



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



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

PRESENT: Commissioners Adrian Andrade, Etta Waterfield, Michael W. Moats, and Chairman Tom S. Lopez.

ABSENT: Commissioner Rodger Brown

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 – Greg Villegas
Planner II – Brian Halvorson
Planner III – Bill Shipsey
Planner III – Bill Scott

Peggy Woods announced that Kirk Lindsey will return to work on a part-time basis on April 17, 2008.

APPROVAL OF PLANNING COMMISSION MINUTES OF JANUARY 16, 2008, AS WRITTEN, 4-0 (BROWN ABSENT).

PUBLIC COMMENT PERIOD: Mr. Zeiner, 321 Inger, D-19, Santa Maria, addressed the Planning Commission concerning the identity of Santa Maria and the *Santa Maria* ship. Mr. Zeiner spoke of a new vision for the City Center. He stated that every community has its own special fingerprint, and this City already has signs that include the ship the *Santa Maria*. All official documents include reproductions of the ship the *Santa Maria*. Mr. Zeiner suggested a life-size reproduction of the ship the *Santa Maria*, which could become a local, regional and national attraction in the downtown area.

PUBLIC HEARINGS:

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. **REQUEST FOR A ONE YEAR TIME EXTENSION FOR A PLANNED DEVELOPMENT PERMIT APPLICATION FOR THE SANTA MARIA FREEWAY CENTER, LOCATED AT 1000 E. BETTERAVIA ROAD, PD-2002-020, E-2002-041.**
Review of a one-year time extension for a Planned Development Permit application to

allow the construction of a 10,578-square-foot sit-down restaurant with arcade, one drive-thru restaurant, one gas station and one sit-down restaurant pad in a PD/FS (Planned Development/ Freeway Service) zoning district, Assessor's Parcel Nos.: 128-136-008, and -009. The environmental impacts of the project were adequately addressed in the Mitigated Negative Declaration prepared for PD-2002-020. No further environmental review is required. (Project Planner: Brian Halvorson)

ACTION: By motion, granted an extension of time for one year.

- b. **HISTORIC LANDMARK DESIGNATION FOR CARNEGIE LIBRARY, LOCATED AT 421 SOUTH MCCLELLAND STREET, SP-2008-002, LM-14.** Review of recommendation of Advisory Landmark Committee that the Carnegie Library be designated a Historic Landmark in accordance with Chapter 8 of the Municipal Code. The property is located in the PF (Public Facilities and Institutional) zoning district, Assessor's Parcel No. 125-062-005. (Project Planner: Neda Zayer)

ACTION: By action, removed this item from the agenda.

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

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PUBLIC HEARINGS:

ITEM 2 - APPEAL OF ZONING ADMINISTRATOR'S DECISION PERTAINING TO PROPOSED USES IN THE FS (FREEWAY SERVICE) ZONING DISTRICT, LOCATED AT 1201 EAST MAIN STREET, SP-2008-006. Review of an appeal from Nick Tompkins, property owner, of the Zoning Administrator's decision pertaining to proposed uses in the FS (Freeway Service) zoning district, located at 1201 East Main Street, Assessor's Parcel No. 128-120-004. Proposed uses include rental car office, cellular phone business and hair salon. (Project Planner: Bill Scott)

ACTION: By motion, denied the appeal, and adopted Resolution No. 2503 determining that the proposed uses are not permitted uses in the FS (Freeway Service) zoning district.

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

Bill Scott presented the staff report, citing the details of the project, including the property location, and the uses being appealed. Mr. Scott stated that staff recommends that the Planning Commission not grant the appeal for the following reasons: the Freeway Service zoning district expressly limits the types of allowable uses to those uses that generally cater to the public traveling along the highway; and also, to introduce unpermitted commercial uses could potentially open the door to other non-permitted uses.

Bill Scott added that the Santa Maria Municipal Code establishes several commercial zoning districts that are expressly identified to allow the uses in question, and to allow these unpermitted uses in this location could likely be perceived as an arbitrary and unfair decision to other property owners who also own property in the FS zone and held to the higher standard of zoning.

