



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
DECEMBER 5, 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 III – Bill Scott
Planner II – Brian Halvorson
Planner I - Greg Stones

PUBLIC COMMENT PERIOD: No one present wished to speak.

PUBLIC HEARINGS:

ITEM 1 - 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, approved the project subject to the conditions outlined in the Preliminary Draft of the Planned Development Permit.

VOTE: 5-0 Ayes--Commissioners Andrade, Brown, Lopez, Moats and Chair Waterfield; Noes--None; Absent—None; Abstained--None.

Greg Stones presented the staff report, outlining the details of the project, including the location, and displayed elevations of the existing building proposed to be demolished as well as the elevations and site layout of the proposed new building. Mr. Stones concluded his staff report by stating that he and the applicant were available to answer questions.

In response to Commissioner Andrade, Rodger Olds commented on the driveway approach off of Broadway, stating that Broadway is a Caltrans route, and at-grade driveways are not a Caltrans standard, so a request for one would not be well-received by Caltrans.

The applicant, Gabriela Marks of Marks Architects, Inc., 2643 4th Avenue, San Diego, addressed the Commissioners. Ms. Marks commented that the intent of the project was to keep the driveways and sidewalk as they currently are since they are in good shape.

In response to Commissioner Andrade, Rodger Olds stated that the Engineering condition about repairing broken curbs and sidewalks is a standard condition in case they are damaged during the construction, so that they would be repaired.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Lopez made the motion for the Planning Commission to approve the project subject to the conditions outlined in the Preliminary Draft of the 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. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 2 - 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. (Project Planner: Brian Halvorson)

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

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

Commissioners Andrade and Lopez recused themselves.

Brian Halvorson presented the staff report, reviewing the details of the project as presented in the printed staff report. Mr. Halvorson reminded the Commissioners that this project had already been reviewed by the Planning Commission on October 10th, at which time the General Plan Amendment and Zone Change was considered, as well as the Planned Development Permit. Mr. Halvorson summarized the proposal, which is a request to build two 2-story office buildings, off West McCoy Lane, and two manufacturing buildings off South Depot Street, along with a recreation vehicle and vessel storage facility. Mr. Halvorson clarified that not every unit will be for recreational vehicle storage, but that a few units will be accessory units for accessory items. Mr. Halvorson stated that all setbacks, parking and landscaping requirements have been met, and reviewed the retention basin in the front, as well as the color boards for the commercial and office buildings. Mr. Halvorson concluded the presentation by offering to answer any questions.

In response to Commissioner Brown, Rodger Olds stated that if a traffic signal was installed at the intersection of McCoy and Depot Streets, then the blinking light requirement would not be required.

In response to Commissioner Moats, Dan Blough, the applicant, stated that the elevations of the main buildings are identical in front and back.

In response to Commissioner Moats, Rodger Olds commented that as part of the Refugio project approval, the City has agreed in lieu of a retardation basin that the Refugio project could install conveyance pipes to take water off of Cooley Lane and drain into a ditch on the property just east of this project site, and outlined the details of how that would work.

Dan Blough, the applicant, thanked the Commission for the special public hearing that was held on October 10th concerning this item. Mr. Blough stated that while he agrees with the staff conditions, he did want to comment on the hazardous materials impacts condition on page 11,

paragraph 1, for the record. That condition deals with a Phase I environmental assessment being done under contract by the City or as otherwise approved by the City, and Mr. Blough wanted to make sure for the record that the City at some point will have a list of approved consultants for Phase I assessments so they can get it done correctly. That way, if there is a problem with a staff member in the future, they can refer to this condition. Other than that, Mr. Blough stated that he agreed with all the staff conditions.

Commissioner Moats commented on the proposed bike path, and stated perhaps it would be better to have the crossing at the railroad tracks so that cyclists could cross straight there, and then be on the north side of McCoy.

Brian Halvorson clarified for Commissioner Moats that there is an option for cyclists, a Class II path in the street, and both paths, either the sidewalk or in the street, serve joggers, walkers and cyclists.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made the motion to approve the 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, subject to the conditions as outlined in the Preliminary Draft of the Planned Development Permit. Commissioner Moats seconded it, and it passed, 3-0-2.

ITEM 3 - PLANNED DEVELOPMENT PERMIT FOR REFUGIO TOWNHOMES, LOCATED ON THE NORTHWEST CORNER OF WEST MCCOY LANE AND PROFESSIONAL PARKWAY, PD-2006-004, E-2006-011.

Review of a mitigated negative declaration and Planned Development Permit to allow the construction of 125 attached townhomes, on individual lots ranging in size from 958 to 1,957 square feet, and one lot for associated common area facilities, in a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor's Parcel No.111-060-015 and 081. (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: 5-0 Ayes--Commissioners Andrade, Brown, Lopez, Moats and Chair Waterfield; Noes--None; Absent--None; Abstained--None.

Bill Scott presented the staff report, summarizing the main points of the project, and the actions that have been taken so far, including the review of the proposed tentative tract map and environmental documents. Mr. Scott stated that on December 4, 2007, the City Council approved the resolutions for the tentative tract map, and the mitigated negative declaration. With those two actions having been passed, now it is time to review the Planned Development permit for the Refugio Townhome project. Mr. Scott stated that the project meets all the requisite components of the Municipal Code, and concluded by stating that staff recommends approval of the planned development permit.

Rodger Olds passed out a memo to the Planning Commission dated December 5, 2007 from the Department of Public Works which sought an additional condition of approval to address the drainage concerns of Mr. Madden, the owner of the property to the east of the project site where the stormwater would be distributed to.

The applicant, Laurie Tamura, of Urban Planning Concepts, addressed the Commission. Ms. Tamura introduced the property owners, Brad Weinstock and Damon Porter. Ms. Tamura reviewed the project history, and stated that the applicant was in agreement with the conditions of approval, and also agree with the conditions as presented by Mr. Olds. Ms. Tamura commented on the drainage problems at the Cooley Lane and Thornburg Street intersection, and stated that

they were working with the City to provide a pipe-system along the west property line and then behind the CalTrans property, then on to Irv Madden's property. Ms. Tamura stated that they would work with the City, Caltrans and Mr. Madden to connect that system to the drainage outlet at Depot Street, which would solve a historical drainage problem. Ms. Tamura also commented on the adjustments made to the setbacks, as well as the traffic concerns on McCoy Lane.

In response to Chair Waterfield, Laurie Tamura stated that the entrance features as depicted will be built out, and the colors would be as presented. The colors were chosen to blend with the current color scheme in the neighborhood.

In response to Commissioner Andrade, Laurie Tamura stated that she had reviewed the memorandum from Mr. Olds, as had the landowners and Mr. Madden, and they all agree with it.

In response to Commissioner Moats, Laurie Tamura stated that the Homeowners' Association will try hard to keep the balconies cleared off.

Marcus Deplant, the project architect, 1308 4th Street, Los Osos., addressed the Planning Commission, and confirmed that the materials to be used for the balconies and privacy fencing are as stated in the conditions.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Andrade made the motion to approve the project subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, including the memo from Public Works dated December 5, 2007, for Refugio Townhomes, located on the northwest corner of West McCoy Lane and Professional Parkway, PD-2006-004, E-2006-011. Moats seconded it, and it passed, 5-0.

ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR FARM SUPPLY HARDWARE, LOCATED AT 1920 NORTH BROADWAY, PD-2007-021, E-2007-064. Review of a Planned Development Permit to allow the construction of two 2,100 square foot storage buildings, associated parking and landscaping for bulk retail sale of fertilizer and hay in association with an existing hardware store, in a PD/C-2 (Planned Development/General Commercial) zoning district, at 1920 North Broadway, Assessor's Parcel No.128-003-029. 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: 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: 5-0 Ayes--Commissioners Andrade, Brown, Lopez, Moats and Chair Waterfield; Noes--None; Absent—None; Abstained--None.

Bill Scott presented the staff report, citing the subject site location, and surrounding land uses. Two storage buildings would be located generally to the rear of the site, with a fifteen space parking lot along the East Roemer Way frontage, and a third of the site would be the location of a future garden nursery for the sale of landscape nursery plants.

Mr. Scott continued, stating that the primary issue is conformance to the municipal code for the C-2 zoning district. Most warehouses are allowed in the M-1 and CM zoning districts, but as a general rule, not in the C-2 zoning district. However, in this case, the storage buildings will be incidental to the main use of the Farm Supply Hardware facility. Staff concluded that even though they are located on a separate lot, the buildings are an integral retail part of the main store. Staff thus concluded that the use is in conformance with the main intent of the C-2 commercial district.

Another potential issue is that storage buildings aren't typically up to the C-2 zone aesthetic standards. However, these buildings are supportive of the main use, the hardware store, which fronts Broadway. They will be 175 feet from Roemer Way, and 300 feet from Broadway, supportive and far from the street. The landscape plan shows a 20-foot landscape strip with trees and shrubs, and another seven foot landscape strip, and a ranch fence along the frontage of the project site. Given those things, the landscaping, fence, location of buildings, and moderate size and height, staff believes that they fit well in the complex.

Mr. Scott stated that while landscaping is generally required to be at least 15% of the site, the proposed landscaping shows only 9% landscaping. Staff has thus conditioned the permit to increase the landscaping to 15%, and the applicant has agreed to that. Mr. Scott added that the Public Works Department is requiring an on-site retention basin and will work that out at the building permit stage.

Mr. Scott pointed out that on the site, there is an open area that staff thought would be left vacant for a building to be built at a later date. However, it will be an open space for landscape storage sales. The applicant may add some screening or vines on the east, but since it is for landscape materials and not vehicles, staff does not foresee a major problem.

Mr. Scott concluded by handing out three changes to the conditions to the Planning Commission as follows:

1. Condition 5: the existing Condition 5 will be deleted and replaced with a new Condition 5, which would state, "Future landscape nursery site. An open landscape garden nursery....." as described in the attached page.
2. Condition 14: The standard condition for outdoor storage. This condition has been modified slightly to state that, with the exception of landscape material, outdoor storage will be screened with a masonry wall or chain link fence with climbing vines.
3. Finally, an amendment to the Public Works condition, which currently states that each building is 21,000 square feet, for a total of 42,000 square feet. It should read that each building is 2,100 square feet for a total of 4,200 square feet.

Commissioner Andrade voiced his concerns about the outside storage area including trucks and/or tractors. Staff responded that the conditions state that landscape materials will be stored in the specified area, but staff could clarify it further if necessary.

Commissioner Lopez inquired if a lot-line merger was necessary between the two properties.

Bill Scott stated that it is not required at this time, because the project is integral to the retail facility. It is compatible based on the Santa Maria Municipal Code. If the Farm Supply were to leave the site in the future, the buildings would need to come down, or the new owner could apply for a lot line merger at that time.

The applicant, Jim Brabeck, 2510 Rodman Drive, Los Osos, discussed the color scheme, which will be red with a beige color accent.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Moats made the motion to approve the Planned Development Permit for Farm Supply Hardware, located at 1920 North Broadway, PD-2007-021, E-2007-064, subject to the conditions outlined in the preliminary draft of the Planned Development Permit, with the three amendments that Mr. Scott enumerated during the session. Commissioner Andrade seconded, and it passed, 5-0.

ITEM 5 - CONDITIONAL USE PERMIT FOR CHURCH FOR LIFE, 3130 SKYWAY DRIVE, SUITE 501 AND 502, U-2007-033, E-2007-061. Review of a conditional use permit to allow a church, related offices and classrooms in an existing building located in the PD/M-1 (Planned Development/Light Industrial) zoning district, 3130 Skyway Drive, Suite 501 and 502, Assessor's Parcel No. 111-292-001. This project qualifies for a Class I categorical exemption. 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 Ayes--Commissioners Andrade, Brown, Lopez, Moats and Chair Waterfield; Noes--None; Absent—None; Abstained--None.

Bill Scott presented the staff report. The location is an existing tenant space in an industrial building at Skyway Drive and Industrial Parkway. The space was previously approved and occupied by another church. The Church for Life would be operating under the same parameters as the prior church, but with a slightly smaller congregation. Staff recommends approval of the project.

With no questions or comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made the motion to approve the Conditional Use Permit for Church for Life, located at 3130 Skyway Drive, Suite 501 and 502, U-2007-033, E-2007-061, subject to the conditions outlined in the Preliminary Draft of the Conditional Use Permit. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 6 - AMENDMENT TO THE 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 of an amendment to the Development Agreement for the Battles Road, Railroad Crossing project. The Amendment to the Development Agreement will allow the City to reimburse the Developer, Inland Pacific Builders, for the final construction costs 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.

ACTION: Adopted Resolution No. 2493, recommending to City Council approval of an amendment to the Development Agreement with Inland Pacific Builders, Inc.

VOTE: 5-0 Ayes--Commissioners Andrade, Brown, Lopez, Moats and Chair Waterfield; Noes--None; Absent—None; Abstained--None.

Rodger Olds presented the staff report, stating that City staff seeks the Planning Commission's recommendation to the City Council to approve an amendment to the development agreement with Inland Pacific Builders regarding the installation of the railroad crossing at Battles Road and the associated traffic signal at Depot Street and Battles Road. This development agreement was previously voted upon by the Planning Commission and recommended to City Council, and the City Council has approved it. However, this amendment is for some additional costs to the project in the amount \$42,000.

With no questions or comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made the motion to adopt Resolution No. 2493 recommending City Council approval of an Amendment to the 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. Commissioner Moats seconded it, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at 8:03 p.m. to a Study Session on December 6, 2007, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: December 19, 2007

Respectfully submitted,

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION