



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
JANUARY 16, 2008**



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: Comm. Dev. Director – Kirk E. Lindsey
 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
 Advance Planner – Brian R. Smith
 Planner III – Bill Shipsey
 Planner III – Bill Scott

APPROVED PLANNING COMMISSION MINUTES OF NOVEMBER 7, 2007, AS WRITTEN.

PUBLIC COMMENT PERIOD: No one present wished to speak.

PUBLIC HEARINGS:

ITEM 1 – PLANNED DEVELOPMENT PERMIT FOR CHURCH STREET RETAIL (ROGELIO PANIAGUA) TO CONSTRUCT A NEW COMMERCIAL RETAIL BUILDING, LOCATED AT 1138 AND 1142 WEST CHURCH STREET, PD-2007-009, E-2007-037. Review of a Planned Development permit to allow the demolition of two existing buildings and construction of a new 4,720 square foot commercial retail building and site improvements (parking, landscape and retention basin), in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor’s Parcel Nos. 123-012-03 and 123-012-021. 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 request to demolish two existing buildings and construct a new commercial retail building at the intersection of Church Street and Blosser Road. Mr. Stones stated that the proposed project meets Municipal Code parking and landscaping requirements. Mr. Stones added that the applicant is proposing the preferred block color that the Planning Commission had requested at the study session. With that, Mr. Stones concluded his presentation.

Commissioner Lopez expressed his concern about the alley intersection at Blosser Road, and suggested posting "Do Not Enter" heading east off of Blosser Road because of the narrowness of the alley.

Rodger Olds responded to Commissioner Lopez that the Public Works Department could take a look at posting the alley if that was the direction from the Planning Commission.

Rodger Olds responded to Commissioner Andrade that the width of the alley in question is about fifteen feet wide, so it could fit two cars, but it would be tight.

Commissioner Brown suggested that before projects get too far along in the process, perhaps staff could take a look at the proposals and make recommendations, especially projects on streets with high-speed traffic. Commissioner Brown commented that if the buildings in this project were closer to the street, it would have made a better project, in his opinion.

In response to Chair Waterfield, Rodger Olds commented on traffic measures that could be taken to help prevent stacking on Blosser Road, including a "Do Not Enter" sign at the alley entrance, and the traffic access point on Church Street.

The applicant, Gil Rodriguez, project designer, 2325 Skyway Drive, Santa Maria, addressed the Planning Commission. Mr. Rodriguez addressed the issue of the building orientation, and stated that due to security issues, the owner felt that having the parking behind the building where it is not exposed to the street would be more of a detriment.

With no further questions or comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made the motion to approve the Planned Development Permit for Church Street Retail (Rogelio Paniagua) to construct a new commercial retail building located at 1138 and 1142 West Church Street, PD-2007-009, E-2007-037, subject to the conditions as outlined in the Preliminary Draft of the Planned Development Permit. Commissioner Andrade seconded it, and the motion carried, 5-0.

ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR ASI ES ME TIERRA, A RESTAURANT AND AUTO REPAIR SHOP, LOCATED AT 111 EAST DONOVAN ROAD, PD-2007-022, E-2007-049. Review of a Planned Development permit to allow a restaurant (serving alcohol), and auto repair shop in an existing building in the PD/C-2 (Planned Development/General Commercial) zoning district, 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, 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.

Greg Stones presented the staff report, covering the details pertaining to the project, including location, existing building size, the proposed restaurant and auto shop sizes, the tools proposed to be used, parking requirements, noise study, and landscaping requirements. Mr. Stones also commented on a couple of letters received, including one from the neighbor to the north, who wrote about the proposed wall, as well as traffic, parking and alcohol concerns. With that, Mr. Stones concluded his staff report.

In response to Commissioner Andrade, Greg Stones stated that the letters received concerning the project were distributed at the study session.

In response to Chair Waterfield, Greg Stones explained that with a Planned Development Permit, there is some leniency permitted for the landscaping requirement by the Planning Commission.

The applicant, Niel Dilworth, 1198 Lexington Court, San Luis Obispo, addressed the Planning Commission. Mr. Dilworth commented on the sound wall, stating that it is now proposed to be eight feet tall in the area directly in line with the building, and then will step down to six feet, and then three feet within ten feet of the sidewalk for sight line requirements. Mr. Dilworth stated that an acoustical sound study had been done by Dr. David Lord, who was also present to answer any questions. Mr. Dilworth commented on the landscaping and parking requirements, stating that the parking had been rearranged to provide for more parking spaces.

In response to Commissioner Lopez, Mr. Dilworth commented on the requirement of a separation of occupancy, stating that a three-hour wall is required by the Building Division to between the occupancies.

Commissioner Brown stated that while he would like to see this project move forward, he would also like to see what could be done to make it look better, perhaps incorporating some outdoor dining with a small three-foot wall on the southern edge of the property with flower boxes.

In response to Commissioner Brown, Niel Dilworth stated that the applicant will be cutting in new planters and restriping and top coating the parking lot.

In response to Commissioner Brown, Wendy Stockton stated that the conditions in the permit are what the Planning Commission can rely on to guarantee that the property will be maintained if it is sold. Ms. Stockton stated that the conditions should be precisely written so that they can be looked to for enforcement. Ms. Stockton added that the conditions and application go with the property.

Peggy Woods added that this application also includes serving beer and wine, which typically is covered under an administrative conditional use permit. However, the applicant wanted all approvals to be processed concurrently, so staff rolled all applications together. Ms. Woods stated that generally, when an ABC license is sold to another person, the new owner is required to sign an acceptance indicating they accept the conditions that are associated with that permit. Each time the property changes hands and continues these uses, specified in the use permit, the new owners are required to sign an acceptance of conditions. Because the ABC license portion is interconnected with these uses, the new owners will sign all the conditions.

Chair Waterfield requested that the conditions, instead of stating “no painting *proposed*,” read “painting *prohibited*.”

In response to Commissioner Brown, Niel Dilworth stated that the applicant would be happy to incorporate a short wall on the northern edge of the outdoor eating area.

Peggy Woods clarified for Commissioner Lopez that in a building shell in the C-2 zoning district, as long as the uses are permitted in the underlying zone, a building could be reconfigured to allow for various types of businesses. Ms. Woods added that the mixed use ordinance could also allow uses from one zone to be added to uses in another zone.

Commissioner Andrade commented on the findings that the Planning Commission was required to make, one of which is that the project would have no adverse effect to the abutting property. Commissioner Andrade stated that one of the issues brought up was to prohibit the painting of vehicles, so that needed to be included in the conditions, perhaps in paragraph 7, to prohibit painting of vehicles. Commissioner Andrade also proposed stating “outside storage is

prohibited,” instead of stating “outside storage is *not approved*.” Commissioner Andrade stated his concern about the compatibility of the two proposed uses.

Chair Waterfield commented on her ambivalence with the project because of the apparent lack of compatibility between the two uses. Chair Waterfield stated that she wants to ensure that whoever continues this business abides by the wishes of the Planning Commission and avoids any type of unnecessary burden on the neighbors.

Commissioner Moats made the observation that between Santa Barbara and Goleta is a restaurant called Pepe’s, which has been there a long time, and it also has an auto repair shop behind it.

Commissioner Lopez suggested that perhaps the applicant could spruce up the exterior to better define the two uses.

Niel Dilworth responded to Commissioner Lopez, stating that the applicant had been trying to downplay the auto repair use because of prior input.

Commissioner Brown brought up the issue of the gate on the alley on the west side.

In response to Commissioner Andrade, Peggy Woods stated that the noise study recommendation is stated as condition 11 of the green sheets, on page 4.

With no further comments or questions, Chair Waterfield closed the hearing and called for a motion.

Peggy Woods clarified the amendments to the conditions: #7 on the green sheets, page 3, will be revised to read, “Outside storage and vehicle painting prohibited. Outside storage has not been requested and is prohibited. Painting of any vehicles is prohibited.” For Item 2, Ms. Woods suggested adding Category A: “Applicant shall construct a three-foot high solid wall, with planters, along the southern boundary of the outdoor eating area the length of the building.” Applicant will be requested to show said wall, with planters, on the site plan and landscape plans submitted to Community Development Department for plancheck and shall be installed with the approved plans.

Attorney Stockton suggested since condition #11 is actually quoted from the sound study, it would be appropriate to enter the condition with language that says, “pursuant to the noise study dated November 2007, incorporated by reference,” which would bring that study into the condition.

Attorney Stockton also clarified Commissioner Andrade’s preference for the term “prohibited” as opposed to “is not allowed” with reference to on-site outside storage and vehicle painting.

With no further questions or comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Brown made a motion to approve a Planned Development Permit for Asi es Me Tierra, a restaurant and auto repair shop, located at 111 East Donovan Road, PD-2007-022, E-2007-049, subject to the conditions outlined in the Preliminary Draft of the Planned Development Permit, with the additions as read into the record. Commissioner Andrade seconded, and it passed, 5-0.

ITEM 3 - GENERAL PLAN AMENDMENT, ZONE CHANGE/PREZONING, AND SPECIFIC PLAN AMENDMENT BY ENOS RANCHOS, LLC FOR THE ENOS RANCHOS PROJECT, ON 121.2 ACRES IN THE ENTRADA ESTE SPECIFIC PLAN AREA A-2, GENERALLY LOCATED WEST OF U.S. 101, BETWEEN BETTERAVIA ROAD AND BATTLES ROAD, FILE NOS. GPZ-2002-009, SPZ-2002-007, AN-100, AND E-2002-060. Review of recommendations to the

City Council on Final EIR, E-2002-060, for the General Plan Amendment, Zone Change GPZ-2002-009, Specific Plan Amendment SPZ-2002-007, and Annexation AN-100, proposing annexation and the development of up to 866,000 square feet of general commercial uses on 65.9 acres, up to 344 residential units on 37.6 acres, 8.5 acres of open space, and 8.2 acres of arterial right-of-way. Assessor Parcel Nos. 128-078-004, -005, -010, and -013. (Project Planner: Bill Shipsey)

ACTION: That the Planning Commission took the following actions:

1. **Adopted Resolution No. 2494**, recommending that the City Council certify the Final Environmental Impact Report (FEIR), E-2002-060, make CEQA findings, adopt a statement of overriding considerations and adopt a mitigation monitoring program for the Enos Ranchos (Entrada Este Area A-2) Specific Plan Project, GPZ-2002-009, SPZ-2002-007 and AN-100; and

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

2. **Adopted Resolution No. 2495**, as amended to add Department of Public Works, Engineering Division condition as referenced in the memo dated January 16, 2008, recommending that the City Council:

- a. Amend the General Plan (Land Use Policy Map) of the 121.2 acre site **FROM** 25 acres CC (Community Commercial), 13.2 acres CF (Community Facilities), 25 acres LDR (Low Density Residential – 5 DU/Ac), 9 acres LMDR (Low-Medium Density Residential – 8 DU/Ac), 24 acres MDR (Medium Density Residential -12 DU/Ac), 12 acres HDR (High Density Residential – 22 DU/Ac) and 13 acres ROS (Recreational Open Space) **TO** 65.9 acres CC (Community Commercial), 16.9 acres LDR (Low Density Residential), 21.7 acres MDR (Medium Density Residential) and 8.5 acres ROS (Recreational Open Space) (remaining 8.2 acres will be roads), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference; and

- b. Amend the Circulation Element of the General Plan (Figure C-2, Circulation Plan (2010)) to remove the extension of Inger Drive between Daniel Drive and College Drive, as shown on Exhibit B of the Planning Commission resolution, incorporated herein by reference; and

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

3. **Adopted Resolution No. 2496**, recommending that the City Council amend the Entrada Este Specific Plan to delete 121.2 acres currently designated as 25 acres CC (Community Commercial), 13.2 acres CF (Community Facilities), 25 acres LDR (Low Density Residential – 5 DU/Ac), 9 acres LMDR (Low-Medium Density Residential – 8 DU/Ac), 24 acres MDR (Medium Density Residential -12 DU/Ac), 12 acres HDR (High Density Residential – 22 DU/Ac) and 13 acres ROS (Recreational Open Space) land use designation and adopt the Enos Ranchos (Area A-2) Specific Plan with the following land use designations 65.9 acres CC (Community Commercial), 16.9 acres LDR (Low Density Residential), 21.7 acres MDR (Medium Density Residential) and 8.5 acres ROS (Recreational Open Space) (remaining 8.2 acres will be roads), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference; and

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

4. **Adopted Resolution No. 2497**, recommending that the City Council rezone 7.8 acres currently located in the City **FROM** PD/RSL-1 (Planned Development/Single-Family Small Lot Residential) **TO** 6.0 acres PD/C-2 (Planned Development/General Commercial) and 1.8 acres OS (Open Space), and prezone 113.4 acres currently located in the County and zoned AG-I-40 **TO** 65.9 acres PD/C-2 (Planned Development/General Commercial), 16.9 acres PD/R-1 6,000 (Planned Development/Single-Family Residential, 6,000 square foot minimum lot size), 21.7 acres PD/R-2 (Planned Development/Medium-Density Residential) and 8.5 acres OS (Open Space) (remaining 8.2 acres will be roads), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference; and

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

5. **Adopted Resolution No. 2498**, recommending that the City Council adopt the Resolution of Application initiating annexation proceedings for the unincorporated portion of the Enos Ranchos (Area A2) Specific Plan with the Santa Barbara Local Agency Formation Commission (LAFCO), for the Enos Ranchos Project (AN-100).

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

This project is tentatively scheduled for February 19, 2008, City Council Meeting.

Bill Shipsey presented the staff report regarding the 113 acre Enos Ranchos annexation. Mr. Shipsey explained that before an annexation can be approved, State law requires that the annexation territory be prezoned by the City. The pre zoning becomes effective upon annexation, and during the next two years, the City cannot rezone the annexed territory. The proposed pre zoning, however, would not be consistent with the adopted Land Use Policy map designation for the territory which the City adopted in 1992. Mr. Shipsey added that it is also important to note that 7.8 acres of the project is already in City limits. The applicant is requesting that this part of the project be rezoned to PD/C-2 and Open Space. Because the Law requires consistency between the General Plan and the zoning, the application includes a request to amend the General Plan.

Mr. Shipsey continued, stating that the proposed project also includes removing the collector road designation for Inger Street between Daniel Drive and College Drive. At the study session, the Planning Commissioners had expressed concern that the amendment would impact traffic. Staff researched the issue; and confirmed that at full build-out of the City, the street network would continue to perform at acceptable levels of service, with or without this collector road. Therefore, staff concluded that the amendment could be accommodated without generating impacts on the regional street network.

Mr. Shipsey stated that the City must also ensure that consistency is achieved with the Specific Plan. The project is presently within the Entrada Este Specific Plan, known as Area A-2. Because the adopted specific plan differs from the applicant's proposal, staff and the applicant discussed the best way to handle this in the Specific Plan:

1. Clearly describe the changes in the specific plan.

2. Reduce the redundant sections of the plan, because much of the Entrada Este Specific Plan repeats the Municipal Code.
3. Simplify the interpretation and administration of the specific plan for staff and the Planning Commission.

Staff decided to have a new specific plan prepared and to remove the 113.4 acres from the Entrada Este Specific Plan, so only undeveloped properties would be in the new specific plan. Adopting a new specific plan would eliminate confusion between the differences in specific plans and the General Plan.

Mr. Shipsey stated that with consistency achieved between the General Plan, Specific Plan and zoning, the proposed annexation and prerequisite actions constitute a project under the California Environmental Quality Act (CEQA). Before issuing any permits for land development or approving a project, an agency is required to study the potential or reasonably foreseeable environmental impacts of the project. Mr. Shipsey added that David Stone, the EIR project manager, was available to respond to questions regarding the preparation of the final EIR.

Mr. Shipsey clarified that the Shepherd Drive connection to "A" Street as described in the staff report has been included in the proposed Enos Ranchos Specific Plan. The related condition and discussion concerning the Shepherd Drive collector road extension are no longer relevant and should be removed from the record.

Mr. Shipsey reviewed the staff recommendations for the project, and noted two additional conditions that should be attached to the project:

1. Apply the EIR mitigation measures to the project, either by project design or carried forward as conditions of subsequent development permits issued by the City of Santa Maria.
2. "Public Works Department recommends that this condition be applied to the proposed project through the Enos Ranchos Area A2 Specific Plan."

Bill Shipsey concluded the staff report by stating that he was available to answer any Planning questions, Rodger Olds was available to answer any Public Works/Utilities related questions and David Stone was available to answer any questions relating to the EIR.

Commissioner Moats noted that in the fiscal considerations section of the environmental impact report, it stated that this area may be good for new retail stores, or to give existing high-volume stores, such as Costco, Wal-Mart or Target, more room to expand their floor areas. He expressed concern that if these large stores were to move, their existing building would be left vacant.

Kirk Lindsey, Director of Community Development, responded to Commissioner Moats by stating that while Sam Rhea and his family have had a great deal of interest on this site, it was not known who or what type of business would locate there. Mr. Lindsey stated that the options for the site are many.

Mr. Lindsey agreed with Commission Lopez that the building code is now the same as the international code, and should be referenced as such in the table.

Brian Schwartz, of Urban Planning Concepts, introduced the applicant, Sam Rhea, and his family, Doreen, Cliff, and Joanne; as well as Lori Spear, Project Engineer with Bethel Engineering, and Laurie Tamura with Urban Planning Concepts. Mr. Schwartz passed out some hand-outs to assist with his PowerPoint presentation.

The PowerPoint presentation consisted of slides of vicinity maps, chronology of Entrada Este Specific Plan area development, the area to be annexed, the existing land uses, the proposed land uses, showing the school site, and design criteria.

Mr. Schwartz thanked staff for their efforts on the project. Mr. Schwartz added that he and the applicants had reviewed the conditions of approval and agreed with all except one, which had to do with the memo passed out tonight by the Public Works Department requesting that the developer install a traffic signal at Stowell Road and Nicholson. He stated that in the EIR this mitigation measure was written that the developer would pay AB1600 traffic fees, and it was just recently amended by staff to have the developer install the traffic signal. Mr. Schwartz further stated that this improvement had been previously tied into a different project but was never installed, and he questioned why that was.

Rodger Olds replied that the intersection was required to have a signal installed when Cool Hand Luke's and Hunter's Landing was developed. However, when the developer approached Caltrans and requested to install the signal, Caltrans denied the application, stating that it was not needed at the time. Currently, the City has appealed to Caltrans, stating that there have been some accidents, and that a traffic light is warranted. Mr. Olds was not sure if that would be accepted by Caltrans. If Caltrans does approve the signal, the developer for Hunter's Landing has bonded for that, and it will be installed shortly. If Caltrans denies the request, then Mr. Olds stated that he would be willing to waive the decision to Planning Commission on how best to word the installation fee.

In response to Chair Waterfield, Mr. Olds stated that since the signal directly effects the on- and off-ramp to US Highway 101, Caltrans ultimately would own and be responsible for maintaining the traffic signal, so therefore the City would have no recourse if Caltrans denied the signal.

After further discussion, it was decided that the appropriate wording word be, "The developer would be required to install the traffic signal upon issuance of the first building permit of the 113 acres (not of the 8 acres)". With that, Mr. Schwartz concluded his presentation.

With no further questions from the Planning Commissioners, Chair Waterfield opened the floor to guests to speak for and against this project.

Chair Waterfield read into the record a letter received from West Star, dated January 15, 2008, in support of the project, signed by Peter Koetting.

Peter Koetting, owner of the Crossroads Intersection Development, was present and reiterated that this project is really the last stage of the Entrade Este Specific Plan to annex the ranch into the City and build the growth of the community.

Jane Devault, 668 Daniel Drive, Santa Maria, came forward to speak in opposition of the project. Ms. Devault stated that when she and her family bought their house, she was told that the property behind her house was an agricultural preserve and would remain that way during her lifetime. Now she's not sure what's going there.

Chair Waterfield assured Ms. Devault that, at this time, this item under consideration was just an annexation project.

Mr. Lindsey further explained that before anything could be built in that area, it would have to be subject to planned development permit applications and public hearings, and the public will have the right along the way to appeal to the City Council. Mr. Lindsey added that at this point, the actual building phase was at least 2 or 3 years away.

In response to Commissioner Andrade, Mr. Shipsey stated that the area between the escarpment and the cemetery property was designated ROS, or Recreational Open Space. South of that would be the commercial property.

With no further questions or comments, Chair Waterfield closed the hearing and called for a motion. Commissioner Andrade made a motion that by Resolution No. 2494, recommend that the City Council certify the Final Environmental Impact Report (FEIR), E-2002-060, make CEQA findings, adopt a statement of overriding considerations and adopt a mitigation monitoring program for the Enos Ranchos (Entrada Este Area A-2) Specific Plan Project, GPZ-2002-009, SPZ-2002-007 and AN-100. Commissioner Moats seconded it, and it passed, 5-0.

Commissioner Andrade made a motion to approve Resolution No. 2495, recommending that the City Council:

- a. Amend the General Plan (Land Use Policy Map) of the 121.2 acre site **FROM** 25 acres CC (Community Commercial), 13.2 acres CF (Community Facilities), 25 acres LDR (Low Density Residential – 5 DU/Ac), 9 acres LMDR (Low-Medium Density Residential – 8 DU/Ac), 24 acres MDR (Medium Density Residential -12 DU/Ac), 12 acres HDR (High Density Residential – 22 DU/Ac) and 13 acres ROS (Recreational Open Space) **TO** 65.9 acres CC (Community Commercial), 16.9 acres LDR (Low Density Residential), 21.7 acres MDR (Medium Density Residential) and 8.5 acres ROS (Recreational Open Space) (remaining 8.2 acres will be roads), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference; and
- b. Amend the Circulation Element of the General Plan (Figure C-2, Circulation Plan (2010)) to remove the extension of Inger Drive between Daniel Drive and College Drive, as shown on Exhibit B of the Planning Commission resolution, incorporated herein by reference, as well as the memo from PW that prior to the issuance of the first building permit, the developer shall begin the installation of the traffic signal at the intersection of Nicholson and Stowell. Commissioner Brown seconded it, and it passed, 5-0.

Commissioner Andrade made the motion to adopt Resolution No. 2496 recommending that the City Council amend the Entrada Este Specific Plan to delete 121.2 acres currently designated as 25 acres CC (Community Commercial), 13.2 acres CF (Community Facilities), 25 acres LDR (Low Density Residential – 5 DU/Ac), 9 acres LMDR (Low-Medium Density Residential – 8 DU/Ac), 24 acres MDR (Medium Density Residential -12 DU/Ac), 12 acres HDR (High Density Residential – 22 DU/Ac) and 13 acres ROS (Recreational Open Space) land use designation and adopt the Enos Ranchos (Area A-2) Specific Plan with the following land use designations 65.9 acres CC (Community Commercial), 16.9 acres LDR (Low Density Residential), 21.7 acres MDR (Medium Density Residential) and 8.5 acres ROS (Recreational Open Space) (remaining 8.2 acres will be roads), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference. Commissioner Brown seconded it, and it passed, 5-0.

Commissioner Andrade made the motion that by Resolution No. 2497, recommending that the City Council rezone 7.8 acres currently located in the City **FROM** PD/RSL-1 (Planned Development/Single-Family Small Lot Residential) **TO** 6.0 acres PD/C-2 (Planned Development/General Commercial) and 1.8 acres OS (Open Space), and prezone 113.4 acres currently located in the County and zoned AG-I-40 **TO** 65.9 acres PD/C-2 (Planned Development/General Commercial), 16.9 acres PD/R-1 6,000 (Planned Development/Single-Family Residential, 6,000 square foot minimum lot size), 21.7 acres PD/R-2 (Planned Development/Medium-Density Residential) and 8.5 acres OS (Open Space) (remaining 8.2 acres will be roads), as shown on Exhibit A of the Planning

Commission resolution, incorporated herein by reference. Commissioner Moats seconded it, and it passed, 5-0.

Commissioner Andrade made the motion to adopt Resolution No. 2498 recommending that the City Council adopt the Resolution of Application initiating annexation proceedings for the unincorporated portion of the Enos Ranchos (Area A2) Specific Plan with the Santa Barbara Local Agency Formation Commission (LAFCO), for the Enos Ranchos Project (AN-100). Commissioner Moats seconded it, and it passed, 5-0.

OTHER BUSINESS:

4. **ELECTIONS OF OFFICERS: CHAIR, VICE CHAIR, SUBDIVISION COMMITTEE MEMBER, ALTERNATE SUBDIVISION COMMITTEE MEMBER, SECRETARY AND ASSISTANT SECRETARY.**

CHAIR: TOM S. LOPEZ.

VICE-CHAIR: MICHAEL W. MOATS

SUBDIVISION COMMITTEE MEMBER: RODGER BROWN

ALT SUBDIVISION COMMITTEE MEMBER: ETTA WATERFIELD

SECRETARY: KIRK LINDSEY

ASSISTANT SECRETARY: PEGGY WOODS

ADJOURNMENT: The meeting was adjourned at 8:44 p.m. to a Study Session on January 24, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Respectfully submitted,

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION

Next study session: January 24, 2008

Next regular Public Hearing: February 20, 2008