Bill Scott concluded the presentation by stating that staff is recommending denial of the appeal for the reasons presented, and adopt the resolution determining that the proposed uses are not permitted uses in the FS zoning district. Bill added that Commissioner Andrade received a fax today concerning this project from Pat Cusack, asking that the Planning Commission proceed with great caution when making a determination that could directly or indirectly promote more trips at the entry of the 1200 block of East Main Street. The faxed letter urged a conservative approach until the intersection has been evaluated.

The applicant, Laurie Tamura, Urban Planning Concepts, representing the owner, Nick Tompkins, addressed the Planning Commission. Ms. Tamura stated that the applicant had wanted to come up with land uses to reduce traffic trips to this area, and added that when changes to the FS zone are discussed, the applicant would like to look at different options at that time. In the meantime, it will basically be a food court, as discussed at the study session.

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

Commissioner Andrade stated his belief that the City should maintain the integrity of the FS zoning permitted uses as stated in the Municipal Code, so he would move to deny the appeal.

Commissioner Moats agreed with Commissioner Andrade, and added that he also got a call from Pat Cusack, citing concern with the difficulty of the left turn onto this property.

In response to Commissioners Andrade and Moats, Rodger Olds stated that staff carefully had the ingress-egress designed to be right in and right out only. As the ingress-egress was under construction, it was widened, which compromised the design somewhat, but it is still intended to be right in and right out only, and will have signs posted to that effect. The idea behind the ingress-egress design is to channel cars in, and discourage left turns.

Chairman Lopez concurred with the other Commissioners, stating that the zoning map shows a lot of C-1 (Central Business District) and C-2 (General Commercial) zoning in the City that would allow for the requested uses. Chairman Lopez also stated his concern about the traffic at the Main Street and Nicholson Avenue intersection, and agreed that limiting left turns to the site would be a good idea.

With no further comments, Chairman Lopez asked for a motion. Commissioner Andrade made the motion to approve Resolution No. 2503, denying the appeal of the Zoning Administrator's decision pertaining to proposed uses in the FS (Freeway Service) zoning district, located at 1201 East Main Street, SP-2008-006, and making a determination that a car rental office, a cellular phone office, and a hair salon are not permitted uses in the FS (Freeway Service) zoning district. Commissioner Waterfield seconded it, and it passed, 4-0.

ITEM 3 - APPEAL OF ZONING ADMINISTRATOR'S DECISION PERTAINING TO OUTDOOR USED CAR DISPLAY IN A PARKING LOT, LOCATED AT 600 NORTH BROADWAY, SP-2008-004. Review of an appeal from Angelo Morabito, property owner, of the Zoning Administrator's decision pertaining to an expansion of outdoor used car display on a site located in a PD/C-2 (Planned Development/General Commercial) zoning district, located at 600 North Broadway, Assessor's Parcel No. 121-112-012. (Project Planner: Bill Scott)

ACTION: Adopted Resolution No. 2504, determining that the request for the addition of the 360 square foot vehicle display area falls within the purpose and intent of the Conditional Use Permit (U-96-08).

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

Greg Villegas presented the staff report, outlining the details of the project as presented in the written report. Greg explained that this request for an increase in car display area had been initially denied by the Zoning Administrator, and the applicant was now appealing that decision, seeking just enough space to exhibit two vehicles in front of the business which would free up the customer parking spaces.

As requested by Planning Commission, staff analyzed the parking in relation to the total portion of the site approved for vehicle display for the business, and determined that this request represents only an increase of 3.9 percent.

The applicant, Ron Wiley with Auto Mart, addressed the Planning Commission. Mr. Wiley stated that the two parking spaces in question will not affect the overall parking, and added that he would like to angle the parking in the parking lot the opposite of how it is now.

Greg Villegas explained that a striping permit would be necessary, and staff would be glad to work with him on that.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Andrade made the motion to adopt Resolution No. 2504, determining that the request for the addition of the 360 square foot vehicle display area falls within the purpose and intent of the Conditional Use Permit (U-96-08).

Wendy Stockton suggested adding some language to item 1 in the resolution, to read: "That the establishment of 360 square feet of additional vehicle display in association with the Automart vehicle dealership, as shown on Exhibit B, SP-2008-004, dated April 11, 2008, which is hereby incorporated by reference, is compatible with the intent and purpose of U-96-08 and the purpose of the PD/C-2 zoning district in that the use is a minor expansion of negligible size in proportion to the overall use."

Commissioner Waterfield seconded it, and it passed, 4-0.

ITEM 4 - REQUEST TO AMEND THE PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT FOR GALAXY THEATER, LOCATED AT 100 TOWN CENTER EAST, PD-2005-015, E-2005-049.

Review of a previously approved Planned Development Permit to allow revisions to the exterior architectural elevations, Assessor's Parcel Nos. 125-320-046, -047, -048. This project has been reviewed in an Addendum to a Final Subsequent Environmental Impact Report (E-2005-049). No further environmental review is required. (Project Planner: Peggy Woods)

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

VOTE: 3-1 AYES: Commissioners Andrade, Moats, and Chairman Lopez; NOES: Commissioner Waterfield; ABSTAINED: None; ABSENT: Commissioner Brown.

Peggy Woods presented the staff report, reviewing the request for an amendment to the Planned Development Permit to allow revised exterior elevations proposed for the Santa Maria Town Center. Peggy reviewed the history of the Planned Development Permit for the Galaxy Theater, and displayed the previously approved elevations, as well as the proposed revised elevations.

Peggy Woods concluded the presentation, stating that staff recommends that the Planning Commission approve the project amendments to the exterior elevations in accordance with the

attached conditions, which are a carry over from the previous Planned Development Permit. Peggy added that Gregory Kozak was available in the audience as well as staff to answer questions.

Wendy Stockton interjected that in the Community Development Special Conditions 24 and 25, on page 5 of the green sheets, the words "incorporated by reference" needed to be added to make it clear what exhibits the Planning Commission was in support of.

Greg Kozak, 9200 Sunset Blvd., Los Angeles, addressed the Planning Commission, stating that he was there to answer questions.

In response to Commissioner Waterfield, Mr. Kozak stated that he retains 30 percent ownership in the mall.

In response to Commissioner Andrade, Peggy Woods stated that the two elevations as reflected in the conditions were correct based on the staff report, and clarified that what was being displayed on the foam core boards in front of the Planning Commission were enlarged images of what was in the staff report.

Peggy Woods added that the exhibits would be date stamped April 16, 2008, to match the reference in the conditions.

In response to Commissioner Moats, Greg Kozak stated that the new escalators in the mall will be relocated, and an elevator will also be added.

Commissioner Waterfield expressed her concern for the tenants in the mall who have been hanging in limbo for the past few years. Commissioner Waterfield stated that there have been drawings shown and promises made, but none of that means anything to her because nothing is happening, and added that the corner is a blight.

In response to Commissioner Waterfield, Greg Kozak stated that he has been involved in the project for about two months. Mr. Kozak stated that he understands that there are promises that have not been kept, and that they are trying to create a building that can be delivered and built. Mr. Kozak added that this is a comprehensive plan to pull apart and put back together the mall, and that he is not a promiser, he's a doer.

Commissioner Waterfield stated that she wanted a guarantee to make sure that something gets done.

Greg Kozak responded to Commissioner Waterfield that this was as close to a promise that he could make, to find a project that is going to work, certainly better than the last one, and then do their best to deliver it.

In response to Commissioner Moats, Greg Kozak commented on the coexistence of two movie theaters in Santa Maria. Mr. Kozak stated that they have looked at the market and think that they can make it work, adding that the new theaters will have stadium seating, as opposed to the current flat-floor format in the existing theaters in Santa Maria, which will draw people.

Commissioner Andrade thanked Mr. Kozak for coming back to our City and presenting these new elevations, and added that Commissioner Waterfield expressed the frustration that many citizens feel. Commissioner Andrade also stated that he would like to get some sort of deadlines as to when we can expect things to get done, so that the citizens can see that something is happening.

In response to Commissioner Andrade, Greg Kozak commented on the phasing of the project, with the relocation of tenants, which would be three to four months; the construction of

Gottschalks and moving them in; and shoring up of the existing wall between Red Robin and the old Gottschalks. Tearing down the old Gottschalks, and relocating the escalators, would be about 90 days to 120 days from here. Mr. Kozak continued, saying that they would have to have true architectural working drawings and engineering, so after those are signed and permitted, that portion would be lagging 12 to 16 months behind the Gottschalks improvements, at the worst.

Greg Kozak continued, stating that with the approval of the Planned Development Permit amendments, the ball can start rolling in regard to agreements with tenants. While the construction is underway for Gottschalks, the shoring up of that common wall will be taking place, since Gottschalks does not stand alone—the structure extends into the mall. So a sophisticated separation of the building needs to happen, which will take probably six months to prepare the building to tear down.

In response to Commissioner Moats, Mr. Kozak stated that they need to work with the positioning of tenants under this massive structure, and figure out how to carry the load of the big building down to the foundation.

Chairman Lopez invited those in the audience to speak.

Mr. Bob Lamp, 118 East Morrison, Santa Maria, landscape architect, addressed the Planning Commission. Mr. Lamp stated that he had reviewed the staff report, and likes the proposed design. Mr. Lamp offered a few suggestions, including the project having a closer relationship to the street, and a more inviting pedestrian entry to the street/mall. Mr. Lamp added that the mall lacks a front door, and that it used to look like a fortress with a moat of parking, disconnected from the rest of downtown. He added that he likes the continuous storefronts as proposed on the western side, and sees it as a vast improvement over the previous elevations.

Juliana Sveen, 425 South Broadway, Santa Maria, addressed the Planning Commission. Ms. Seveen stated that she thinks the buildings need to be closer to the street, and added that she likes the plans for the theater.

Mr. Benson, new operations manager for the mall, addressed the Planning Commission. Mr. Benson stated that the mall management and owners are in favor of the proposed changes, and they are committed to making a change to the mall. In addition to the new construction, the existing buildings need to be upgraded, and the maintenance crew is committed to making the interior and exterior aesthetically pleasing.

In response to Commissioner Waterfield, Mr. Benson commented on how he and the existing mall manager have gone through the issues Commissioner Waterfield raised, including the monthly meetings, the mall cleanliness, and lost revenues during construction, and have started to relocate the existing tenants to make the move plausible, and shopping easy during the construction period. Mr. Benson added that mall management has brought the housecleaning in-house so that they can improve the quality. He commented that this is the only indoor mall on the Central Coast for miles, and they want to bring people to the mall and make it a great place.

Commissioner Andrade expressed his excitement about the project, stating the site is one of the significant areas in town, and added that he likes the proposed courtyard area, stating that it is a very nice feature which will be a focal point. Commissioner Andrade stated his enthusiasm for this project, and that he felt encouraged by the words from the new participants.

Commissioner Moats commented that he liked the proposed architecture, and he would like to see it attract a good clientele.

Commissioner Waterfield challenged Greg Kozak to step up to the plate and make this mall better than what we see.

In response to Chairman Lopez, Peggy Woods stated that the proposed signs as depicted in the elevations are currently not allowed in the sign ordinance. Ms. Woods added that staff would work with the applicant to get a nicely designed sign program for the exterior of the mall.

Chairman Lopez stated that he likes the look of the proposed elevations, and hopes that they are realized.

With no further questions or comments, Chairman Lopez asked for a motion. Commissioner Moats made the motion to approve the amendment to the previously approved Planned Development Permit for Galaxy Theater, 100 Town Center East, PD-2005-015, E-2005-048, with the exhibits as read into the record from Wendy Stockton, and the new exhibit showing the new exhibit D. Commissioner Andrade seconded it, and it passed, 3-1 (Waterfield against).

ITEM 5 - 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)

Note: This item was continued from the March 19, 2008, Planning Commission meeting

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

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

Bill Scott presented the staff report, citing the details of the project as presented in the written report. Bill reviewed the primary issue, which involves making substantial changes to the building and having illegal and unpermitted structures on the site. At the study sessions, the Planning Commission had reviewed the site photos and agreed that the unpermitted structures all should be removed before the project could move forward. A recent site visit showed that all the illegal and unpermitted buildings have been removed from the site.

Bill Scott continued with the staff report, reviewing the current project request. Bill made one minor modification to Condition #2 on the green sheets, to change the words "allowed or accepted" to "issued" and strike "submittals." With that, Bill concluded the staff presentation, and was available to answer questions.

In response to Chairman Lopez, Bill Scott explained how the storage and parking was calculated.

Tom Martinez, 2624 Airpark Drive, architect for the project, addressed the Planning Commission. Mr. Martinez stated that the item on Condition #2 as addressed by Mr. Scott was the only item they questioned. Otherwise, the applicant agrees with all the conditions.

With no further comments or questions, Chairman Lopez called for a motion. Commissioner Waterfield made the motion that the Planning Commission approve the Planned Development Permit for Smith Electric, 1340 West Betteravia Road, PD-2007-026, E-2007-077, subject to the

conditions outlined in the preliminary draft of the Planned Development Permit, as amended, with “No building permits shall be issued for the Phase 1 expansion until the following items have been completed” to Condition No. 2. Commissioner Andrade seconded it, and it passed, 4-0.

ITEM 6 - GENERAL PLAN (LAND USE) AMENDMENT AND ZONE CHANGE FOR FIRE STATION #3, LOCATED AT 1610 EAST DONOVAN ROAD, GPZ-2007-005, E-2007-084.

Review of recommendations to City Council regarding a Mitigated Negative Declaration, E-2007-084, an amendment to the General Plan (Land Use) **from** HDR-22 **to** CF (Community Facilities) and a zone change **from** PD/R-3 **to** PF (Public Facilities) for 1.36-acres, Assessor's Parcel No. 128-033-038. (Project Planner: Bill Shipsey)

ACTION:

1. Adopted Resolution No. 2505, recommending that the City Council authorize the filing of a Mitigated Negative Declaration, E-2007-084, and adopt a mitigation monitoring program for the Santa Maria Fire Station #3 Project, GPZ-2007-005 and U-2007-045 (PR); and

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

2. Adopted Resolution No. 2506, recommending that the City Council:
 - a. Amend the General Plan (Land Use Policy Map) of the 1.36 acre site **FROM** HDR (High Density Residential, 22 dwelling units per acre) **TO** CF (Community Facilities), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference; and
 - b. Rezone the 1.36 acre site **FROM** PD/R-3/Senior (High Density Residential/ Senior Housing Overlay) **TO** PF (Public Facilities), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference.

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

Bill Shipsey presented the staff report, recommending action on the General Plan amendment and zone change, and asked the Planning Commission continue the Project Review Permit until the City Council has acted on the General Plan, so that findings of consistency can be made on the project. Mr. Shipsey added that this item is part of the City's long-range plan to relocate or locate fire stations in the most efficient places so that they can better serve the public. Mr. Shipsey reviewed the details of the project, and concluded by stating that staff recommends continuance of the Planned Development Permit, and recommending City Council approval of the General Plan amendment and zone change.

In response to Commissioner Moats, Bill Shipsey commented on the noise issue, and stated that the Fire Department has adopted policies, which are adhered to at each Fire Station, regarding noise. Mr. Shipsey added that before construction begins, there will be meetings conducted with the neighborhood to find out what can be done to minimize impacts.

In response to Commissioner Andrade, Bill Shipsey commented that the proposed location will help to reduce response times in an area that is growing and currently underserved. Currently, there is no fire station on the east side of the US 101 Highway.

Scott Johnson, of the Santa Maria Fire Department, representing Fire Chief Frank Ortiz, addressed the Planning Commission, stating that the Fire Department is modifying fire station locations to achieve the desired five minute response time to all areas of the City. This proposed location will help the Fire Department respond to the east side of the City more quickly. Scott added that currently, the Fire Department receives at least two calls a day to the Merrill Gardens area, so this proposal will be great for them.

In response to Commissioner Andrade, Scott Johnson explained that a four to five minute response time is best, because after four minutes, brain death can occur, but if personnel can intervene before that, it could save a life.

Scott Johnson added that sometimes the Santa Maria Fire Department responds to calls on Highway 166, and stated that if the Santa Maria Fire Department can respond quicker than other agencies to outside areas, such as to Bull Canyon, they will do so.

In response to Chairman Lopez, Rodger Olds stated that the speed limit on Donovan Road is 35 mph, and added that currently there is a four way stop at Suey Road and Donovan Road, and there may eventually be a traffic signal there.

In response to Commissioner Waterfield, Scott Johnson stated that Fire personnel try to be respectful at night concerning the sirens, especially as all the fire stations are in residential areas.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Andrade made the motion to adopt Resolution No. 2505, recommending that the City Council authorize the filing of a Mitigated Negative Declaration, E-2007-084, and adopt a mitigation monitoring program for the Santa Maria Fire Station #3 Project, GPZ-2007-005 and U-2007-045 (PR). Commissioner Waterfield seconded, and it passed, 4-0-1.

