



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
JULY 5, 2007**



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

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

**ABSENT:** Chair Etta Waterfield

**STAFF PRESENT:** Community Development Director – Kirk E. Lindsey  
Planning Division Manager – Peggy Woods  
Senior Deputy City Attorney – Wendy Stockton  
Senior Civil Engineer – Rodger Olds  
Recording Secretary – Kathleen Villegas  
Advance Planner – Brian R. Smith  
Planner II – Bill Scott

**BY MOTION, APPROVED THE PLANNING COMMISSION MINUTES OF JUNE 6, 2007, AS WRITTEN.**

**PUBLIC COMMENT PERIOD:** No one present wished 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.

**VOTE: 4-0-1:** AYES: Commissioners Andrade, Brown, Lopez, and Moats; NOES: None; ABSTAINED: None; ABSENT: Waterfield.

- a. **AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND INLAND PACIFIC BUILDERS IN ORDER TO REIMBURSE THE DEVELOPER FOR THE REMAINDER OF THE MAIN STREET WIDENING PROJECT NOT PREVIOUSLY COVERED UNDER THE ORIGINAL LA VENTANA DEVELOPMENT AGREEMENT, SP-2006-017.** Review of Staff recommendation to adopt a resolution recommending City Council approval to amend the Development Agreement for the La Ventana I project. The amendment is to increase the reimbursement amount to include the remainder of the Main Street widening work previously not covered by the original Development Agreement. 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:** By motion, continued this item to the August 1, 2007 public meeting.

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**PUBLIC HEARINGS:**

**ITEM 2 - GENERAL PLAN AMENDMENT/ZONE CHANGE/SPECIFIC PLAN AMENDMENT ON 740 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF SKYWAY DRIVE AND ORCUTT EXPRESSWAY (STATE HIGHWAY 135) FOR THE SANTA MARIA PUBLIC AIRPORT DISTRICT, GPZ-2005-007, SPZ-2007-001, E-2005-039.**

Review of recommendation to City Council regarding the certification of the Final Environmental Impact Report (FEIR), E-2005-039, an amendment to the General Plan (Land Use), zone change, and specific plan amendment. Assessors Parcel Numbers 111-230-090 (portion), 111-230-91, 111-230-92, 111-230-93 (portion), 111-230-94. (Project Planner: Bill Scott)

**ACTION:** By motion, continued this item to the August 1, 2007 public meeting.

**VOTE: 4-0-1:** AYES: Commissioners Andrade, Brown, Lopez, and Moats; NOES: None; ABSTAINED: None; ABSENT: Waterfield.

Bill Scott presented the staff report, citing the location, size, purpose of the specific plan, and background of the project. Mr. Scott then addressed the specific issues associated with the project, including land use, circulation, housing, conservation, the natural habitat, open space, noise, safety, hazardous materials, and economic development. With that, Bill Scott concluded staff's presentation by stating he was available to answer any questions.

In response to Chair Moats, Mr. Scott explained how residential uses are not compatible with airport use, stating that certain land uses, such as industrial and commercial, are more consistent with airport operations.

John Rickenbach, Rincon Consultants, author of the project EIR, responded to Chair Moats by stating that use of the animal conservation areas would be subject to conditions through the permitting process through U.S. Fish and Wildlife and State Department of Fish & Game. Mr. Rickenbach stated that the proposed specific plan proposes to limit encroachment into those areas.

Carl Engel, President of the Airport District Board, representing the applicant, along with Gary Rice, Airport General Manager and fellow board members, were present. Mr. Engel stated that the Airport Board was in attendance in support of the project, and that they hope it moves to the City Council. Mr. Engel also introduced Laurie Tamura and Brian Schwartz, from Urban Planning Concepts, consultants for the project.

Brian Schwartz, of Urban Planning Concepts, presented a brief PowerPoint presentation. Afterwards, Mr. Schwartz cited a few corrections to the staff report. On page 13 of the staff report, under On Site Noise Continuation, the outdoor noise area needs to be less than 55 dBA. Mr. Schwartz also pointed out a discrepancy on page 23 concerning noise standards. Mr. Schwartz stated that they would like it clarified that the noise standards for the exterior would be 65 dBA and for industrial uses 70 dBA.

Bill Scott stated that he would take care of the changes such to be consistent with the General Plan, and revise the staff report.

Brian Schwartz continued, and asked about the condition concerning the removal of trees. The condition currently reads "unless a finding is made by the Recreation & Parks Department." Mr. Schwartz asked that the condition state that the finding for the trees would be made at this time and not later by the Recreation & Parks Department.

Bill Scott responded to Brian Schwartz by stating that no analysis had been done yet on the trees.

In response to Commissioner Andrade, Peggy Woods stated that the wording as stated in the mitigation measure of the EIR is from the City Ordinance, under Landscape Standards, chapter 44. There it states that the existing trees would be retained unless findings were made by Recreation & Parks staff. Ms. Woods stated that essentially, the requirement was citing that code.

Peggy Woods clarified for Chair Moats that the grading plan would designate the location of the trees and which trees would be removed. The Recreation & Parks Department would make a determination, utilizing an arborist's report, if necessary, to verify tree removal.

Laurie Tamura stated that she had dialogue with City staff on this subject, and the specific site has areas of eucalyptus trees that will come down in wholesale. Ms. Tamura stated that they did not want to have to inventory large amounts of eucalyptus trees, because it would be an expensive exercise to study which trees will stay and which will go.

In response to Ms. Tamura, Commissioner Andrade stated that the Planning Commission could not violate the City code.

Wendy Stockton stated that several years ago, she was involved with the initial meetings for this project, but was not in them later. Her suggestion at the time was to give the City flexibility, to cite the code but not quote it.

Laurie Tamura stated that on page 10, the first bullet point acknowledges Ms. Stockton's suggestion. Ms. Tamura further stated that the code is written explicitly concerning ways to deal with trees coming out instead of counting each and every one. She commented that they didn't want to violate the code.

Commissioner Andrade commented that he was hearing different interpretations of the code, and wasn't sure that they were consistent.

Laurie Tamura reiterated that in some areas of the project site, the trees would be coming down. She stated that they would like to defer further analysis of the trees coming down, saying that it was a lesson in futility to count trees when they would be coming down. Ms. Tamura stated that the applicant would like to resolve that with City staff.

In response to Chair Moats, Peggy Woods stated that the Community Development Department agreed with Ms. Stockton's interpretation, which allows some flexibility sometime later in the process.

Brian Schwartz stated that was a satisfactory interpretation, and the applicant would work with City staff to meet the intent of the ordinance.

In response to Commissioner Andrade, Brian Schwartz explained that the golf course was included in the first phase so that the Airport District could generate revenue to proceed with the associated infrastructure.

Mr. Schwartz further explained to Commissioner Andrade that studies have indicated that it appears to be an economically viable project to allow the Airport District to build structure that would be needed for the business part of the Specific Plan.

In response to Chair Moats, Mr. Schwartz stated that as requested by the Foxenwoods Homeowner's Association, California Boulevard would be cut off and turned into a cul-de-sac so traffic will not go through the neighborhood.

Bob Hatch, president of the Santa Maria Chamber of Commerce, spoke in favor of the project. He stated that the Chamber of Commerce agrees with this project as being vital for economic development, and urged the Planning Commission to follow staff's recommendation and move this forward.

Ed Hennon, 4637 California Boulevard, Santa Maria, representing the United Neighbors' Homeowner's Association, spoke in opposition to the project. He spoke about the trees at the site, calling them an urban forest. He also spoke about the golf course, and how approval of this project would destroy 96 affordable housing units. Mr. Hennon urged the Planning Commission to not let the citizens down, and send the plan back to the Airport for more work to be done.

Jackie Venegas, 4000 S. Blosser Road, Space 42, Santa Maria, resident of the mobile home park, spoke in opposition to the project, stating that she came to the Planning Commission to be heard. Ms. Venegas requested for the project to be declined until they have a plan to relocate families in the park.

Mary Jacka, 2226 Signal Avenue, Santa Maria, spoke in opposition to the project. Ms. Jacka stated she was present to support the trailer park residents, saying that they needed answers, had no leases, and are uncomfortable not knowing what to do. Ms. Jacka stated that the park residents have not been offered relocation services, which they are entitled to.

Armando Venegas, 4000 S. Blosser Road, Space 42, Santa Maria, resident of the mobile home park, spoke in opposition to the project. He stated that the airport has made them promises, and this project will push people into the street.

Elias Barriga-Gonzalez, 4000 S. Blosser Road, Space 49, Santa Maria, president of the airport mobile home park, addressed the Commission. Mr. Gonzalez stated that he was not opposed to the job opportunities, and he was not opposed to the City growing with better services and community. He stated his concern about where the mobile park residents will go if the airport does not do what they are supposed to.

Pedro Paez Navarro, 315 W. Harding Street, addressed the Commission, speaking about moving the mobile home park, and the need for affordable housing.

Brian Schwartz, Urban Planning Concepts, addressed the public comments with some rebuttal comments. Mr. Schwartz stated that the Airport District has had some difficulties in the years getting their plan approved and constructed, and that some of the changes in federal law and finding endangered species could not have been foreseen. Mr. Schwartz reiterated that this is a long-term plan for the City, and an important component to the Santa Maria Valley. Regarding the mobile home park, Mr. Schwartz stated that the Airport District would comply with all applicable local, State and Federal laws, adding that there are mitigation measures in the EIR for relocation, and conversion impact report at the time the process would take place. Mr. Schwartz stated that he understood the concerns of the residents, and said that the process for relocation is 15 years out or more. Mr. Schwartz added that there have been significant steps to improve the park over the past four years, with over \$200,000 spent on improvements. Mr. Schwartz stated that the Airport District was inspecting the mobile home park for health and safety. Mr. Schwartz concluded by stating that they would like to move the project on to the City Council with a favorable recommendation from the Planning Commission.

In response to Chair Moats, Mr. Gary Rice, General Manager of the Airport, responded to some of the comments made. Mr. Rice stated that the proposed golf course was considered a marginal revenue producer at best, and would be there as an attraction. Mr. Rice added that the Airport District would not denude the area of trees. Mr. Rice stated that Phase 1 was more than a golf course, but it would also be 42 acres of leased sites. He clarified that the sites would be

leased because they are under the FAA, which states that land cannot be sold. Mr. Rice added that many industries would come in and lease, and in fact, larger industries prefer to lease. He added that until the project gets to the point of approval, there was nothing to sell, because they can't market it until the plan is approved.

Mr. Rice continued, stating that the mobile home park situation was frustrating. Mr. Rice agreed that it is a community of interest, and stated his respect to the residents for how they conduct themselves and their community. Mr. Rice stated that he would like to move them all somewhere; however, that was premature right now. Mr. Rice stated that years before moving, a conversion impact report would need to be prepared, and the Airport District would comply with that. Mr. Rice said that they would follow the letter of the law and everyone would have input at the appropriate time.

Mr. Rice responded to Chair Moats by stating that right now, the mobile home park residents have a month-to-month lease, and because of the various laws and regulations, they are protected, meaning that the Airport cannot just go in and move them out at will. Mr. Rice stated that while the Airport is the one that has to invest in the infrastructure in the park, the residents have a responsibility to be code compliant. Mr. Rice stated that it was a business decision, and it was not in their best interests to have a long-term lease in the mobile home park.

In response to Commissioner Brown, Mr. Rice clarified that FAA basic policy is that they do not approve residential use on airport property.

In response to Commissioner Andrade, Ann Russell, legal counsel for the Airport District, commented that the mobile home park is currently a legal nonconforming use. The site is zoned light industrial, and has been for many years. Ms. Russell stated that a conversion impact report is triggered when the use of the mobile home park is changed, which wouldn't be any time soon.

Ms. Russell went on to explain how conversion impact reports are triggered. She stated that if the mobile home park residents came into possession before 1983, they would have signed a lease acknowledging that the master lease would expire in 2003. The Airport Board took over the mobile home park when the master lease expired, and tried to bring an antiquated asset into compliance after having no control over it for 40 years. Ms. Russell stated that the Airport District was not going to do anything soon to change it from a mobile home park. When ready, they will do everything required by law, but to do so soon would be useless unless the residents would be moving in the next two years.

In response to Commissioner Andrade, Ms. Russell stated that the mobile home park residents could not be moved without going through the process. The residents would have to be noticed, and the Airport would conduct public meetings. The residents are protected by State law and the local conversion impact law.

Laurie Tamura, Urban Planning Concepts, commented that in the original 1995 Specific Plan, the area was zoned light industrial, M-1. Ms. Tamura stated that historically, the site has never been a mobile home park designation.

Kirk Lindsey, Community Development Director, stated that if the proposed Specific Plan was not passed, then the existing Specific Plan would stand, and that site would still be zoned industrial.

Gary Rice, Airport Manager, stated that the mobile home park tenants are clearly protected, because they could not be relocated without at least two years' notice. Mr. Rice stated that protection is built in with the regulations, and the Airport would comply with them.

Ms. Tamura responded to Chair Moats by stating that 35 years ago, an airport board made a decision to put industry on Skyway Drive. It has gone through changes, but someone had to make a first step to move forward. Ms. Tamura stated that is what this proposal is—a step

forward, putting in the infrastructure and design elements, to make it available to someone who wants to come to the community.

Mr. Hennon addressed the Planning Commissioners, refuting what Mr. Schwartz said on money spent to improve the trailer park. Mr. Hennon clarified that a park office and home for the managers were not acceptable to the new managers, so they were razed; replaced a wood fence, removed some trees, and repaired four major failures of the water main line. Mr. Hennon stated that the Airport has not put a lot of money into the park, and added that he believed the Airport was using force-out measures.

Chair Moats closed the public comment period.

Commissioner Brown stated he believed this is a great project for both the airport and the City, and he stated that he understood the concerns of the mobile home park residents. Commissioner Brown suggested maybe this could be looked at in a different way, suggesting that the City get involved and identify some available properties, and perhaps get the three parties together and come up with something.

Commissioner Andrade commended everyone involved in this project for a great job. He stated his concern about the phasing, saying he would like to see the focus on Phase 2 first. Commissioner Andrade also stated he was concerned about the Valley and economic viability, but wasn't in favor of this plan.

Commissioner Lopez agreed with Commissioner Brown, stating that there needs to be better communication between the airport and the mobile home park residents. Commissioner Lopez wondered why the proposed plan gives so many details about bike trails and arterials, yet no direction as to when the mobile home park would be relocated. Commissioner Lopez stated that as specific as this plan is, that needed to be taken into account.

Commissioner Moats stated his belief that it would be difficult to move the trailer park en masse. Commissioner Moats commented that he was inclined to vote for the project.

Commissioner Brown suggested postponing this item to another hearing on the condition that the three parties talk.

Commissioner Andrade reiterated his desire for more data on the economic viability of the plan, and stated that he was willing to defer the vote to another hearing so that information could be provided.

Kirk Lindsey, Community Development Director, commented that it would be preferable for a continuation of this item in lieu of a denial. Mr. Lindsey stated that this is an important decision. Mr. Lindsey spoke about economic development, stating that Santa Maria is the largest city in Santa Barbara County, yet many residents head out of town to their jobs. He stated that the community needs to find a better balance. Santa Maria has lost jobs to Ventura, Oxnard, and some are leaving the state. Mr. Lindsey stated that if Santa Maria is going to keep those jobs, we need to provide what is needed—either build to suit sites, or have them readily available.

Commissioner Brown made some suggestions concerning the mobile home park, including having staff work with whoever needed help to find affordable dwellings in Santa Maria

In response to Chair Moats, Laurie Tamura stated that there are currently no proposals in the Orcutt Community Plan for any mobile home parks. Ms. Tamura also commented that in the specific plan study, the phasing schedule was looked at to be as economic as possible. Ms. Tamura stated that she could review the phasing with the Planning Commission if they would like.

Chair Moats reopened the public hearing at Commissioner Andrade's request.

In response to Chair Moats, Laurie Tamura stated that one of the directions given to the applicant was that the FAA would not approve this proposed plan if it included any residential zoning on the airport property, so they went with the CPO designation. Ms. Tamura stated that they subsequently took all the housing designations off the plan so that the plan could proceed, and made the conversion of the mobile home park in Phase 3 to allow them more time.

Ms. Tamura clarified for Chair Moats that if the proposed specific plan was approved tonight, it could still be amended in the future.

Bill Orndorff, 925 S. McClelland, Santa Maria, addressed the Planning Commission at Chair Moats' request. Mr. Orndorff agreed that this project has been in the works for a long time, and suggested that perhaps the Planning Commission should proceed and ask the City Council to have a blue ribbon committee made up of people to take a long look at this and come up with a solution. Mr. Orndorff commented that it was very important to move this project forward, and ask the City Council to appoint a committee to investigate available options.

Chair Moats closed the hearing in view of those who had already left the room.

In response to Commissioner Brown, Wendy Stockton gave the Planning Commissioners some procedural options.

Commissioner Andrade stated his desired to continue this item to the August 1 hearing, now that staff has heard some of the suggestions given. Commissioner Andrade also stated his desire for additional information.

Commissioner Lopez concurred with Commissioner Andrade.

Laurie Tamura commented that she would be inclined to go to the August 1 date because they needed to gather data before the next meeting, and also needed time to review the resolutions.

Commissioner Brown made the motion to continue the item, General Plan Amendment/Zone Change/Specific Plan Amendment on 740 acres generally located at the southwest corner of Skyway Drive and Orcutt Expressway (State Highway 135) for the Santa Maria Public Airport District, GPZ-2005-007, SPZ-2007-001, E-2005-039, to the August 1, 2007 public meeting. Commissioner Andrade seconded it, and it passed; 4-0-1.

**ITEM 3 - DEVELOPMENT AGREEMENT BETWEEN THE CITY AND INLAND PACIFIC BUILDERS IN ORDER TO REIMBURSE THE DEVELOPER FOR THE CONSTRUCTION OF THE BATTLES ROAD RAILROAD CROSSING AND RELATED SIGNAL WORK AT BATTLES ROAD AND DEPOT STREET, SP-2007-013.**

Review of Staff recommendation to adopt a resolution recommending City Council approval the Development Agreement for the Battles Road, Railroad Crossing project. The Development Agreement will allow the City to reimburse the Developer, Inland Pacific Builders, for the construction of the Battles Road Railroad Crossing and related signal work at Battles Road and Depot Street. 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:** Adopted Resolution No. 2472 recommending to City Council approval of a Development Agreement with Inland Pacific Builders, Inc.

**VOTE: 4-0-1:** AYES: Commissioners Andrade, Brown, Lopez, and Moats; NOES: None; ABSTAINED: None; ABSENT: Waterfield.

Rodger Olds presented the staff report, stating that the item under consideration was a recommendation to City Council for the approval of the development agreement with Inland Pacific Builders. Mr. Olds stated that the development agreement would allow the City to reimburse the developer for the installation of the Battles Road Railroad Crossing and related signal work at Battles Road and Depot Streets. The development agreement proposes the reimbursement not to exceed \$823,000. Approval of the resolution would recommend to City Council that they approve the development agreement and the City enter into the development agreement with Inland Pacific Builders for the reimbursement. He concluded the staff report by stating that he was available to answer questions.

With no questions and no further comments, Chair Moats closed the hearing and called for a motion. Commissioner Brown made the motion to adopt Resolution No. 2472 recommending to City Council approval of a Development Agreement between the City and Inland Pacific Builders, Inc. in order to reimburse the developer for the construction of the Battles Road Railroad Crossing and related signal work at Battles Road and Depot Street, SP-2007-013. Commissioner Lopez seconded it; and it passed, 4-0-1.

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**ADJOURNMENT:** The meeting was adjourned at 9:25 p.m. to a Study Session on July 19, 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