



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
FEBRUARY 20, 2008**



Chairman Lopez called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Adrian Andrade, Rodger Brown, Etta Waterfield, Vice-Chair Michael W. Moats, and Chairman Tom S. Lopez.

STAFF PRESENT: Planning Division Manager – Peggy Woods
Senior Deputy City Attorney – Wendy Stockton
Senior Civil Engineer – Rodger Olds
Deputy Fire Chief – Robert Moreno
Recording Secretary – Kathleen Villegas
Planner II – Brian Halvorson
Planner I – Greg Stones

APPROVED PLANNING COMMISSION MINUTES OF NOVEMBER 21, 2007, AS WRITTEN.

PUBLIC COMMENT PERIOD: Juliana Seveen, 425 S. Broadway, Santa Maria, wanted information about the Downtown Specific Plan. Wendy Stockton suggested that Brian Halvorson, the DTSP project planner, call her, or give her notice of the next meeting.

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.

- a. **PLANNED DEVELOPMENT PERMIT FOR SMITH ELECTRIC, LOCATED AT 1340 WEST BETTERAVIA ROAD, PD-2007-026, E-2007-077.** Review of a Planned Development permit to allow phased expansion of an existing 17,785 square foot industrial building on a 2.82 acre site in a PD/CM (Planned Development/Commercial Manufacturing) zoning district. Phase I would consist of a 4,500 square-foot addition with a 2,500 square foot canopy; Phase II would consist of a 3,500 square-foot free-standing storage building to be developed at a future date, Assessor's Parcel No. 111-400-076. The project is a Class 32 Categorical Exemption. No further environmental review is required. (Project Planner: Bill Scott)

ACTION: By motion, continued this item to the March 19, 2008 Planning Commission hearing.

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

PUBLIC HEARINGS:

ITEM 2 - CONDITIONAL USE PERMIT FOR JOSE CORTEZ FOR A HOUSE RELOCATION FROM 830 WEST MAIN STREET TO 507 WEST CHURCH STREET, U-2007-044, E-2007-080.

Review of a Conditional Use Permit to allow the relocation of a house from 830 West Main Street to 507 West Church Street, and the construction of two new 2-car carports, in a R-3 (High-Density Residential) zoning district, Assessor's Parcel No. 123-034-008. The project is a class 32 categorical exemption. 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 Conditional Use Permit, as amended.

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

Greg Stones presented the staff report, highlighting the project points as outlined in the staff report. Mr. Stones explained that this project was before the Planning Commission because the Santa Maria Municipal Code requires a conditional use permit for the removal of a structure. After summarizing the project details, Mr. Stones concluded his staff report.

In response to an inquiry from Commissioner Andrade, the Planning Commission and staff discussed the insurance requirements for the project.

Wendy Stockton clarified for Commissioner Brown that the Planning Commission could recommend a Code change to the City Council. However, in this case, the language of the Code says "not less than" so it would be possible for the Planning Commission to increase the amount.

The applicant, Mr. Cortez, 1244 West Main Street, Santa Maria, addressed the Planning Commission, and stated that the contractor used to move the house will be licensed and bonded, and have insurance.

Peggy Woods clarified that the insurance requirement would be for the contractor doing the house move. Whoever pulls the permit is required to have insurance.

After discussion about the insurance requirement, Mr. Cortez, the applicant, commented that the house to be relocated is a very nice reconditioned house that they will be relocating, and the move will improve the neighborhood.

With no further questions or comments, Chairman Lopez closed the hearing and called for a motion. Commissioner Moats made the motion that the Planning Commission approve the Conditional Use Permit for Jose Cortez for a house relocation from 830 West Main Street to 507 West Church Street, U-2007-044, E-2007-080, subject to the conditions outlined in the Preliminary Draft of the Conditional Use Permit, with the revision to Special Condition 4B as identified by Commissioner Andrade. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 3 - TENTATIVE MAP FOR THE CALE-WEST STREET SUBDIVISION LOCATED AT 302-308 WEST STREET, TRACT 5915, E-2006-023.

Review of a tentative map that would create eight (8) small residential lots ranging in size from 1,774 square feet to 2,323 square feet and one (1) common lot that would be approximately 13,417 square feet. The project is located in a PD/R-2 (Planned Development/Medium-Density Residential) zoning district. Assessor's

Parcel No. 117-340-069. The project qualifies for a Class 32 Categorical Exemption. No further environmental review is required. (Project Planner: Brian Halvorson)

ACTION: Adopted Resolution No. 2499, recommending to the City Council the approval of the Tentative Map for the Cale-West Street Subdivision, Tract 5915, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the April 25, 2006 (Modified), Subdivision Committee Minutes, as amended by the Community Development Department Memorandum dated February 20, 2008.

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

Tentatively scheduled for the March 18, 2008 City Council meeting.

ITEM 4 - CALE-WEST STREET PLANNED DEVELOPMENT PERMIT FOR EIGHT SMALL LOT DETACHED SINGLE-FAMILY RESIDENTIAL UNITS TO BE LOCATED AT 302-308 WEST STREET, PD-2006-002 E-2005-036.

Review of a Planned Development Permit to allow the construction of eight (8) single family residential units in a PD/R-2 (Planned Development/Medium Density Residential) zoning district. Assessor's Parcel No.117-340-069. This project qualifies as a Class 32 Categorical Exemption. No further environmental review is required. (Project Planner: Brian Halvorson)

ACTION: By motion, continued the item to the March 19, 2008 Planning Commission public hearing.

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

Brian Halvorson presented the staff report, combining Items 3 and 4, reviewing the details of the project as presented in the agenda report. Mr. Halvorson reminded the Planning Commission that once the City Council reviewed and acted upon the tentative map, the Planned Development permit would then return to the Planning Commission for final approval. Mr. Halvorson concluded staff's presentation by stating that he was available to answer questions.

In response to Commissioner Moats, Brian Halvorson stated that the lot line bulbs out on the east and west property lines because of existing structures currently on the site that do not meet building code requirements. As a result, the property lines need to jut out in order to allow the buildings to remain while construction occurs.

Peggy Woods added to Brian Halvorson's comment that when the existing structures are demolished and construction begins, the applicant will file another lot line adjustment to restore the property lines to the configuration they are now. Ms. Woods stated that adjusting the lot lines is a temporary solution to allow residents in the current houses to remain until they are ready to move.

Bill Orndorff, 925 South McClelland, addressed the Planning Commission representing the applicant, Don Cale. Mr. Orndorff commented on some of the issues associated with the project over the past three years, including the open space and zoning requirements, the configuration of the project, and parking. Mr. Orndorff added that the applicant also worked out the garbage pickup issues with the Utilities Department.

Commissioner Waterfield commented that the applicant really stepped up to the plate on this project, and stated that she was very pleased with it.

Commissioner Brown concurred with Commissioner Waterfield, stating that this project will help the neighborhood.

In response to Commissioner Andrade, Bill Orndorff stated that the applicant had no objections to the conditions.

Brian Halvorson passed out a memo of revisions to the Conditions.

Bill Orndorff commented on the memo, stating that it basically was requesting that the applicant comply with the Department of Oil and Gas, and the Santa Barbara County Fire Department Hazardous Division, and Mr. Orndorff indicated they would do that. Mr. Orndorff also pointed out that there is currently an oil well at the southwest corner of the property, 18" off the south property line, which was exposed and inspected, and a Phase I study was done. Mr. Orndorff added that prior to the final map recordation, a Phase II study might need to be done, which could include coring and trenching.

Wendy Stockton clarified that the revisions as requested by the City Attorney's office only deleted some conditions, and then in two instances, made some clarifications about the type of document they were seeking; but no new conditions were added.

In response to Commissioner Moats, Rodger Olds commented on the duplex that was recently constructed next to this proposed project, and stated that the developer did have plans for the development of West Street, but now that developer has disappeared and stopped construction on his site. Mr. Olds stated that the developer will not get occupancy of his project until West Street is constructed in the appropriate manner providing utilities to his site and access, but for now, he is gone, and has ceased work on the duplex, including public improvements.

Eric Zoost, 315 West Street, Santa Maria, addressed the Planning Commission. Mr. Zoost had some questions about easements, and outlined some history that included a contract agreement with Earl Ward for an easement for a new sewer and storm drain to be completed in June 2006. Mr. Zoost explained about the property behind him, and easements allowing for a storm drain, and agreeing to allow Earl Ward to run an easement across Mr. Zoost's property. Mr. Zoost stated that he spoke with Rodger Olds, who put Don Cale in touch with Mr. Zoost, and Mr. Cale stated that this project was Earl Ward's undertaking, and that Mr. Zoost would have to discuss the issue with him.

Rodger Olds clarified that Earl Ward has now dropped his interest in the project on West Street.

Wendy Stockton addressed Mr. Zoost, stating that the agreement was between Mr. Ward and Mr. Zoost, and the City was not involved in that agreement.

Rodger Olds commented on the agreement that existed with Mr. Earl Ward, the developer of the duplex on the adjacent property, who has since dropped his development interest on West Street. As far as the conditions as they are written for this project, this project is required to provide access and utilities to the site, however that may occur. The agreement doesn't specify how it should happen; only that it needs to happen. As the conditions are written, access and utilities to the site are required; how the applicant achieves that is up to him.

Bill Orndorff addressed the Planning Commission, stating that the applicant was already aware of this issue. Mr. Orndorff stated that Mr. Ward is building a duplex just to the west of this project, and guessed that it is about 80 or 90 percent complete. As a condition of that permit, before occupancy, those improvements have to be made to meet the Public Works requirements. Mr. Orndorff stated that there are several options that he will pursue before the map records.

With no further comments, Chairman Lopez closed the public hearing and called for a motion.

Commissioner Brown made the motion to adopt Resolution No. 2499, recommending to the City Council the approval of the Tentative Map for the Cale-West Street Subdivision, located at 302-308 West Street, Tract 5915, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the April 25, 2006 (Modified), Subdivision Committee Minutes, as amended by the Community Development Department Memorandum dated February 20, 2008, Commissioner Andrade seconded it, and it passed, 5-0.

Commissioner Brown made the motion to continue the Cale-West Planned Development Permit for eight small lot detached single-family residential units to be located at 302-308 West Street, PD-2006-002 E-2005-036, to the March 19, 2008 Planning Commission public hearing. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 5 - GENERAL PLAN ANNUAL PROGRESS REPORT, SP-2008-001. Review of recommendation to the City Council regarding filing of the General Plan Annual Report for the 2007 calendar year. (Project Planner: Bill Shipsey)

ACTION By motion, recommended that City Council receive the 2007 General Plan Annual Report and direct the City Clerk to file said report with the Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), and the Santa Barbara County Grand Jury.

VOTE: 4-0-1 AYES: Commissioners Brown, Lopez, Moats, Waterfield; NOES: None; ABSTAINED: Andrade; ABSENT: None.

Tentatively scheduled for the March 18, 2008 City Council meeting.

Peggy Woods presented the staff report, stating that this is the 2007 General Plan Annual Progress Report, which details the City's progress in meeting the goals and policies of the General Plan. Ms. Woods stated that State requirements have changed, and the report is in the new format as specified by the State.

Staff recommends that the Planning Commission receive the report, and recommend that the City Council note and file it, and have it sent to the Office of Planning and Research, Department of Housing and Community Development, and the Santa Barbara County Grand Jury.

Peggy Woods commented that one of the most important elements of the report is the City's obligation to meet the regional housing needs assessment, and under chapter three of the Annual Report, it indicates how the City has done in meeting their obligation. Ms. Woods added that the City is currently in the process of another round of meetings to talk about the numbers allocation for the next cycle.

In response to Commissioner Moats, Wendy Stockton clarified that housing is not considered low or moderate housing unless it is labeled as such, according to the State. The State specifies that it has to be labeled or it doesn't count.

Peggy Woods added that the State requires that jurisdictions provide the appropriate zoning for these various types of units, but that the City is not required to build the units and the City is not in the business of constructing the units. The City accommodates this type of housing in the zoning and identifies potential sites, but the City is not required to build the units; the private sector builds the units.

In response to Commissioner Waterfield, Wendy Stockton commented that the Planning Commission considered the Single Room Occupancy Ordinance at the end of 2007, which was groundbreaking in that it was designed for flexibility for developers, with approval coming from the Planning Commission. The City Council reviewed that ordinance and was concerned about that type of development, and so the Council voted it down. Hence, there is no ordinance specifically to do with motel conversions, and anyone interested in doing that would have to look at existing City regulations and see if what they want to do would fit in.

With no further comments or questions, Chairman Lopez called for a motion. Commissioner Moats made the motion to recommend that the City Council receive the 2007 General Plan Annual Report and direct the City Clerk to file said report with the Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), and the Santa Barbara County Grand Jury. Commissioner Waterfield seconded it, and it passed, 4-1 (Andrade abstained, stating that while the City has done a lot toward meeting its housing obligation, it still needs to do more, and he thinks City Council should adopt the SRO.)

ADJOURNMENT: The meeting was adjourned at 7:50 p.m. to a Study Session on February 21, 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: February 21, 2008

Next regular Public Hearing: March 5, 2008