Commissioner Andrade made the motion to adopt Resolution No. 2506, recommending that the City Council amend the General Plan (Land Use Policy Map) of the 1.36 acre site **FROM** HDR (High Density Residential, 22 dwelling units per acre) **TO** CF (Community Facilities), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference; and rezone the 1.36 acre site **FROM** PD/R-3/Senior (High Density Residential/ Senior Housing Overlay) **TO** PF (Public Facilities), as shown on Exhibit A of the Planning Commission resolution, incorporated herein by reference. Commissioner Moats seconded it, and it passed, 4-0-1.

ITEM 7 - PROJECT REVIEW PERMIT FOR FIRE STATION #3, LOCATED AT 1610 EAST DONOVAN ROAD, U-2007-045(PR), E-2007-084.

Review of a Project Review Permit to allow construction of a 6,688-square-foot fire station (Santa Maria Fire Station #3) on 1.36-acres, Assessor's Parcel No. 128-033-038. The project is adequately addressed in the Mitigated Negative Declaration, E-2007-084, prepared for GPZ-2007-005. No further environmental review is required. (Project Planner: Bill Shipsey)

ACTION: By motion, continued to the regular Planning Commission meeting scheduled May 21, 2008.

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

Commissioner Andrade made the motion to continue this item to the Planning Commission meeting of May 21, 2008. Commissioner Moats seconded it, and it passed, 4-0-1.

ITEM 8 - ZONING TEXT AMENDMENT TO CHAPTER 34 (RELATING TO SIGNS) OF TITLE 12 OF THE MUNICIPAL CODE, Z-2008-001, E-2008-008. Review of recommendations to the City Council regarding a negative declaration and an ordinance amending Chapter 34 of Title 12 of the Municipal Code (Zoning Regulations) relating to sign regulations. (Project Planner: Brian Halvorson).

Note: This item was continued from the March 19, 2008, Planning Commission meeting.

ACTION:

1. Adopted Resolution No. 2507, recommending that the City Council adopt a Negative Declaration, E-2008-008 (Exhibit B), for the project, Z-2008-001.

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

and

2. Adopted Resolution No. 2508, recommending that the City Council introduce and adopt an ordinance (Exhibit A) revising Chapter 34 of Title 12 of the Santa Maria Municipal Code relating to signs.

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

Brian Halvorson presented the staff report, and stated that the basic reason this item had been continued was to investigate the regulations on sandwich board signs in other jurisdictions. Brian reported that half of the cities reviewed allow sandwich board signs, and none of the cities had a wind load factor requirement. Staff thus concluded that a wind load factor requirement is not appropriate. Brian stated that there were no other changes made to the ordinance, and staff is recommending the Planning Commission recommend that the City Council adopt the amendments to the Santa Maria Municipal Code relating to signs.

In response to Chairman Lopez, Brian Halvorson commented on the type of sign that looks like an appendage to the Galaxy Theater building, stating that type of sign does not fall into any category of the current or proposed sign ordinance. Brian added that he and Kirk Lindsey are working together trying to be creative for the Downtown Specific Plan, and integrate some language into the Specific Plan to allow for some unique signage for the entertainment hub of the downtown.

With no further comments or questions, Chairman Lopez called for a motion. Commissioner Waterfield made motion to adopt Resolution No. 2507, recommending that the City Council adopt a Negative Declaration, E-2008-008 (Exhibit B), for the Zoning Text Amendment to Chapter 34 (relating to Signs) of Title 12 of the Municipal Code, Z-2008-001, E-2008-008. Commissioner Andrade seconded it, and it passed, 4-0-1.

Commissioner Waterfield made the motion to approve Resolution No. 2508, recommending that the City Council introduce and adopt an ordinance (Exhibit A) revising Chapter 34 of Title 12 of the Santa Maria Municipal Code relating to signs. Commissioner Andrade seconded it, and it passed, 4-0-1.

ADJOURNMENT: The meeting was adjourned at 8:34 p.m. to a Study Session on April 24, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next study session: April 24, 2008

Next regular Public Hearing: May 7, 2008

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION