



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
OCTOBER 3, 2007**



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

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

**ABSENT:** Commissioner Rodger Brown 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 III – Bill Scott

**BY MOTION, APPROVED THE PLANNING COMMISSION MINUTES OF SEPTEMBER 5, 2007, AS WRITTEN. 3-0-2** (Commissioners Brown and Waterfield absent).

**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:** 3-0-2; Ayes--Commissioners Andrade, Lopez, and Vice Chair Moats; Noes--None; Absent--Commissioners Brown and Waterfield; Abstained--None.

- a. **ONE YEAR TIME EXTENSION FOR THE CONSTRUCTION OF AN EIGHT-UNIT APARTMENT COMPLEX (ARMSTRONG APARTMENTS) LOCATED AT 1400 NORTH BRADLEY ROAD, PD-2004-013, E-2004-006.** Review of a one year extension of time request in which to start construction of an eight-unit apartment complex located at 1400 North Bradley Road in a PD/R-3 (Planned Development/ High Density Residential) zoning district, Assessor's Parcel No. 121-090-016. This project was previously approved under Negative Declaration E-2004-006. No further environmental review is required. (Project Planner: Margaret Adams)

**ACTION:** By motion, granted an extension of time for one year authorized by Planned Development Permit, PD-2004-013.

**PUBLIC HEARINGS:**

**ITEM 2 - PROJECT REVIEW PERMIT FOR THE FIRST BAPTIST CHURCH, LOCATED AT 2970 SANTA MARIA WAY, U-2007-036, E-2007-067.** Review of a Project Review Permit to allow installation of three modular two-family (duplex) units, associated parking and landscaping on an existing church site, located in the PF (Public Facilities) zoning district at 2970 Santa Maria Way, Assessor's Parcel No. 109-010-019. This project qualifies for a Class 3 categorical exemption. No further environmental work is required. (Project Planner: Bill Scott)

**ACTION:** By motion, approved the project subject to the conditions outlined in the Preliminary Draft of the Project Review Permit, as amended. – Vote 3-0-2.

Bill Scott presented the staff report, reviewing the proposed project details for the First Baptist Church at 2970 Santa Maria Way, which includes placing three modular buildings on the church property site. Mr. Scott reviewed the access, parking, setback, landscape, and open space requirements, and stated that these standards had been met. Mr. Scott added that additional landscape would be placed around the perimeter of each modular building. He concluded his staff report by stating that this project is a CEQA Class 3 exemption, and staff recommends approval.

In response to Commissioner Lopez, Mr. Scott described the driveways and placement of the buildings on the site.

Mr. Scott clarified for Commissioner Lopez that the proposed modular buildings would meet the building code. He stated that the units would have a permanent foundation, and would receive Building Division approval and a permit. Mr. Scott added that the project had been preliminarily reviewed by the Building Division and found to be acceptable.

Mr. Scott responded to Commissioner Lopez that no additional fencing had been proposed for the project.

In response to Commissioner Moats, Mr. Scott stated that staff would prefer to have a paved roadway to the units, but in view of the scope of the project, did not pursue it.

Thad Lewis, Financial Director for the First Baptist Church, 295 North Broadway, Space 186, Orcutt, 93455, spoke as the applicant for the project. Mr. Lewis addressed a couple of items that had been brought up, including the foundation, roadways and reason for the project. Mr. Lewis stated that these units would be in-ground set, which means they would be set on sunken piers and the units would be on ground level. Mr. Lewis stated his understanding was that the type of foundation to be installed is considered to be a permanent foundation. Mr. Lewis stated that the surface on the road for the third unit is road base. He added that at some point, as the back property is developed, they would be putting in an asphalt road. Mr. Lewis commented that the main reason they are pursuing this project is that they have a lot of property, and many of their staff are not able to afford housing, and this would be a way to give them affordable housing.

In response to Commissioner Andrade, Mr. Lewis clarified that the duplexes would be used strictly for staff.

Mr. Lewis responded to Commissioner Lopez that the church does not currently have a master plan, but they are looking into that. Mr. Lewis added that they would like to be able to put more housing on the back property, perhaps in the next year, if that works out.

In response to Commissioner Moats' inquiry about the proposed architectural enhancements on the units, Mr. Lewis stated that he thought the front porches were a good thing to add, as well as an upgraded exterior package on the units to make them attractive.

Mr. Lewis clarified for Commissioner Moats that the floor plan selected by the applicant was the two bedroom, two bath floor plan.

In response to Commissioner Andrade's concern about fencing, Mr. Lewis specified that the families considering moving into the units currently have no children, and added that the duplexes would be located away from traffic. Mr. Lewis also stated that there could be fenced yards in the back of the units which would give the residents some privacy.

Evelyn Wright, 762 Blueridge Drive, spoke in opposition to the project. Ms. Wright stated that her backyard backs up to the property in question. Ms. Wright complained that the church is using the back property as a dumping ground for broken derelict junk, including phone poles, farm machinery, cars, storage containers, and stated that the pine trees on the property have not been taken care of and are a mess. Ms. Wright passed out photographs of the area in question to the Commissioners. Ms. Wright commented that the church property has not been maintained in a nice way that is contributing to the community, and putting six families in three duplex units would exacerbate the noise from the property.

John Whidle, 756 Blueridge Drive, spoke in opposition to the project. Mr. Whidle stated that his backyard backs up to the proposed location of the duplex to the north, the fence behind his house is only about five feet tall, and thinks that having the duplex only ten feet away from his fence is way too close. Mr. Whidle also commented on the drainage problems he has experienced in his backyard since the back of the church was asphalted, stating that the water pools up behind his fence and then percolates into his backyard and floods it. Mr. Whidle stated that more development would make that drainage issue worse.

Sally Wallace, 714 Blueridge Drive, addressed the Commission. Ms. Wallace stated that her property backs up to the church's north property line, and she agreed with Mr. Whidle that their fence is too short, only 5 feet tall, making it easy to look over into her yard. Ms. Wallace suggested relocating the third proposed unit a bit south so that it would give the parties involved a nicer backyard, and the residents of Blueridge Drive more of a buffer zone. Ms. Wallace also expressed her concern about the drainage problem, and questioned whether or not an easement exists behind the fence.

Mike Raffanello, 750 Blueridge Drive, addressed the Commission. Mr. Raffanello noted that the church property is approximately four or five feet higher than their properties, so putting a unit ten feet away from the property fence would result in the unit looming down on the properties on Blueridge Drive. Mr. Raffanello also spoke about the drainage issue, and asked for there to be greater distance between the house and the fence.

In response to Commissioner Lopez, Rodger Olds addressed the Commissioners concerning the drainage currently existing on the site. Mr. Olds confirmed that the site is higher to the south, and slopes towards the properties to the north. Mr. Olds suggested that at the building permit stage, staff could check the grading plans, and require that grading information be provided, to make sure that the water is conveyed away from the property lines and towards the appropriate drainage facility.

In response to Commissioner Andrade, Rodger Olds confirmed that the drainage pipe runs east and west, south of the property wall, so it is on the church property. Mr. Olds also confirmed that increasing the size of the drainage box would increase the intake of water, so perhaps increasing the box to 12"x12" would help to alleviate the problem, if the applicant would be willing to do that.

Mr. Thad Lewis, the applicant, commented on the drainage issues, agreed that they did have a serious problem at one time. Mr. Lewis stated that during the remediation work done on the site, the City requested and they gave an easement to install the storm drain system. Mr. Lewis added that the grates were put in at the request of the City.

In response to Mr. Lewis, Rodger Olds commented that he did not review the calculations for the drainage inlet, but those could be figured out during the building plan check. Mr. Olds suggested that perhaps an additional tie-in to the pipe upon further development might be asked for. But as it is now, the drainage is directed to the drainage inlet, which goes through a pipe that is conveyed offsite, and it is directed toward the neighboring properties.

In answer to Commissioner Andrade, Mr. Lewis responded that it would not be a problem to move the units forward to give some privacy to the neighbors. He stated that he did not realize that was an issue until tonight.

In response to Commissioner Moats, Peggy Woods explained that staff needed direction from the Planning Commission as to how much of the fence would need to be raised, whether along the entire residential link or just directly behind the new unit.

After some discussion about the height of the fence, and how far to move the proposed unit, Wendy Stockton noted that no one had entered or left the room, just for the record.

Sally Wallace suggested that perhaps the fence be extended the span of the adjacent backyard, so that it wouldn't end in the middle of someone's back yard. Ms. Wallace also asked why the duplex proposed for the northern location couldn't be moved south to be closer to the other duplexes.

Thad Lewis responded to Ms. Wallace that there was no more room at the south end of the parcel for the third unit. Mr. Lewis stated that they did decide to put the two units to the south because they would be easily accessible to the utilities, but there is not room for a third unit there.

Mr. Lewis clarified for Commissioner Moats that the church is proposing to only build the two units to the south of the property now, and seeking approval to build the third one later, perhaps next year.

Jim Shetler, 2970 Santa Maria Way, Santa Maria, the new pastor for the church, addressed the Commission. Mr. Shetler stated that he would be happy to work with the homeowners to work out the fence issue. Mr. Shetler also clarified that the trees on the property had just been recently trimmed, and that the mess in the back of the property will be cleaned up. Mr. Shetler also stated that they thought it would be best to have the residential on the northern property line as a buffer between the church and the residential neighbors.

Wendy Stockton suggested some wording for the proposed revisions to the conditions based on the discussion. For standard project review condition #1, on page 4 of the goldenrod sheets, the wording to be added would be: "Unit 3 as shown on the site plan shall be relocated to the south approximately 10 feet. The boundary fence, as measured from the applicant's property, shall be raised to six (6) feet for approximately ten (10) feet on either side of the modular unit."

Commissioner Andrade suggested that the unit be relocated fifteen feet to the south if the wall was to be raised to only six feet.

With no further comments, Chair Moats closed the public hearing and called for a motion. Commissioner Andrade made the motion to approve the Project Review Permit for the First Baptist Church, located at 2970 Santa Maria Way, U-2007-036, E-2007-067, subject to the conditions outlined in the Preliminary Draft of the Project Review Permit, with the Community Development Department Standard Condition No. 1 amended to relocate the third unit fifteen feet to the south, and increase the wall to a height of six feet extending ten feet to either side of the unit. Commissioner Lopez seconded it, and it passed, 3-0-2.

**ITEM 3 - TENTATIVE TRACT MAP FOR SKYWAY BUSINESS PARK, 3070 AND 3130 SKYWAY DRIVE, TRACT 5931, E-2007-016.** Review of a Tentative Tract Map to allow subdivision of two parcels into ten lots ranging from 0.20 acre in size to 1.00 acre in size and one 10.41 acre common lot, including common parking facilities, private driveways and common landscaped area on a 15.4 acre site located in the PD/M-1 (Planned Development /Light Manufacturing) zoning district, Assessor's Parcel Nos. 111-292-001 and 022. This project qualifies for a Class 1 categorical exemption. No further environmental work is required. (Project Planner: Bill Scott)

**ACTION: Adopted Resolution No. 2479,** approving the tentative map for the Skyway Business Park Tentative Tract Map, Tract 5931, subject to the following:

1. The design as shown on the Official Tentative Map.
2. The conditions set forth in the April 24, 2007, Subdivision Committee Minutes, as last revised on September 28, 2007.

**VOTE: 3-0-2;** Ayes--Commissioners Andrade, Lopez, and Vice Chair Moats; Noes--None; Absent--Commissioners Brown and Waterfield; Abstained--None.

*Items 3 and 4 were discussed concurrently.*

**ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR SKYWAY BUSINESS PARK, 3070 AND 3130 SKYWAY DRIVE, PD-2007-016, E-2007-052.** Review of a Planned Development Permit to allow subdivision of two parcels into ten lots some of which would result in lots smaller than the 15,000 square foot minimum size allowed by the current PD/M-1 (Planned Development/ Light Manufacturing) zoning district, Assessor's Parcel Nos. 111-292-001 and -022. This project qualifies for a Class 1 categorical exemption. No further environmental work 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, as amended. – Vote 3-0.

Bill Scott summarized the written staff report, outlining the proposal and details of the project.

In response to Commissioner Lopez, Bill Scott affirmed that there is a no-remodel clause on this project. Mr. Scott added that staff was concerned that buyers might not realize that they can not build out. He clarified that the maximum height is 35 feet, and these buildings are already approved and limited to that height.

Rodger Olds responded to Commissioner Lopez that no comments were received from the Transit section of Engineering concerning installing a bus pullout.

Jeanette Gibson, Urban Planning Concepts, 2624 Airpark Drive, Santa Maria, representing the applicant, addressed the Planning Commission. Ms. Gibson also introduced Laurie Tamura and Jerry Schmidt, and thanked staff for the thorough presentation. Ms. Gibson stated that the purpose of this proposal was to allow for flexibility for the development, allowing for different financing options, and allowing businesses to consider purchasing the building with the property underneath.

Ms. Gibson pointed out that the project description was not quite accurate, and stated that the project description in the resolution was the correct one.

Ms. Gibson also commented on Condition #3 on the golden sheets, requiring bike racks. She asked that when determining the locations for the bike racks, that they be placed at the rear of the buildings, or within the existing warehouses for employees. Ms. Gibson also noted for the record that they are not proposing to build anything new or add any square footage to the project, so the references to AB1600 fees don't apply to this project.

Ms. Gibson addressed the fencing condition, which required that the fencing be replaced. Ms. Gibson passed out photos of the fencing, and made a suggestion for a revised condition to read: "Will provide wrought iron the first fifty feet, then clean up the existing remaining fence and include wooden slats."

Peggy Woods commented that staff would prefer to change some of that wording, in the second sentence. Ms. Woods suggested instead of reading "if necessary," change it to read "as determined necessary by the Planning Division."

Jeanette Gibson agreed with that suggestion.

Jerry Schmidt, 6050 Impala Trail, Orcutt, principal and broker with Pacifica Commercial Realty, addressed the Commission as the applicant. Mr. Schmidt gave the background to the project, and reviewed the history of the site. He stated his concern for the height restriction, and also spoke about the fencing requirement. Mr. Schmidt stated that he liked the idea of an aesthetically pleasing fence, and said that they would be happy to do that along the street.

In response to Commissioner Moats, Mr. Schmidt stated that the project is about 90 percent occupied.

Peggy Woods asked for clarification on the fencing. The proposed language says "the fence shall be shown on the grading and building plans submitted to the Building Division for plan check. The fence shall be installed within six months of the approval of this permit." Ms. Woods requested clarification on what grading plan would be submitted, and what building permit would be issued.

In response to Ms. Woods, Jeanette Gibson stated that she copied that from the existing condition, but volunteered to change it to "prior to final map recordation."

Peggy Woods clarified that "the fence shall be shown on the grading and building plans" would be stricken, and the "fence shall be installed prior to map recordation" would remain.

In response to Commissioner Lopez, Jeanette Gibson stated that there is a bus pickup on Skyway in front of the area for this site. Ms. Gibson added that she was not sure if there is an actual bus turn-out, but she saw people standing there waiting for the bus.

Laurie Tamura, of Urban Planning Concepts, added that currently there are three bus stops along Skyway Drive, and the bus pulls into the bike lane.

With no further comments, Chair Moats closed the hearing.

Rodger Olds commented on the AB1600 fees, saying that the water system would need to be looked at to see how the site would be served. Mr. Olds added that if it is determined that new meters are required, they would have to be purchased, and the AB1600 fees would be paid then. Mr. Olds stated for the record that traffic fees and other mitigation fees would not be charged, but any AB1600 fees associated with water meter connections may apply.

Commissioner Lopez made the motion to adopt Resolution No. 2479, to approve the Tentative Tract Map for Skyway Business Park, 3070 and 3130 Skyway Drive, Tract 5931, E-2007-016, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the April 24, 2007, Subdivision Committee Minutes, as last revised on September 28, 2007. Commissioner Andrade seconded it, and it passed, 3-0-2.

Commissioner Lopez made the motion to approve the Planned Development Permit for Skyway Business Park, 3070 and 3130 Skyway Drive, PD-2007-016, E-2007-052, subject to the conditions outlined in the Preliminary Draft of the Planned Development Permit, as amended by staff. Commissioner Andrade seconded it, and it passed, 3-0-2.

**ITEM 5 - ZONING TEXT AMENDMENTS TO ADD CHAPTER 50 OF TITLE 12 OF THE MUNICIPAL CODE, Z-2007-005, E-2007-060.** Review of recommendations to the City Council regarding a negative declaration and an ordinance adding Chapter 50 of Title 12 of the Municipal Code (Reasonable Accommodation) to implement procedures to provide exception in zoning and land use for persons with disabilities. (Project Planner: Wendy Stockton)

**ACTION:** Adopted Resolution No. 2480, recommending that the City Council adopt a negative declaration of environmental impact for E-2007-060, the Reasonable Accommodation Ordinance; and

**VOTE:** **3-0-2;** Ayes--Commissioners Andrade, Lopez, and Vice Chair Moats; Noes--None; Absent--Commissioners Brown and Waterfield; Abstained--None.

**ACTION:** Adopted Resolution No. 2481, recommending that the City Council adopt an ordinance (Exhibit "A") adding Chapter 50 to Title 12 of the Santa Maria Municipal Code (file number Z-2007-005).

**VOTE:** **3-0-2;** Ayes--Commissioners Andrade, Lopez, and Vice Chair Moats; Noes--None; Absent--Commissioners Brown and Waterfield; Abstained--None.

Wendy Stockton summarized the written staff report, outlining the proposal of a zoning text amendment to add Chapter 50 to Title 12 of the Santa Maria Municipal Code, relating to reasonable accommodations and housing. Ms. Stockton stated that one of the actions being requested was that the Planning Commission recommend to the City Council adoption of a negative declaration of environmental impact, which was not attached to the staff report, so Ms. Stockton presented the information to the Commission in order to make that determination. Ms. Stockton stated that a negative declaration was prepared in response to an environmental clearance application that was submitted, and the basis for the negative declaration would be that this request is a text amendment to the municipal code only, largely a procedural action, proposing no change to the physical environment. Ms. Stockton added that the Environmental Officer determined that a negative declaration of environmental impact would be appropriate.

Ms. Stockton also gave details of the proposed ordinance, stating that as part of the City's goal of maintaining a certified housing element of the General Plan, the City of Santa Maria agreed to formalize its commitment to make housing available to everyone in the community, especially those requiring accommodation. This ordinance would facilitate that goal, and provide for notice to be posted allowing people to know that they would be accommodated should they need help.

Ms. Stockton concluded the staff report by stating that she was available to answer any questions.

In response to Commissioner Andrade, Wendy Stockton stated that she submits her environmental applications to Peggy Woods.

Peggy Woods confirmed that she prepared the negative declaration for Chapter 50 of Title 12 of the Municipal Code.

With no further questions, Chair Moats closed the hearing and called for a motion. Commissioner Andrade made a motion to adopt Resolution No. 2480, recommending that the City Council adopt a negative declaration of environmental impact for E-2007-060, the Reasonable Accommodation Ordinance. Commissioner Lopez seconded it, and it passed, 3-0-2.

Commissioner Andrade made a motion to adopt Resolution No. 2481 recommending that the City Council adopt an ordinance (Exhibit "A") adding Chapter 50 to Title 12 of the Santa Maria Municipal Code (file number Z-2007-005). Commissioner Lopez seconded it, and it passed, 3-0-2.

Special Public Hearing: October 10, 2007

Next regular Public Hearing: October 17, 2007

---

**ADJOURNMENT:** The meeting was adjourned at 8:27 p.m. to a Study Session on October 4, 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

APPROVED NOVEMBER 7, 2007

D:\Community Development\Admin\Minutes\2007\October 3 PC Minutes.APPROVED FINAL.doc