



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
MARCH 5, 2008**



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

**PRESENT:** Commissioners Adrian Andrade, Rodger Brown, Michael W. Moats, and Chairman Tom S. Lopez.

**ABSENT:** Commissioner Etta Waterfield

**STAFF PRESENT:** Planning Division Manager – Peggy Woods  
Senior Deputy City Attorney – Wendy Stockton  
Senior Civil Engineer – Rodger Olds  
Fire Dept. – Bob Moreno  
Recording Secretary – Kathleen Villegas  
Planner I – Michael Scarcelli  
Planner I – Greg Stones  
Planner III – Bill Scott

**APPROVAL OF PLANNING COMMISSION MINUTES OF DECEMBER 5, 2007, AS WRITTEN, 4-0 (WATERFIELD ABSENT).**

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**PUBLIC COMMENT PERIOD:** No one present wished to speak.

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**PUBLIC HEARINGS:**

**ITEM 1 - CONDITIONAL USE PERMIT FOR ELEMENT CHRISTIAN CHURCH FOR ESTABLISHING A TEMPORARY CHURCH IN AN EXISTING BUILDING, 3596 SKYWAY DRIVE, U-2008-003, E-2008-006.** Review of a Conditional Use Permit to allow the establishment of a temporary church in an existing building (3,731 sq. ft.) in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 111-100-009. The project is a Class 1 categorical exemption. No further environmental review is required. (Project Planner: Michael Scarcelli)

**ACTION:** By motion, approved the project subject to the conditions outlined in the preliminary draft of the Conditional Use Permit.

**VOTE: 4-0** AYES: Commissioners Andrade, Brown, Moats, and Chairman Lopez; NOES: None; ABSTAINED: None; ABSENT: Commissioner Waterfield.

Michael Scarcelli presented the staff report, reviewing the details as shown in the staff report, and covering the background, surrounding uses, proposed use, and issues regarding the project. Mr. Scarcelli concluded his presentation, stating that staff recommended approval in accordance of the preliminary draft of the Conditional Use Permit.

In response to Commissioner Moats, Michael Scarcelli stated that plans for some minor interior improvements are currently in plan check.

Michael Scarcelli clarified for Commissioner Andrade that the preliminary draft of the Conditional Use Permit specifies a two-year use period, and if construction of the Lakeview Promenade project doesn't start within two years, the applicant could request a time extension for one year, or multiple years up to five years maximum.

In response to Commissioner Brown, Peggy Woods stated that the City is in the process of preparation of the Environmental Impact Report for the Lakeview Promenade project, so it has a way to go before the project is ready to come before the Planning Commission.

The applicant, Aaron Carlberg, 4340 Meadow Drive, Santa Maria, addressed the Planning Commission, offering to answer any questions. Mr. Carlberg added that the church currently has a 9-month lease, and then will have a month to month arrangement, with a 60-day notice. They are aware that they may have to leave the site once the Lakeview Promenade project commences.

Commissioner Brown commented that he thinks this is an ideal use for the site, and wished them well.

With no further comments or questions, Chairman Lopez closed the public hearing and invited comments from the Commissioners.

Commissioner Moats expressed his agreement with Commissioner Brown, stating that this seems to be an ideal use for the property.

Chairman Lopez concurred with Commissioner Moats, as did Commissioner Andrade.

Chairman Lopez asked for a motion. Commissioner Brown made the motion to approve the Conditional Use Permit for Element Christian Church for establishing a temporary church in an existing building, 3596 Skyway Drive, U-2008-003, E-2008-006 subject to the conditions outlined in the preliminary draft of the Conditional Use Permit. Commissioner Andrade seconded it, and it passed, 4-0.

**ITEM 2 - CONDITIONAL USE PERMIT FOR SANTA MARIA PLAZA PARTNERS FOR INSTALLATION OF AN ANTENNA TOWER AND THREE SATELLITE DISHES FOR ENTRAVISION TV STATION AT 1467 FAIRWAY DRIVE, U-2008-002, E-2008-004.**

Review of a Conditional Use Permit to allow the installation of an antenna tower 70 feet tall and three satellite dishes with a maximum height of approximately 14 feet and maximum diameter of approximately 13 feet in a PD/M-1 (Planned Development/Light Manufacturing) zoning district, Assessor's Parcel No. 111-580-001. The project is a Class 3 categorical exemption. No further environmental review is required. (Project Planner: Michael Scarcelli)

**ACTION:** By motion, approved the project subject to the conditions outlined in the preliminary draft of the Conditional Use Permit, as amended.

**VOTE: 4-0** AYES: Commissioners Andrade, Brown, Moats, and Chairman Lopez; NOES: None; ABSTAINED: None; ABSENT: Commissioner Waterfield.

Michael Scarcelli presented the staff report, covering the details and background for the project, including the issues that staff reviewed concerning the project, adding that PG&E and KCOY both have similar equipment on their sites.

Mr. Scarcelli noted that a written objection to the project was received from Ms. Maureen Wilson, 1095 West McCoy Lane. Mr. Scarcelli concluded his presentation by stating that staff recommends approval, and was available to answer any questions.

In response to Commissioner Brown, Michael Scarcelli stated that a security fence is a condition of the project.

Michael Scarcelli clarified for Commissioner Andrade that the Conditional Use Permit gives the applicant a choice of either a fence or anti-climbing device, such as sheer metal that surrounds the first 10 feet of the tower. The word "shall" is used in the condition so that the applicant has to install either a fence or anti-climbing device.

After some discussion concerning anti-climbing devices and the location of the towers in relation to the buildings, Michael Scarcelli clarified that the surrounding property owners had been notified of the project.

In response to Commissioner Andrade, Michael Scarcelli stated that although the applicant was not present at the meeting, they did indicate that they would be agreeable to installing a fence.

Michael Scarcelli affirmed to Chairman Lopez that the structural calculations of the tower will be designed to current code requirements.

With no applicant present to speak, and no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Moats made the motion to approve the Conditional Use Permit for Santa Maria Plaza partners for installation of an antenna tower and three satellite dishes for Entravision TV Station at 1467 Fairway Drive, U-2008-002, E-2008-004, approved the project subject to the conditions outlined in the preliminary draft of the Conditional Use Permit, and subject to a fence being constructed around the tower.

Peggy Woods suggested the alternate wording for Condition 2 on the green sheets, page 2: "Applicant shall obtain final approval of the proposed installation for this project which shall require the construction of a fence around the antenna towers that reasonably protects persons from climbing on the antenna tower and other dangers," and to remove the clause "or installation of an anti-climbing device" from the condition.

Wendy Stockton added "with final approval from the Community Development Department."

Commissioner Andrade seconded it with those modifications, and it passed, 4-0.

**ITEM 3 - CONDITIONAL USE PERMIT FOR GONZALES TIRES, A RETAIL TIRE STORE AND AUTO REPAIR, AT 117 E. McELHANY AVENUE, U-2008-001, E-2008-003.** Review of a Conditional Use Permit to allow a retail tire store and automotive repair in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 121-052-042. The project is a Class 1 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.

**VOTE: 4-0** AYES: Commissioners Andrade, Brown, Moats, and Chairman Lopez; NOES: None; ABSTAINED: None; ABSENT: Commissioner Waterfield.

Greg Stones presented the staff report, reviewing the location and surrounding uses for the proposed project, Gonzales Tire and Auto Repair, in an existing building once used as a transmission shop. Mr. Stones stated that the parking requirement has been met, while the

landscaping is only 9.5% instead of the required 15%, which is an existing non-conforming situation. The fencing is existing to meet the code requirement for separation of uses. Mr. Stones concluded the staff presentation by stating that staff recommends approval of the project.

In response to Commissioner Brown, Greg Stones stated that the 9.5% landscaping includes the parkway, the green area just behind the sidewalk.

Modesto Camarena, 2026 S. Trinity, Santa Maria, the applicant, addressed the Planning Commission.

With no further comments or questions, Chairman Lopez closed the public hearing and invited discussion.

Greg Stones clarified for Commissioner Andrade that because the site is an existing non-conforming site, and this request is a Conditional Use Permit for a different use, upgrading the landscaping is not required. He stated that if the applicant was proposing to add on or to change the site, then landscape upgrade would be required.

With no further discussion, Chairman Lopez called for a motion. Commissioner Andrade made the motion that the Planning Commission approve a Conditional Use Permit for Gonzales Tires, a retail tire store and auto repair, at 117 East McElhany Avenue, U-2008-001, E-2008-003, subject to the conditions outlined in the preliminary draft of the Conditional Use Permit. Commissioner Moats seconded it, and it passed, 4-0.

**ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR DIANI COMPANIES FOR A NEW OFFICE BUILDING FOR GENERAL CONTRACTING, 275 AND 295 NORTH BLOSSER ROAD, PD-2007-019, E-2007-057.** Review of a Planned Development Permit to allow the construction of a 10,498 sq. ft. office building with site improvements in a Planned Development/Light Manufacturing (PD/M-1) zoning district, Assessor's Parcel Nos. 117-180-022 and 117-180-003. The project is a Class 2 categorical exemption. No further environmental review is required. (Project Planner: Greg Stones)

**ACTION:** By motion, approved the project subject to the conditions as outlined in the Preliminary draft of the Planned Development Permit, as amended.

**VOTE: 4-0** AYES: Commissioners Andrade, Brown, Moats, and Chairman Lopez; NOES: None; ABSTAINED: None; ABSENT: Commissioner Waterfield.

Greg Stones presented the staff report, reviewing the details of the report, including the location, surrounding uses, and current uses on the site. Mr. Stones also reviewed the current and proposed fencing that will be used to screen the outside storage, which will be eight feet tall with slats to prohibit viewing. Parking and landscaping requirements have been met. Mr. Stones reviewed the elevations—depth, columns, numerous roofing pitches, and the building surface materials, and handed out a sample colors and materials board. Mr. Stones concluded the presentation.

Rodger Olds commented on a minor modification to the Public Works conditions on page 4 of the green sheets: on page 4 of 21, number 6, under A-2, street lights, change the wording to read instead of a minimum of six street lights, to approximately six street lights. Mr. Olds stated that there could end up being only three, four or five street lights required, so this change would not lock the applicant into having six street lights if that ends up not being necessary.

In response to Commissioner Moats, Rodger Olds stated that currently there is no sidewalk at the site, and the project proposes to construct one there. Currently, there is just curb and gutter there.

The applicant, Jim Diani, 295 North Blosser, Santa Maria, addressed the Planning Commission. Mr. Diani commented on the sidewalk issue, stating that having a sidewalk in front of their office is something they would like to have. Mr. Diani also commented that they have been on the property for over 50 years, and the existing buildings will be demolished once the new one is completed. Mr. Diani said that it will definitely be an improvement to the area. He also commented on the street light requirement.

In response to Commissioner Andrade, Jim Diani stated that it would be their pleasure to work with the Habitat for Humanity, and contribute usable items from the demolition of the old buildings to them.

With no further comments or questions, Chairman Lopez closed the public hearing and invited discussion.

Commissioner Moats commented that this is a great project, he likes the architecture, and it makes a dramatic improvement to the area.

Commissioners Brown and Andrade agreed.

Commissioner Andrade made the motion to approve the Planned Development Permit for Diani Companies for a new office building for general contracting, 275 and 295 North Blosser Road, PD-2007-019, E-2007-057, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, with the modification on page 4 of the green sheets, Engineering condition 6 A-2, deleting "minimum of" and replacing with "approximately" six street lights. Commissioner Brown seconded, and it passed, 4-0.

**ITEM 5 - PLANNED DEVELOPMENT PERMIT FOR FIRST CHRISTIAN CHURCH OF SANTA MARIA, LOCATED AT THE NORTHEAST CORNER OF SOUTH COLLEGE DRIVE AND EAST BATTLES ROAD, PD-2007-006, E-2006-072.**

Review of a Mitigated Negative Declaration and Planned Development Permit to allow amendments to a previously approved Master Plan for the First Christian Church of Santa Maria. The amended Master Plan would allow phased development of up to 117,856 square feet on the First Christian Church site, including: A 21,000 square foot fellowship hall (existing); an 18,400 square foot education building (existing); a 47,123 square foot sanctuary; a 7,000 square foot caretaker/parsonage/maintenance building; a 18,017 square foot administration building; a 6,314 square foot chapel, and associated outdoor recreation areas, storm water retention basin, parking, and landscaping on a 15.75 acre site located in the PD/PF (Planned Development/Public Facilities) zoning district, Assessor's Parcel No. 128-174-003. (Project Planner: Bill Scott)

**ACTION:** By motion, authorized the filing of the mitigated negative declaration of the environmental impact, and approved the project subject to the conditions as outlined in the Preliminary draft of the Planned Development Permit, as amended.

**VOTE: 4-0** AYES: Commissioners Andrade, Brown, Moats, and Chairman Lopez; NOES: None; ABSTAINED: None; ABSENT: Commissioner Waterfield.

Bill Scott presented the staff report, outlining the request, an amendment to the previously approved master plan of the church originally approved in 1985, and amended in 1989 to include three phases. Mr. Scott highlighted some of the details of the proposed project, including the various phases of the new master plan and what each phase includes. Mr. Scott covered the requirements for parking, landscaping, and stated that they have been met. Mitigation measures for hazardous materials have been included in the conditions, which pertain to an abandoned oil well easement on the corner of the lot, so staff carried over the original mitigation measures from the

previously approved 1985 and 1989 versions of the master plan into the current environmental document. Staff is recommending that the Planning Commission authorize the filing of the mitigated negative declaration of the environmental impact, and approve the project subject to the conditions as outlined in the preliminary draft of the Planned Development Permit. Mr. Scott concluded the presentation, and stated staff was available to answer questions.

Bill Scott responded to Commissioner Andrade that the environmental conditions pertaining to oil had been updated to today's conditions.

After discussion concerning the environmental review background of the project site, Bill Scott clarified for Commissioner Andrade that staff is requesting that the Planning Commission authorize the filing of the mitigated negative declaration of the environmental impact report, and also approve the project subject to the conditions as outlined in the Planned Development Permit.

Peggy Woods commented that a Phase I Environmental Assessment was prepared with the original master plan, and it did not discover any indications that there would be a problem with oil. In the past, it has been City process to include conditions like #3 and #4 that should something be encountered during construction, that conditions #3 and #4 would initiate remediation. Remediation would only occur if oil features are discovered during construction.

In response to Chairman Lopez, Ms. Woods stated that following the Phase I Environmental Assessment, no further investigation was warranted.

In response to Commissioner Andrade, Ms. Woods stated that remediation would only be required if something is encountered on the site during construction. So the condition is relevant during all phases of construction; if oil sumps are found, then the requirements of these conditions are relevant.

Wendy Stockton suggested the wording prior to the issuance of a building permit for the applicable phase as a correction to the condition.

Peggy Woods added that oil features would most likely be uncovered until the construction starts. Ms. Woods commented that the issuance of a grading permit would be one phase, and if during the grading activities oil features are uncovered, work would have to stop and the County contacted and a plan approved to take care of the oil features.

The applicant, Ralph Shell, 1988 Lynn Road, Arroyo Grande, addressed the Planning Commission. Mr. Shell introduced John McAlpin, with Omni Design Group, and Mr. Doyle, senior pastor. Mr. Shell spoke about the history of the church at this location, and the oil easement on the property to McFarland Oil Company.

In response to Commissioner Moats, Mr. Shell said that to his knowledge, there is no oil well or sump on the property, and stated that he didn't see the need for wording for something that doesn't exist.

John McAlpin made a presentation concerning the project.

With no further comments or questions, Chairman Lopez closed the hearing and called for a motion. Commissioner Andrade made the motion to authorize the filing of the mitigated negative declaration of the environmental impact. Commissioner Brown seconded it, and it passed, 4-0.

Commissioner Andrade made the motion to approve the Planned Development Permit for First Christian Church of Santa Maria located at the northeast corner of South College Drive and East Battles Road, PD-2007-006, E-2006-072, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, with the modification on page 3 of 26 to include "after

issuance of a building permit for the applicable phase.” Commissioner Moats seconded it, and it passed, 4-0.

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**ADJOURNMENT:** The meeting was adjourned at 8:10 p.m. to a Study Session on March 6, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

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Next regular Public Hearing: March 19, 2008

Respectfully submitted,

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PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION

