



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR SPECIAL MEETING OF  
OCTOBER 10, 2007**



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

**PRESENT:** Commissioners Rodger Brown, Michael W. Moats, and Chair Etta Waterfield.

**ABSENT:** Commissioners Adrian Andrade and Tom S. Lopez.

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

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

**SPECIAL PUBLIC HEARING:**

**ITEM 1 - MCCOY/DEPOT GENERAL PLAN AMENDMENT AND ZONE CHANGE LOCATED AT THE NORTHWEST CORNER OF WEST MCCOY LANE AND SOUTH DEPOT STREET, GPZ-2006-007, E-2007-035.** Planning Commission review of recommendation to City Council regarding a mitigated negative declaration and amendments to the General Plan (Land Use and Circulation Element) and for properties located at the northwest corner of West McCoy Lane and South Depot Street.

An amendment to the General Plan (Land Use) from 1.24 acres of CPO (Commercial Professional Office), 2.81 acres of COS (Conservation Open Space) and 2.45 acres of LI (Light Industrial) to 2.33 acres of CPO (Commercial Professional Office), 1.01 acres of COS (Conservation Open Space) and 1.92 acres of LI (Light Industrial) and 1.24 acres of HCM (Heavy Commercial Manufacturing).

An amendment to the Circulation Element of the General Plan to change an existing Class I bike path (Multi-Purpose Trail I) from the existing Santa Maria Valley Railroad corridor to Depot Street; and

A zone change from 1.24 acres of PD/CPO (Planned Development/Commercial Professional Office), 2.81 acres of OS (Open Space) and 2.45 acres of PD/M-1 (Planned Development/Light Manufacturing) to 2.33 acres of PD/CPO (Planned Development/Commercial Professional Office), 1.01 acres of OS (Open Space), 1.92 acres of PD/M-1 (Planned Development/Light Manufacturing) and 1.24 acres of PD/CM (Planned Development/Commercial Manufacturing), Assessor's Parcel No.: 111-060-024.

**ACTION:** The Planning Commission took the following two actions:

1. Adopted Resolution No. 2482, recommending that the City Council file a Mitigated Negative Declaration, E-2007-035 and adopt the Mitigation Monitoring Program for the project, as amended, GPZ-2006-007; and

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

2. Adopted Resolution No. 2483, recommending that the City Council:
  - a) Adopt a resolution amending the General Plan (Land Use) of the 6.5 acre site from 1.24 acres of CPO (Commercial Professional Office), 2.81 acres of COS (Conservation Open Space) and 2.45 acres of LI (Light Industrial) to 2.33 acres of CPO (Commercial Professional Office), 1.01 acres of COS (Conservation Open Space), 1.92 acres of LI (Light Industrial) and 1.24 acres of HCM (Heavy Commercial Manufacturing), as shown on Exhibit A to the Planning Commission Resolution; and
  - b) Amending the Circulation Element of the General Plan to change an existing planned Multi-Purpose Trail I from the Santa Maria Valley Railroad corridor to a Multi-Purpose Trail II along South Depot Street; and
  - c) Adopt an ordinance rezoning the 6.5 acre site from 1.24 acres of PD/CPO (Planned Development/Commercial Professional Office), 2.81 acres of OS (Open Space) and 2.45 acres of PD/M-1 (Planned Development/Light Manufacturing) to 2.33 acres of PD/CPO (Planned Development/ Commercial Professional Office), 1.01 acres of OS (Open Space), 1.92 acres of PD/M-1 (Planned Development/Light Manufacturing) and 1.24 acres of PD/CM (Planned Development/Commercial Manufacturing) as shown on Exhibit A to the Planning Commission Resolution.

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

***Tentatively scheduled for City Council meeting on November 20, 2007.***

**ITEM 2 - REVIEW OF A PLANNED DEVELOPMENT PERMIT FOR THE C-4 DEVELOPMENT TO BE LOCATED AT THE NORTHWEST CORNER OF WEST MCCOY LANE AND SOUTH DEPOT STREET, PD-2007-005, E-2007-023.**

Planning Commission review of a Planned Development permit to construct two 2-story office buildings totaling 37,440 square feet, two 1-story light industrial buildings totaling 13,000 square feet and four (4) recreational vehicle storage buildings that would include 61 storage units, Assessor's Parcel No.: 111-060-024. A mitigated negative declaration was prepared for this project, GPZ-2006-007, E-2007-035. (Project Planner: Brian Halvorson)

**ACTION:** The Planning Commission continue this item to November 21, 2007, after City Council action on the associated General Plan amendment and zone change, GPZ-2006-007.

***Items 1 and 2 were considered together.***

Brian Halvorson presented the staff report for items 1 and 2, reviewing the project details. Mr. Halvorson added that the plan calls for a Multi-Purpose Trail 1, and the applicant is proposing a Multi-Purpose Trail 2 on the east side of South Depot Street.

Mr. Halvorson reviewed the site plan and requirements, as well as the proposed elevations. He stated that the applicant did not have any tenants in mind at this time, but has the building divided into two spaces, a two-story office, and one-story heavy manufacturing space.

Mr. Halvorson passed out a supplemental memo to the Planning Commission, concerning revisions to the Initial Environmental Study/Mitigated Negative Declaration of the Community Development Department GPZ Staff Report and the Community Development Department conditions of approval for PD-2007-005.

Mr. Halvorson stated that the condition had been reviewed by the applicant, and the revisions would be added to the conditions of approval. Mr. Halvorson proceeded to review the suggested revisions. Mr. Halvorson explained that these changes would help the City to have more control over the review process for oil remediation, and the reporting would be to the City, instead of the applicant reporting on their own. The City is interested in being sure that the public is safe.

Mr. Halvorson concluded his report by stating that staff recommends approval of the GPZ and the amendment to the circulation element, as well as the preliminary draft of the Planned Development Permit, with the amendments as provided in the October 10, 2007 memo.

In response to Commissioner Moats, Brian Halvorson explained that with the reconfiguration of the site, the storm water basin could be smaller.

Rodger Olds added that the applicant's engineer had reviewed the site, and since water coming on to the site is already detained, it only needs to be conveyed through the site. Mr. Olds stated that previously the site was acting as a basin, but now the basin on the site is sized correctly.

Gil Palacios, 2353 South Broadway, Santa Maria, representing the applicants, Tim Siefert, Jerry Schmidt, Dan Blough, and Pat Palangie, addressed the Commission. Mr. Palacios commented on the retention basin, and thanked staff for their hard work on this multi-mixed used, multi-tenant project. Mr. Palacios also thanked the Planning Commission for allowing the special public hearing to accommodate the process.

Jerry Schmidt, 6050 Impala Trail, Orcutt, applicant, addressed the Planning Commission. Mr. Schmidt expressed his appreciation for the special hearing, and for staff working on this project.

Mr. Schmidt admitted that some of the issues in the environmental discussions surprised the applicant. Wendy Stockton had invited them to participate in a discussion about the language, concerning two different considerations: commercial/industrial uses, and residential developments. Mr. Schmidt requested that if the applicant could prove that no oil well exists on the site, the condition pertaining to the oil well be removed from the requirements.

Chair Waterfield summarized Mr. Schmidt's request by asking staff to review the information to ensure everything is in order, and then perhaps the unnecessary verbiage could be deleted.

Brian Halvorson stated that there was still more work to be done, and that it was very important to staff and the legal council to have that language in the conditions in case oil was found. If no oil was found, then the condition would not apply.

The Commissioners, staff and the applicant further discussed the issues pertaining to oil wells and oil contamination, and the merits of keeping the conditions as worded.

Wendy Stockton clarified that staff had not yet seen any Phase 1 assessment for this property. Ms. Stockton stated that staff had seen no information other than the initial information. The Phase 1 report would give staff that information. Ms. Stockton commented on how staff was trying to get some standardization in the information received on projects.

Jerry Schmidt reiterated that they do not have an oil well on their site. Mr. Schmidt stated that the only evidence pointing to a well was on the oil division gas map, and the location cannot be determined from that map because it is too vague. Mr. Schmidt added that the applicant had a closure letter stating that their site is clear.

Peggy Woods explained that throughout the education process staff has been receiving from experts regarding oil issues, the location of an oil well on project sites is not limited to just a well site. There is typically a sump associated with an oil well site, as well as other features associated with an oil well site. So even if the oil well itself is not on the property, other things, such as tank batteries and piping, could be on the site. Ms. Woods clarified that according to oil companies, that type of information is not documented, so these proposed conditions would cover all aspects of the oil concern.

In response to Commissioner Brown, Ms. Woods stated that the conditions needed to be included until there is proof that the site is clean, and the wording covers all aspects of the oil situation.

After more discussion about language to include in the conditions, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made a motion to adopt Resolution No. 2482, to recommend that the City Council file a Mitigated Negative Declaration, E-2007-035 and adopt the Mitigation Monitoring Program for the project, as amended, including the revised language to the mitigation measures and the mitigation monitoring program, GPZ-2006-007. Commissioner Moats seconded it, and it passed, 3-0-2.

Commissioner Brown made a motion to adopt Resolution No. 2483, to recommend that the City Council:

- a) Adopt a resolution amending the General Plan (Land Use) of the 6.5 acre site from 1.24 acres of CPO (Commercial Professional Office), 2.81 acres of COS (Conservation Open Space) and 2.45 acres of LI (Light Industrial) to 2.33 acres of CPO (Commercial Professional Office), 1.01 acres of COS (Conservation Open Space), 1.92 acres of LI (Light Industrial) and 1.24 acres of HCM (Heavy Commercial Manufacturing), as shown on Exhibit A to the Planning Commission Resolution; and
- b) Amend the Circulation Element of the General Plan to change an existing planned Multi-Purpose Trail I from the Santa Maria Valley Railroad corridor to a Multi-Purpose Trail II along South Depot Street; and
- c) Adopt an ordinance rezoning the 6.5 acre site from 1.24 acres of PD/CPO (Planned Development/Commercial Professional Office), 2.81 acres of OS (Open Space) and 2.45 acres of PD/M-1 (Planned Development/Light Manufacturing) to 2.33 acres of PD/CPO (Planned Development/Commercial Professional Office), 1.01 acres of OS (Open Space), 1.92 acres of PD/M-1 (Planned Development/Light Manufacturing) and 1.24 acres of PD/CM (Planned Development/Commercial Manufacturing) as shown on Exhibit A to the Planning Commission Resolution.

Commissioner Moats seconded the motion, and it passed, 3-0-2.

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

***Tentatively scheduled for City Council meeting on November 20, 2007.***

Commissioner Brown made the motion to continue the Planned Development Permit for the C-4 Development to be located at the northwest corner of West McCoy Lane and South Depot Street, PD-2007-005, E-2007-023, to the November 21, 2007 public hearing, after City Council action on the associated general plan amendment and zone change, GPZ-2006-007. Commissioner Moats seconded it, and it passed, 3-0-2.

**OTHER BUSINESS:**

3. **REPORT ON CITY COUNCIL ACTIONS.**

4. **ORAL REPORTS OF PLANNING COMMISSIONERS AND STAFF.**

Rodger Olds presented an oral report to the Planning Commission concerning traffic issues at the intersection of McCoy and Broadway.

Next regular Public Hearing: October 17, 2007

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**ADJOURNMENT:** The meeting was adjourned at 7:50 p.m. to public hearing on October 17, 2007, at 6:30 p.m. in the City Council Chambers at, 110 E. Cook Street, Santa Maria.

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Respectfully submitted,

/S/ PEGGY WOODS

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION