planned Development Permit for Blosser Commercial #2 to be located at 715 South Blosser Road, PD-2007-001, E-2007-004, subject to the conditions outlined in the Preliminary Draft of the Planned Development Permit. Commissioner Andrade seconded the motion, and it passed, 5-0.

### **ITEM 3 - AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR REGENCY CENTERS,**

**SP-2006-020.** Review of staff recommendation to adopt a resolution recommending to City Council approval to amend the Development Agreement for the Regency Centers/Kohl's Project. The amendment is to increase the reimbursement amount to include change order work required by Caltrans. This 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)

**ACTION:** The Planning Commission adopted a Resolution No. 2468 recommending to City Council approval of an amendment to the Development Agreement with Regency Realty Group, Inc. increasing the total amount reimbursable to the developer by \$19,556.35.

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

Rodger Olds presented the staff report, stating that this request was an amendment to the original development agreement with Regency Realty Group concerning the Kohl's project improvements. The original development agreement was to reimburse the Regency Realty Group for the improvements along Broadway and the intersection improvements at Broadway and McCoy Lane that were above and beyond frontage improvements normally required. Since those improvements were in the AB1600 fee program, the City was able to reimburse the developer for this work. The original agreement was for approximately \$559,000, based on the numbers provided. The complete project increased approximately \$20,000 because of change orders from Caltrans, including some additional striping, street name signs hanging from the signal masts, and additional signal loops. Mr. Olds concluded his presentation by asking for the Planning Commission's approval of the resolution, and stated he was available to answer any questions.

Mr. Olds clarified for Commissioner Lopez that Caltrans is holding a bond for the work, and has the authority to request the work to be done. Mr. Olds explained that staff negotiated with the applicant, and they are covering half the cost for the change order work, so this expense is not solely on the City.

With no further comments or questions, Chair Waterfield closed the hearing and called for a motion. Commissioner Moats made a motion to approve Resolution No. 2468 recommending to City Council approval of an amendment to the Development Agreement with Regency Realty Group, Inc. increasing the total amount reimbursable to the developer by \$19,556.35. Commissioner Brown seconded it, and it passed, 5-0.

**ITEM 4 - PARTIAL VACATION OF WATER WELL EASEMENT FOR CITY WELL 2AS OVER 2936 INDUSTRIAL PARKWAY, SP-2007-009, E-2007-029.** Review of a resolution making a finding that a proposed vacation of a portion of a water well easement for City Well 2AS is in conformity with the City's General Plan. The easement is located on a portion of the property located at 2936 Industrial Parkway in a PD/M-1 (Planned Development/Light Manufacturing) zoning district, Assessor's Parcel No. 111-291-027. The project is a class 5 categorical exemption. No further environmental review is required. (Project Engineer: Rodger Olds)

**ACTION:** The Planning Commission adopted Resolution No. 2469 affirming that the subject vacation is in conformity with the City's General Plan.

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

Rodger Olds presented the staff report by stating that on behalf of the Utilities Department, the Public Works Department seeks the finding of consistency with the General Plan for the abandonment of a portion of a well easement located on Industrial Parkway for Well 2AS. It is an existing well not currently in use; however, it may be used in the future. Staff has worked with the property owners, the developers of the Concha Investments Subdivision Map, who are seeking to use some of the property. The property owners are paying the City for the land, and will be doing some improvements, and taking the unnecessary improvements out. Mr. Olds concluded his presentation by stating that the City is seeking approval of the resolution of findings of consistency with the General Plan, and he was available to answer any questions.

Mr. Olds responded to Commissioner Moats by stating that if the City needed to use the well again, it might require the installation of a new pump and well facilities. Mr. Olds stated that the well might be needed to use for irrigation for the parks nearby.

Mr. Olds responded to Commissioner Andrade that the portion of land in question is only part of the easement, a U-shaped area, which varies from 20 to 30 feet. Mr. Olds stated that the City will maintain the access easement to access the well.

Mr. Olds responded to Commissioner Lopez that the price of \$5 per foot was negotiated by the Utilities Department with the applicant as fair value for this easement plan. He further clarified that the City is not the underlying property owner; this is simply an easement right that is being addressed. The property is currently zoned industrial land, not residential.

Wendy Stockton added that she helped the Utilities Department with the draft of the staff report, and the land in question was originally used for the location of a bleeder line so water could be flushed out of the well. That will be relocated into a more efficient use of space. The Concha Investment people will be doing that work on the site.

With no further comments or questions, Chair Waterfield closed the hearing and called for a motion. Commissioner Lopez made the motion to adopt Resolution No. 2469 for the Partial Vacation of Water Well Easement for City Well 2AS Over 2936 Industrial Parkway, SP-2007-009, E-2007-029, affirming that the subject vacation is in conformity with the City's General Plan. Commissioner Andrade seconded the motion, and it passed, 5-0.

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**PUBLIC COMMENT PERIOD:** Pedro Navarro and John Magana addressed the Commission.

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**ADJOURNMENT:** The meeting was adjourned at 7:41 p.m. to a Study Session on June 7, 2007 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