



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
AUGUST 1, 2007**



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

**PRESENT:** Commissioners Adrian Andrade, Rodger Brown, Tom S. Lopez, 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  
Special Districts Planning Tech – Patty Ellis  
Recording Secretary – Kathleen Villegas  
Planner II – Bill Scott  
Planner II – Brian Halvorson

**BY MOTION, APPROVED THE PLANNING COMMISSION MINUTES OF JUNE 20, 2007, AS WRITTEN. 4-0-1** (Etta Waterfield abstained; was absent from that meeting).

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

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

- a. **GENERAL PLAN AMENDMENT/ZONE CHANGE/SPECIFIC PLAN 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.** A review of environmental impact, General Plan Amendment, zone change, and specific plan amendment for 740 acres of property located at the Santa Maria Public Airport, 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, at the request of the applicant, continued this item to the September 19, 2007 Planning Commission hearing.

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**PUBLIC HEARINGS:**

**ITEM 2 - TRISTAR INSURANCE MARKETING & FINANCIAL SERVICES LLC LOCATED AT 2601 SKYWAY DRIVE, A-2, SP-2007-019.** Determination that TriStar Insurance Marketing & Financial Services is a permitted use in a PD/M-1 (Planned Development/Light Manufacturing) zoning District. (Project Planner: Bill Scott)

**ACTION:** Adopted Resolution No. 2473 making a determination that TriStar Insurance Marketing & Financial Services is a permitted use in the PD/M-1 (Planned Development/Light Manufacturing) zoning district [SMMC 12-15.03 (13)]. .

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

Bill Scott presented the staff report, stating that this request is for a determination that Tristar Marketing & Financial Services LLC is a permitted use in the PD/M-1 (Planned Development/Light Manufacturing) zoning district. Mr. Scott cited the proposed location of the business, as well as the function of the business, and referred to Exhibit B, which describes the business operations. Mr. Scott stated that staff had determined that the location functions appropriately as an administrative office, which is a permitted use at this location. One component of the office function is occasional training as described in Exhibit D, occurring approximately once a month, lasting no longer than three days, and involving no more than 10 people per training session. Staff has concluded that the corporate office is a permitted use; however, incidental training sessions are not specifically listed in the permitted or conditional uses in this zoning district. Mr. Scott stated that because the training is not specifically called out in the code, the applicant is requesting and staff is recommending that the Planning Commission adopt a resolution making the determination that Tri-Star corporate office including occasional training is a permitted use in this zone. With that, Mr. Scott concluded the staff report.

John Goodmans, secretary/treasurer of Tristar, addressed the Commission. Mr. Goodmans commented that the Tristar offices are very quiet.

In response to Commissioner Lopez, Wendy Stockton stated that from a legal standpoint, once the Planning Commission makes a determination, then the Municipal Code should be amended to include this use in the PD/M-1 zone. Ms. Stockton added that decision would be a directive to staff to do that.

With no further comments, Chair Waterfield closed the public hearing and called for a motion. Commissioner Brown made the motion to adopt Resolution No. 2473, making a determination that TriStar Insurance Marketing & Financial Services is a permitted use in the PD/M-1 (Planned Development/Light Manufacturing) zoning district [SMMC 12-15.03 (13)]. Commissioner Moats seconded, and it passed, 5-0.

**ITEM 3 - PLANNED DEVELOPMENT PERMIT FOR RITE AID TO BE LOCATED AT THE NORTHEAST CORNER OF NORTH BROADWAY AND ALVIN AVENUE, PD-2006-026, E-2006-097.** Review of a mitigated negative declaration and Planned Development permit to allow the construction of a 17,272 square foot retail building with a drive-thru pharmacy in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel Nos. 121-071-011 and 121-071-015. (Project Planner: Brian Halvorson)

**ACTION:** By motion, the Planning Commission took the following actions:

1. Authorized the filing of the mitigated negative declaration of the environmental impact; and

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

2. Approved the project subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, as amended.

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

Brian Halvorson presented the staff report, stating that this is a request for a Planned Development Permit to allow the construction of a Rite Aide with drive-thru pharmacy at the northeast corner of Broadway and Alvin Avenue, in front of the Broadway Discount Center. Mr. Halvorson made a correction on the size of the project, stating that it is 1.87 acres, not 3.19 acres, as stated in the staff report.

