



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
DECEMBER 19, 2007**



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

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

**ABSENT:** Commissioner Adrian Andrade

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

**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: 4-0** Ayes--Commissioners Brown, Lopez, Moats and Chair Waterfield; Noes--None; Absent—Commissioner Andrade; Abstained--None.

- a. **PLANNED DEVELOPMENT PERMIT FOR ASI ES ME TIERRA RESTAURANT AND AN AUTO REPAIR SHOP IN AN EXISTING BUILDING, 111 EAST DONOVAN ROAD, PD-2007-022, E-2007-049.** Review of a Planned Development permit to allow a restaurant (serving alcoholic beverages) for Asi Es Me Tierra Restaurant, and an auto repair shop in an existing building in the PD/C-2 (Planned Development/General Commercial) zoning district, 111 East Donovan Road, Assessor’s Parcel No. 117-510-008. 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 this item to the meeting of January 16, 2008.

**PUBLIC HEARINGS:**

**ITEM 2 - 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 Nos: 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, approved the project subject to the conditions outlined in the Preliminary Draft of the Planned Development permit.

**VOTE: 4-0** Ayes--Commissioners Brown, Lopez, Moats and Chair Waterfield; Noes--None; Absent—Commissioner Andrade; Abstained--None.

Brian Halvorson presented the staff report, stating that the tentative tract map for the Sevilla project was approved last night at the City Council meeting. Mr. Halvorson briefly summarized the project details, and concluded by stating that staff recommends approval of the project in accordance with the conditions as outlined in the Preliminary Draft of the Planned Development permit. Mr. Halvorson added that staff would be happy to answer any questions, and also that color boards were available to review.

The applicant, Jeannett Gibson of Urban Planning Concepts, Santa Maria, addressed the Planning Commission. Ms. Gibson stated she had no presentation, but was also available to answer questions.

In response to Commissioner Lopez, Brian Halvorson expounded about the proposed fencing for the project.

In response to Chair Waterfield, Ms. Gibson explained that while there are no bay windows proposed for the project, the condition on page 5 of the staff report, second paragraph, which refers to bay windows, is there in case someone later wants to put one in.

In response to Commissioner Brown, Ms. Gibson spoke about the street names in the project, and explained that the street that curves now has a different name after each turn so that the Fire Department can more easily find addresses in an emergency.

With no further comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Moats made the motion that the Planning Commission by motion approve the Planned Development permit for the Sevilla Single Family Homes project to be located at the intersection of Sunrise Drive, Santa Maria Way and Miller Street, PD-2007-010, E-2007-041, subject to the conditions outlined in the preliminary draft of the Planned Development permit. Commissioner Lopez seconded it, and it passed, 4-0 (Andrade absent).

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**ADJOURNMENT:** The meeting was adjourned at 6:41 p.m. to a Study Session on January 3, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: January 16, 2008

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Respectfully submitted,

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PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION