



**AGENDA SUMMARY**  
**SANTA MARIA CITY PLANNING COMMISSION**  
**SPECIAL MEETING NOVEMBER 21, 2007**  
**CITY COUNCIL CHAMBERS, 5:00 P.M.**



**AT 6:30 P.M., THE PLANNING COMMISSION WILL ADJOURN TO ITS REGULAR MEETING OF NOVEMBER 21, 2007, AND CONTINUE WITH BUSINESS AS SPECIFIED ON THIS AGENDA.**

Chairwoman Etta Waterfield  
Vice-Chair Michael W. Moats  
Commissioner Rodger Brown  
Commissioner Adrian Andrade  
Commissioner Tom S. Lopez

Comm. Dev. Director, Kirk Lindsey  
Senior Deputy City Attorney, Wendy Stockton  
Senior Civil Engineer, Rodger Olds  
Special Districts Planning Tech, Patty Ellis  
Recording Secretary, Kathleen Villegas  
Planner III, Brian R. Smith  
Planner II, Brian Halvorson  
Planner I, Greg Stones

This agenda is prepared and posted pursuant to the requirements of Government Code Section 54954.2. By listing a topic on this agenda, the Planning Commission has expressed its intent to discuss and act on each item. In addition to any action identified in the brief general description of each item, the action that may be taken shall include: a referral to staff with specific requests for information; continuance; specific direction to staff concerning the policy or mission of the item; discontinuance of consideration; adoption, approval or disapproval or recommendation thereof.

Participation includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from City activities. For the hearing impaired, the City has assisted listening equipment available. For TDD (Telecommunications Devices for the Deaf) service, please call (800) 735-2929. In order for the City to make reasonable accommodation arrangements for the use of this assisted listening equipment, notification is required by at least 4:00 p.m. the Friday before the meeting by calling 925-0951, extension 307. This equipment can also be used for translation by Spanish-only speaking persons. To allow the City to coordinate and request a Spanish translator from the volunteer corps, call 925-0951, extension 307 by 1:00 p.m. on Tuesday before the meeting. Para permitir a la Ciudad el poder coordinar y solicitar a un traductor para español del cuerpo de voluntarios, llame al 925-0951, extensión 307 a la 1:00 de la tarde el martes antes de la junta.

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the Community Development Department, available for public inspection during City business hours. The Community Development Department ([805] 925-0951, Ext. 244) will answer any questions regarding the agenda.

**NOTICE:** IN ACCORDANCE WITH SEC. 12-35.211 OF THE MUNICIPAL CODE, PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL.

Next Resolution No: 2489

Next Two Regular Planning Commission Meetings: December 5<sup>th</sup> and 19<sup>th</sup>, 2007

**CALL TO ORDER:** Chairwoman Etta Waterfield

**PLEDGE OF ALLEGIANCE TO THE FLAG.**

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

**APPROVED THE PLANNING COMMISSION MINUTES OF OCTOBER 10 AND 17, 2007, AS WRITTEN**

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**PUBLIC COMMENT PERIOD** – There was no one present who wished to comment.

EACH MEMBER OF THE AUDIENCE MAY ADDRESS THE COMMISSION ON ANY SUBJECT WITHIN THE COMMISSION'S BUSINESS. EACH MEMBER OF THE AUDIENCE AND EACH SUBJECT IS LIMITED TO DISCUSSION OF 3 MINUTES OR AS OTHERWISE DIRECTED BY THE CHAIR.

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.

**ITEM 1A VOTE: 5-0:** AYES: Commissioners Andrade, Lopez, Moats, Brown, Waterfield; NOES: None; ABSTAINED: None; ABSENT: None.

**ITEM 1B VOTE: 3-0-2:** AYES: Commissioners Moats, Brown, Waterfield; NOES: None; ABSTAINED: NONE; STEPPED DOWN (ABSENT): Andrade, Lopez.

a. **PLANNED DEVELOPMENT PERMIT FOR LINDA BOUD FOR DEMOLITION OF AN EXISTING TACO BELL RESTAURANT AND CONSTRUCTION OF A NEW TACO BELL RESTAURANT, 1919 SOUTH BROADWAY, PD-2007-017, E-2007-056.** Review of a Planned Development permit to allow the demolition of an existing 2,250 square foot Taco Bell restaurant and the construction of a new 2,780 square foot Taco Bell restaurant and site improvements on a .61 acre site located in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 117-500-028. The project is a class 32 categorical exemption based on Section 15332 of the State Environmental Guidelines. No further environmental review is required. (Project Planner: Greg Stones)

**ACTION:** By motion, continued the Taco Bell Restaurant, Planned Development permit (PD-2007-017) to the December 5, 2007 Planning Commission public hearing.

- b. **PLANNED DEVELOPMENT PERMIT FOR THE C-4 DEVELOPMENT TO BE LOCATED ON THE NORTHWEST CORNER OF WEST MCCOY LANE AND DEPOT STREET, PD-2007-005, E-2007-023.** Review of a Planned Development permit application to allow two (2) two-story office buildings, two (2) 1-story commercial buildings and one (1) commercial building for recreational vehicle storage to be located in a PD/CPO (Planned Development/Commercial Professional Office), PD/M-1 (Planned Development/Light Manufacturing) and OS (Open Space) zoning districts, Assessor's Parcel No.: 111-060-024. A mitigated negative declaration was prepared for this project, GPZ-2006-007, E-2007-035.

**ACTION:** By motion, continued the C-4 Development, Planned Development permit (PD-2007-005) to the December 5, 2007 Planning Commission public hearing.

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**PUBLIC HEARINGS:**

***By action of the Chair took Item No. 6 out of sequence:***

6. **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 Planners: Bill Scott and Brian R. Smith)

**ACTION:** That the Planning Commission took the following actions:

1. Adopted Resolution No. 2489, certifying the Final Environmental Impact Report (FEIR), E-2005-039, making CEQA Findings, adopting a statement of overriding considerations, and approving a mitigation monitoring program for the Santa Maria Airport Business Park Specific Plan Project, GPZ-2005-007, SPZ-2007-001  
**VOTE: 4-1:** AYES: Commissioners Lopez, Moats, Brown, Waterfield; NOES: Commissioner Andrade; ABSTAINED: None; ABSENT: None.
2. Adopted Resolution No. 2490, recommending that the City Council repeal the Santa Maria Airport Research Park Specific Plan and approve the Santa Maria Airport Business Park Specific Plan, SPZ-2005-001; and  
**VOTE: 3-2:** AYES: Commissioners Moats, Brown, Waterfield; NOES: Commissioners Lopez, Andrade; ABSTAINED: None; ABSENT: None.
3. Adopted Resolution No. 2491, recommending:  
**VOTE: 3-2:** AYES: Commissioners Moats, Brown, Waterfield; NOES: Commissioners Lopez, Andrade; ABSTAINED: None; ABSENT: None.

a) That the City Council, by resolution, change the General Plan (land use) designation for the subject area:

<b>FROM</b>		<b>TO</b>	
AS	Airport Services on 336 acres	AS	Airport Services on 26.5 acres
LI	Research and Light Industrial on 150 acres	AC	Airport Commercial on 30.8 acres
MUC	Mixed-Use Commercial on 33 acres	LI	Light Industrial on 132 acres
<b>FROM</b>		<b>TO</b>	
CF	Community Facilities on 21 acres	CF	Community Facilities on 19 acres
OS	Open Space on 370 acres	CPO	Commercial Professional Office on 16.3 acres
		COS-RPZ/AA	(Runway Protection Zone on 76.6 acres
COS-RPZ-AA	Runway Protection Zone/Airport Approach Areas on 105 acres and Roadways on 27 total acres	COS-CTS	Conservation Open Space on 105 acres
		ROS-DB	Recreational Open Space/Detention Basin on 262 acres
		DB	Detention Basin on 30 acres
		ROS-GC	Golf Course on 231.6 acres
		ROS-Park	Pioneer Park on 13 acres and associated Roadways on approximately 70.2 acres

b) That the City Council, by ordinance, amend the zoning for the subject site:

<b>FROM</b>		<b>TO</b>	
AS-1	Airport Services-1 on 218 acres	OS	Open Space-recreation on 262.6 acres
PD/AS-II	Planned Development/Airport Services II on 88 acres	OS	Open Space-Conservation on 105.7 acres
PD/AS-III	Planned Development/Airport Services-III on 30 acres	OS-RPZ/AA	Open Space with Runway Protection Zone on 76.6 acres
PD/C-3	Planned Development/Mixed Use Commercial on 33 acres	PD/CPO	Planned Development/ Commercial Professional Office on 16.3 acres
PD/M-1	Planned Development/Light Manufacturing on 150 acres	PF-A	Planned Development/Community Facilities on 19.3 acres
PD/OS	Planned Development/Open Space on 370 acres	PD/M-1	Planned Development/Light Manufacturing on 132.0 acres
OS	Open Space (including roadways) on 80 acres	AS-III	Airport Services on 26.5 acres
OS-RPZ/AA	Open Space with Runway Protection Zone on 105 acres	PD/C-3	Planned Development/Airport Commercial on 30.8 acres
PF-A	Public Facilities on 21 acres	OS	Open Space Roads on 70.2 acres

c) That the City Council, by resolution, repeal the Santa Maria Airport Research Park Specific Plan and adopt the *Santa Maria Airport Business Park Specific Plan* as the primary document to guide future development the 740 acre subject site:

<b>FROM</b>		<b>TO</b>	
AS	Airport Services on 336 acres	AS	Airport Services on 26.5 acres
LI	Research and Light Industrial on 150 acres	AC	Airport Commercial on 30.8 acres
MUC	Mixed-Use Commercial on 33 acres	LI	Light Industrial on 132 acres
CF	Community Facilities on 21 acres	CF	Community Facilities on 19 acres
OS	Open Space on 370 acres	CPO	Commercial Professional Office on 16.3 acres
<b>FROM</b>		<b>TO</b>	
COS-RPZ-AA	Runway Protection Zone/Airport Approach Areas on 105 acres and Roadways on 27 total acres	COS-RPZ/AA	Runway Protection Zone on 76.6 acres
		COS-CTS	Conservation Open Space on 105 acres
		ROS-DB	Recreational Open Space/Detention Basin on 262 acres
		DB	Detention Basin on 30 acres
		ROS-GC	Golf Course on 231.6 acres
		ROS-Park	Pioneer Park on 13 acres and associated Roadways on approximately 70.2 acres

**Note:** This item is tentatively scheduled for City Council hearing of December 18, 2007.

- CONDITIONAL USE PERMIT FOR CLEARWIRE U.S. LLC TO INSTALL A WIRELESS COMMUNICATION FACILITY ON AN EXISTING PG&E TRANSMISSION TOWER, 805 RANCHO VERDE, U-2007-038, E-2007-071.** Review of a Conditional Use permit to allow the installation of a 12 foot extension on an existing 103 foot tall PG&E transmission tower, three (3) 63-foot tall microwave antennas, and an equipment cabinet for purposes of providing wireless internet access located in a PD/R-1 4,500 (Planned Development/Single-Family Residential, 4,500 square feet) zoning district at 805 Rancho Verde, Assessor's Parcel No. 117-640-045. The project is a Class 1 categorical exemption based on Section 15301 of the State Environmental Guidelines. No further environmental review is required. (Project Planner: Bill Scott)

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

- PLANNED DEVELOPMENT PERMIT FOR AN EL POLLO LOCO RESTAURANT, AT 305 EAST BETTERAVIA ROAD, PD-2007-024, E-2007-015.** Review of a Planned Development permit to allow the construction of a 3,100 square foot drive through restaurant and associated parking and landscaping on a 0.8 acre site located in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 128-085-011. The project is a class 32 categorical exemption based on Section 15332 of the State Environmental Guidelines. No further environmental review is required.

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

4. **TENTATIVE TRACT MAP FOR SEVILLA, LOCATED AT THE INTERSECTION OF SUNRISE DRIVE, SANTA MARIA WAY AND MILLER STREET, TRACT 5924, E-200-040.** Review of a tentative tract map that would create 69 residential lots, and 2 common lots on three existing parcels totaling 10.38 acres. The zoning of the site is PD/C-2 (Planned Development/General Commercial) and PD/R-3 (Planned Development/High Density Residential), Assessor's Parcel No's: 109-010-029, 128-090-022, and 128-090-023. This project has been reviewed in a Mitigated Negative Declaration as part of GPZ-2002-005. No further environmental review is required. (Project Planner: Brian Halvorson)

**ACTION:** That the Planning Commission took the following actions:

1. Adopted Resolution No. 2492, recommending that the City Council approve the tentative map (Tract 5924) for the Sevilla subdivision, subject to the following:
  - a. The design as shown on the Official Tentative Map.
  - b. The conditions set forth in the July 17, 2007 (Revised), Subdivision Committee Minutes.

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

**Note:** This item is tentatively scheduled for City Council hearing of December 18, 2007.

5. **PLANNED DEVELOPMENT PERMIT FOR THE SEVILLA SINGLE FAMILY HOMES TO BE LOCATED AT THE INTERSECTION OF SUNRISE DRIVE, SANTA MARIA WAY AND MILLER STREET, PD-2007-010, E-2007-041.** Review of a Planned Development permit application to allow 69 small lot single family homes with open space and guest parking to be located in a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor's Parcel No's: 109-010-029, 128-090-023 and 128-010-029. This project has been reviewed in a Mitigated Negative Declaration as part of GPZ-2005-005. No further environmental review is required. (Project Planner: Brian Halvorson)

**ACTION:** By motion, continued this project to the December 19, 2007 public hearing.

**Note:** By action of the Chair, Item No. 6 (Airport, GPZ-2005-007) was moved out of sequence.

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**OTHER BUSINESS:**

7. **REPORT ON CITY COUNCIL ACTIONS.**
8. **ORAL REPORTS OF PLANNING COMMISSIONERS AND STAFF.**

**ADJOURNMENT:** The meeting was adjourned at 8:07 p.m. to the next public hearing on December 5, 2007, at 6:30 p.m. in the City Council Chambers, located at 110 East Cook Street, Santa Maria.