Mr. Halvorson outlined the details of the project, including the proposed improvements for the Broadway Discount Center building, as well as elevations of the proposed building. He stated that the project meets the Entrada Plan, and parking requirements have been met. Mr. Halvorson reviewed the proposed project site plan, floor plan, and color elevations. He noted that although the signage is shown on the plans, it is only conceptual, and is not being approved at this time. Mr. Halvorson also highlighted the proposed new landscaping, and at-grade access points.

Rodger Olds of the Engineering Division clarified that the access point on Alvin Avenue would be at-grade, whereas the Broadway approach is under Caltrans' control, and they usually have a ramp. Staff is suggesting an at-grade entry, but the decision will be made by Caltrans. Mr. Olds stated that Caltrans will also require a right-turn into the site for the driveway on Broadway.

Brian Halvorson concluded the staff presentation, stating that staff recommends approval in accordance with the preliminary Planned Development Permit, and was available to answer questions.

In response to Commissioner Moats, Brian Halvorson clarified concerning the lot line adjustment condition that in order to make the project work, the property line needed to be adjusted to the north. Mr. Halvorson stated that for the driveway to be where it needs to be in relation to the building, the lot line needs to be adjusted. Without that, the project could not move forward. Mr. Halvorson estimated the lot line would be moved probably less than 25 feet, but didn't have the exact number.

Rodger Olds responded to Commissioner Lopez concerning the bus turn out that the public access easement for the sidewalk is part of the conditions, and he was not sure if there is room for a shelter there.

In response to Commissioner Brown, Rodger Olds explained that the entrance off Broadway will be left turn access as well as right turn access, as it is now. He stated that there would be room for vehicles to queue to get in and out of the site. Mr. Olds stated that regarding the access off of Broadway, page 6 of 27 on the green sheets, #24, has the wording for the at-grade drive approach.

Commissioner Andrade suggested adding the word "strongly" before "recommends" in the drive approach condition, stating his belief that it is a safety concern. Commissioner Andrade stated that there have been a number of accidents on North Broadway, and it is better to get cars out of the roadway quickly.

In response to Commissioner Lopez, Brian Halvorson clarified that compact parking stalls are no longer allowed, and any compact parking spaces on the site would need to be restriped to be standard sized stalls.

In response to Chair Waterfield, Brian Halvorson stated that speed bumps had been discussed, but were not included into the report. Mr. Halvorson stated that a special condition regarding speed bumps could be drafted and added into the report.

Rodger Olds added that he had not analyzed the idea of having speed bumps; however, he noted that there are other ways to control traffic speeds, including something like a raised sidewalk, which would deter people from flying through, and would also serve to channelize

pedestrians between the two buildings. Mr. Olds suggested the wording “acceptable form of traffic calming” for the condition.

The applicant, Bob Superneau, 2401 East Katella Avenue, Suite 400, Anaheim, CA, addressed the Commission. Mr. Superneau thanked staff for their hard work, and stated that they are in agreement with the conditions as stated. Mr. Superneau also commented on the need for the lot line adjustment, stating that the proposed building would straddle the line as it currently rests, so it needs to be adjusted. Mr. Superneau stated that once they determine how to proceed, they will come in with the lot line adjustment application, which is required to proceed. Mr. Superneau added that they would work with staff concerning the location for a speed bump.

Nancy Stewart, 614 East Rose, Santa Maria, addressed the Commission in favor of the project. Ms. Stewart stated her concern with the traffic at the intersection of Broadway and Alvin Avenue, including the bus stop being so close to the intersection.

In response to Ms. Stewart, Rodger Olds stated that the project will be required to restripe on Alvin Avenue to allow for a left turn pocket onto the site. Mr. Olds added that a traffic study had been completed for the project, and he believed that the restriping will help the situation.

Rodger Olds continued by stating that further traffic mitigation measures, such as some sort of pork chop island to point drivers in the right direction, might be useful. Mr. Olds also explained that SMAT prefers to have bus stops near signalized intersections to encourage pedestrians to cross at the light and not mid-block. Mr. Olds added that having bus stops on the far side of signalized intersections allows the bus to re-enter traffic more safely.

With no further comments, Chair Waterfield closed the hearing and called for a motion, with the additional wording on page 6 of 27 of the green sheets, item 4, adding “strongly” before “recommends the at-grade curb ramp.” Brian Halvorson added the wording for speed bumps, under Community Development Special Conditions: “Speed Bumps: One or more speed bumps or other appropriate traffic calming device of a design and number acceptable to the City shall be installed in the drive aisle between the proposed Rite Aid and the Broadway Discount Center.”

Commissioner Brown made the motion to authorize the filing of the mitigated negative declaration of the environmental impact for the Planned Development Permit for Rite Aid to be located at the northeast corner of North Broadway and Alvin Avenue, PD-2006-026, E-2006-097. Commissioner Moats seconded it, and it passed, 4-0-1 (Andrade abstained).

Commissioner Moats made the motion to approve the Planned Development Permit for Rite Aid to be located at the northeast corner of North Broadway and Alvin Avenue, PD-2006-026, E-2006-097, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, and subject to the two additional conditions concerning the speed bumps and the at-grade approach. Commissioner Brown seconded it, and it passed, 5-0.

**ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR FIRST CHRISTIAN CHURCH OF SANTA MARIA, LOCATED AT THE NORTHEAST CORNER OF SOUTH COLLEGE DRIVE AND EAST BATTLES ROAD, PD-2007-006, E-2006-072.** Review of a mitigated negative declaration to analyze the environmental impacts of up to 117,855 square feet of development of the First Christian Church site, and Planned Development Permit to allow an amendment to a previously approved Master Plan for the First Christian Church of Santa Maria. The amended Master Plan would allow phased development of up to 113,598 square feet on the First Christian Church site, including: a 21,000 square foot fellowship hall (existing), an 18,400 square foot education building (existing), a 47,123 square foot sanctuary, (the sanctuary is described in concept for information only and environmental analysis and is not a part of this Planned Development

Permit), a 7,000 square foot caretaker/parsonage/maintenance building, a 18,017 square foot administration building, a 6,314 square foot chapel, and associated outdoor recreation areas, storm water retention basin, parking, and landscaping. This project site is on 15.75 acres located in the PD/PF (Planned Development/Public Facilities) zoning district, Assessor's Parcel No. 128-174-003. (Project Planner: Bill Scott)

**ACTION:** By motion, at the request of the applicant, removed item from the agenda.

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

Chair Waterfield stated that Item 4 had been dropped. Commissioner Andrade moved that the item be removed from the agenda. Commissioner Moats seconded it, and it passed, 5-0.

**ITEM 5 - PLANNED DEVELOPMENT PERMIT FOR CATHOLIC HEALTHCARE WEST/MARIAN MEDICAL CENTER FOR THE MARIAN MEDICAL CENTER HOSPITAL EXPANSION, 1400 EAST CHURCH STREET, PD-2007-011, E-2006-063.**

Review of environmental impact and Planned Development Permit to allow the construction of a four-story, 216,000 square foot hospital expansion consisting of the relocation of 108 medical surgical beds, a new emergency room, a new lobby, a new food service area, a new pharmacy, a 14-bed neonatal unit, and a 32-bed obstetric (OB) unit with 14 labor-delivery and recovery rooms, for a total of 188 beds, an increase from the existing 132 bed hospital. The floor area of the existing hospital and the new hospital expansion would total 393,000 square feet; the number of beds would increase by 56. The project also involves the expansion and relocation of the Emergency Department, Pharmacy and Dietary Services to the new facility, and an expanded entry, lobby and a new chapel, as well as relocation of the existing helipad. The project site is located in a PF (Public Facilities) zoning district, Assessor's Parcel Nos. 128-120-018 and 128-056-016. (Project Planner: Peggy Woods)

**ACTION:** By motion, the Planning Commission took the following actions:

1. Adopted Resolution No. 2474 certifying the Final Environmental Impact Report (FEIR), E-2006-063, making CEQA Findings, adopting a statement of overriding considerations, and approving a mitigation monitoring program for the Marian Medical Center Hospital Expansion project, PD-2007-011; and

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

2. By motion, approved the Planned Development Permit, PD-2007-011, for the Marian Medical Hospital Expansion project, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit.

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

Peggy Woods presented the staff report, stating that this item is a request for a Planned Development Permit for the Marian Medical Center Hospital Expansion project. Ms. Woods cited the location, property size, and zoning district, and outlined the details of the proposal for a four-story, 216,000 square foot addition which would include the relocation of 108 medical surgical beds, and new emergency room, lobby, food service area, pharmacy, 14-bed neonatal unit, and 32-bed obstetric unit, with 14 labor/delivery and recovery rooms. Ms. Woods stated that this hospital expansion would give the hospital an increase of 56 beds, from 132 beds to 188 beds.

In response to Commissioner Moats, Peggy Woods explained that the parking spaces shown in the site plan near the helipad will be eliminated to keep clear space around the helipad to eliminate any conflicts.

Peggy Woods continued with the staff report, commenting on the proposed 30-foot landscape strip along the southern property boundary, which will serve as a buffer to the residential development to the south, as well as the surrounding land uses and zonings. Ms. Woods also covered the access points to the site, setbacks, building coverage, landscape area, and height requirements. Ms. Woods stated that although the proposed height exceeds the maximum allowed in the Public Facilities zoning district, the Planning Commission can approve structures higher than the maximum allowable provided the Planning Commission through findings can make a determination, and findings have been provided in the staff report. Ms. Woods also highlighted the proposed project's architecture as well as parking lot locations.

Ms. Woods stated that an Environmental Impact Report had been prepared for the project, and introduced Mark Austin and Paul Stephenson with Impact Sciences, who were available to answer any questions. Also present in the audience were representatives from ATE, the sub-consultants who provided the traffic information, present to answer any questions. As a result of the preparation of the EIR, significant impacts were identified for air quality and noise, and the Planning Commission would be asked to adopt findings and a statement of overriding considerations for the impacts and approve a mitigation monitoring program.

Ms. Woods concluded the staff report by stating that staff recommended that the Planning Commission adopt a resolution certifying the final Environmental Impact Report, E-2006-063; make CEQA findings, adopt a statement of overriding considerations, and approve a mitigation monitoring program for the Marian Medical Center Hospital Expansion project, PD-2007-011, and approve the Planned Development Permit, PD-2007-011, for the Marian Medical Center Hospital Expansion project, subject to the conditions outlined in the preliminary draft of the Planned Development Permit, and staff was available to answer any questions.

Ms. Woods also introduced Chuck Cova and Craig Miller of Marian Medical Center, and Harrell Fletcher, consultant on the project, and stated that they were available to answer any questions.

In response to Commissioner Moats, the consultant Mark Austin explained that air quality model numbers were used for the analysis as well as the actual numbers of what the project would generate. Based on the bed count and additional employees, the consultant stated that this project would result in a significant impact to air quality.

In response to Commissioner Andrade, Mark Austin stated that they laid out what they considered to be feasible mitigation measures in the report. Mr. Austin also stated that they anticipate less helicopter trips with this new project because the hospital would have a neonatal intensive care unit, thus not requiring as many trips to Santa Barbara for neonatal needs. The helipad would merely be relocated to a different location.

In response to Commissioner Andrade, Peggy Woods explained that the Mitigation Monitoring and Reporting Program is a check up on the implementation of the mitigation measures that are listed on pages 3 through 8 of the green sheets. Ms. Woods stated that a variety of mitigation measures will be implemented relating to this project, including transportation and circulation, air quality, noise, and hazards and hazardous materials. Regarding any complaints that would be received during the construction process, complaints would be lodged in the normal way with either Community Development or Code Compliance and would be followed up. Ms. Woods also stated that there will be various implementation measures placed on grading plans regarding noise, construction hours, dust and signage.

Chair Waterfield commented that the noise from the helicopter to the houses in Hancock Park is minimal, and very acceptable.

In response to Commissioner Lopez, Peggy Woods stated that many of the mitigation measures apply to the construction phase, and Community Development would follow up on all the mitigation measures regardless of the phase of the project.

In response to Commissioner Andrade, the consultant stated that the projected time for the construction phase is 30 months.

In response to Commissioner Brown, Chuck Cova of Marian Medical Center stated that the helicopter pad has been in existence at Marian Medical Center since 1984.

Sister Janet Corcoran of Marian Medical Center addressed the Planning Commission. Sister Corcoran thanked the Planning Commissioners for their services, and gave a brief history of the work and services of Marian Medical Center and the Sisters of St. Francis in Santa Maria. Sister Corcoran expressed her hope that the Planning Commission would support this project.

Kathy Weed, 415 Dan Court, Santa Maria, spoke in favor of the project. Ms. Weed stated her concern about traffic impacting the residential streets in Hancock Park, and asked to be assured that the traffic would not impact their area.

In response to Commissioner Brown, Rodger Olds stated that typically, when Public Works reviews grading plans or construction documents, they require a haul route for large earthmoving trucks moving dirt. Public Works would look for a haul route to minimize the traffic, and encourage the traffic to go to arterials and then out. Since this project is near Main Street and Suey Road, the haul route could be directed to use those streets.

In response to Chair Waterfield, Rodger Olds stated that the construction workers could be asked to use Main Street. Mr. Olds also stated that when staff receives the routing plans, they would reflect the concerns stated regarding traffic.

Nancy Stewart, 901 West Main Street, Santa Maria, spoke in favor of the project. Ms. Stewart stated she has lived in Santa Maria almost fifty years, and applauds Marian Medical Center for all their hard work in the community.

Carl Brian, 459 South Palisade Drive, Santa Maria, spoke in favor of the project. Mr. Brian complimented Chuck Cova for being wonderful to the community, and stated that he is happy to see the hospital grow. Mr. Brian also stated his concern for the traffic through Hancock Park.

In response to Commissioner Lopez, Rodger Olds stated that if the traffic becomes a major issue, then the Traffic Committee would review it and address it at that time. Mr. Olds observed that construction is a major time of impact for any project, and then afterwards, staff would have to reassess it.

In response to Commissioner Moats, Chuck Cova explained how the old hospital and the proposed new one will be integrated.

Chair Waterfield complimented Mr. Cova and staff for all the hard work done on this project, and commented on the proposed beautiful building and nice architectural features.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Moats made the motion to adopt Resolution No. 2474 certifying the Final Environmental Impact Report (FEIR), E-2006-063, making CEQA findings, adopting a statement of overriding considerations, and approving a mitigation monitoring program for the Marian Medical Center Hospital Expansion project, PD-2007-011. Commissioner Lopez seconded it, and it passed, 5-0.

Commissioner Moats made the motion to approve the Planned Development Permit, PD-2007-011, for the Marian Medical Hospital Expansion project, subject to the conditions outlined in the preliminary draft of the Planned Development Permit. Commissioner Brown seconded it, and it passed, 5-0.

**ITEM 6 - AMENDMENT TO THE DEVELOPERS 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:** Adopted Resolution No. 2475 recommending to City Council approval of a Development Agreement for La Ventana.

**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 item is a request seeking approval of an amendment to the development agreement with Inland Pacific Builders, SP-2006-017, for the La Ventana project, which constructed the widening of Main Street from Panther Drive to Suey Road, and widening Panther Drive from Main Street to past Pioneer High School. Mr. Olds stated now that the project is completed, including the sidewalk on the south side of Main Street, the fence, and the ditch work, staff has the final amount owed. The original agreement was for a million dollars, and it was agreed that once the project was completed, the amount in the agreement would be amended to reflect the actual amount to be reimbursed to the developer for the costs incurred. Mr. Olds handed out a revised agreement to the Commissioners that reflected the current numbers from the developer, Inland Pacific Builders. Mr. Olds concluded staff's presentation by stating that he was available to answer questions.

In response to Commissioner Moats, Rodger Olds explained that there had been a misunderstanding between the builder and the City. Because of change in staff with the developer, there was a misunderstanding about what was reimbursable and what wasn't. Mr. Olds explained that the CEO, Dave Daniels, had not been involved with the original negotiations, so he was not clear on those details. The amount agreed to is closer to what the City was projecting.

In response to Commissioner Andrade, Rodger Olds clarified that the original amount was one million dollars, and now it will actually be \$2,212,949, so that is increasing the agreement. The City is reimbursing \$634,500, and the remainder will be a fee credit for the entire La Ventana project, and they won't have to pay traffic fees.

Mr. Olds clarified for Commissioner Andrade that a million dollars have been reimbursed to the contractor so far, and this request is an amendment to increase that agreement by 1.2 million dollars, which will complete what the City owes them.

In response to Commissioner Brown, Rodger Olds explained that this agreement affects the La Ventana 20 project. The La Ventana 40 project is not receiving fee credits, and will have to pay the full amount of the fees.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Andrade made the motion to approve Resolution No. 2475 recommending that the City Council approve the Development Agreement for the La Ventana I project. Commissioner Moats seconded it, and it passed, 5-0.

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**PUBLIC COMMENT PERIOD:** Nancy Stewart, 901 West Main Street, Santa Maria, addressed the Planning Commission. She was late for the Public Comment Period at the beginning of the meeting. Ms. Stewart asked the Planning Commission to consider the need for more space to park in new developments. She stated that some new developments are so close together that there is no room for parking, and the houses are obscured from view with all the cars parked in front. Ms. Stewart urged the Planning Commission to remember that most houses have more than two cars, and when developers come forward with projects and want to maximize their space, we need to think of the future and how it will look.

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**ADJOURNMENT:** The meeting was adjourned at 8:36 p.m. to a Study Session on August 2, 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