



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
MAY 21, 2008**



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

**PRESENT:** Commissioners Adrian Andrade, Rodger Brown, Etta Waterfield, 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  
Recording Secretary – Kathleen Wilson  
Planner I – Greg Stones  
Planner III – Bill Scott  
Advance Planner – Brian R. Smith

**PUBLIC COMMENT PERIOD:** Nobody present wished to speak.

**PUBLIC HEARINGS:**

**ITEM 1 - DETERMINATION OF USE FOR GATEWAY PLAZA, AT 2004 NORTH PREISKER LANE, SP-2008-008.** Review of a request from Adriana Perez Orozco to allow a use (business) of the rental and display of automobiles, jet skis, ATVs, scooters, and similar recreational sport vehicles at 2004 North Preisker Lane, a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor’s Parcel No. 128-003-043 and -044. (Project Planner: Greg Stones)

**ACTION:** By motion, continued to the regular Planning Commission meeting scheduled June 18, 2008.

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

Greg Stones presented the staff report, reviewing the details of the project.

The applicant, Adriana Perez Orozco, 351 Siler Lane, Santa Maria, addressed the Planning Commission. Ms. Orozco thanked the Commission for reviewing the proposal, and described looking for appropriate property for their business, stating that this site was appealing to them because of being so close to U.S. Highway 101, as well as being away from competitors. Ms. Orozco added that they are considering this site as a temporary space, possibly moving at a later time.

In response to Commissioner Moats, Ms. Orozco stated that if they weren’t able to sell or rent cars, she didn’t think that the project would be economically viable.

In response to Commissioner Waterfield, Ms. Orozco described the concept for the car rental business, adding that to compete with the national rental companies, they need to do something better, which could include fuel efficient vehicles and delivering cars to the customers at their places

of business. Ms. Orozco added that their aim was to offer the local community professionals with alternative modes of transportation.

In response to Commissioner Brown, Peggy Woods stated staff's interpretation was that the list of permitted storage items for the site does not include motor vehicles.

Adriana Orozco clarified for Chairman Lopez that currently, there are motorcycle sales and rentals at the site.

Peggy Woods concurred, stating that motorcycles are on the approved list, as well as ATV's, but staff does not recognize automobiles on the list. The classic cars that are at the site was a unique request that was brought before the Planning Commission, and the Planning Commission made a determination that the use was compatible with adjoining land uses. Ms. Woods stated that while this proposal is an excellent idea, it is wrong for this zone, adding that if it is allowed in this zone, then this will set a precedent for other CM zoning districts located throughout the City.

In response to Chairman Lopez, Peggy Woods clarified that specific uses were approved for this site, as shown on Exhibit D.

In response to Commissioner Waterfield, Peggy Woods stated that the Conditional Use Permit language for Classic Cars allowed for indoor display and sale of classic cars.

After more discussion about the previous approvals on the site, Commissioner Andrade summarized the discussion, commenting that the Planning Commission was being asked to allow an exception to a list of permitted uses that has been established for the site, as well as uses that are not permitted for good reason. Commissioner Andrade stated that he believes there is a difference between classic cars and other cars, and that this decision could potentially create a problem for other similarly zoned areas. Commissioner Andrade added that he had some difficulty understanding the basis for allowing the exception, and that while the applicant has a good plan, this is not a good place to put it. Commissioner Andrade stated that there are many other sites zoned correctly for this type of business, and it is the Planning Commission's decision to see where this kind of use can be allowed.

In response to Chairman Lopez, Peggy Woods clarified that the list of permitted uses was generated exclusively for this site, and that motorcycles and ATVs are listed on it.

Wendy Stockton summarized that the Planning Commission was working on two separate things: first, a determination to establish if the proposal is compatible with the other uses already specified, and then, since there is a specific prohibition against outdoor display in this zone, a determination about the outdoor display.

In response to Commissioner Moats, Greg Stones stated that he was not aware of any complaints concerning parking from the other tenants at the site.

Adriana Orozco stated that she would welcome restrictions or conditions if they were allowed to have rental cars on the site, and added that if there was a limit of spaces allowed, then perhaps that would be unappealing to other businesses. Ms. Orozco added that she understood about opening that door for other applicants, suggesting that restrictions might help mitigate that.

In response to Commissioner Andrade, Wendy Stockton stated that what would be most helpful to staff would be to identify the characteristics that do go with the items that are already listed, and then continue this item to the next hearing, and staff would bring another resolution to the hearing.

Commissioner Andrade made a motion to continue the review of a determination of use for Gateway Plaza, 2004 North Preisker Lane, SP-2008-008, to the regular Planning Commission meeting scheduled June 18, 2008. Commissioner Brown seconded it, and it passed, 5-0.

**ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR THE OKONITE COMPANY TO ALLOW**

**EXPANSION OF AN INDUSTRIAL BUILDING, 2900 SKYWAY DRIVE, PD-2008-004, E-2008-012.** Review of a Planned Development Permit to allow the construction of two industrial buildings totaling approximately 123,000 square feet in two phases. Phase I would consist of construction of an approximately 62,647 square foot addition; Phase II would consist of constructing an approximately 60,130 square foot addition, in a PD/M-1 (Planned Development/ Light Manufacturing) zoning district, located at 2900 Skyway Drive, Assessor's Parcel No. 111-292-008. An Addendum to Mitigated Negative Declaration, E-2005-075, was prepared for this project. No further environmental review is required. (Project Planner: Bill Scott)

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

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

Bill Scott made the presentation, reviewing the details of the proposal as presented in the staff report. Bill Scott cited one modification as requested by the applicant, on the goldenrod sheets, page 10, Condition 16, Air Pollution Standards. As amended, the condition would read: "Prior to the issuance of a certificate of occupancy," and strike "prior to the issuance of a building permit..." With that change, Bill concluded his presentation by stating that staff recommends approval of the Planned Development Permit as conditioned, and volunteered to answer questions.

The applicant, Bill Orndorff, Orndorff Planning Services, addressed the Planning Commission. Mr. Orndorff explained the reason for the requested change to the Air Pollution Control District condition, stating that it will take about a year to build the first phase of buildings, which are single purpose buildings used to put insulation on large cables. Mr. Orndorff commented on the traffic mitigation fees of \$407,000, as shown on the goldenrod sheets, page 16, letter C. Mr. Orndorff stated that there will be a total of 12 employees in these buildings over a 24 hour shift: three employees will arrive at 8:00 a.m. and three will leave, with another shift change again at 5:00 p.m. At peak traffic hours, there will be six employees leaving or coming. Mr. Orndorff commented that the traffic mitigation fee is very high, and added that he spoke with Mr. Olds, who had indicated that the last sentence in the condition states that the actual amount due will be calculated using the actual occupancy proposed, and fees and rates in effect at the time of the building permit issuance. Mr. Orndorff wanted to go on record stating that a \$407,000 traffic fee is a lot of money to pay for twelve employees.

Rodger Olds of the Department of Public Works Engineering Division responded to Mr. Orndorff, stating that the traffic fee is an estimate based on the light industrial use for the square footage that is being added with this project. As the building permits come in, staff will review the actual use of the building, and adjust the fees according to the program.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Waterfield made a motion to approve the Planned Development Permit for the Okonite Company to allow expansion of an industrial building, 2900 Skyway Drive, PD-2008-004, E-2008-012, with the correction under the APCD standards, on the goldenrod sheets, item #16, which shall read, "Prior to the issuance of a certificate of occupancy, a statement from the Santa Barbara County Air Pollution Control District officer must be filed with the Community Development Department indicating that the proposal has been reviewed with the Air Pollution Control officer" and remove "prior to the issuance of a building permit," and on page 16, that the traffic mitigation fees will be adjusted appropriately, based on the program during and after review of the building during plan check, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit. Commissioner Moats seconded it, and it passed, 5-0.

*Items 3 and 4 were considered concurrently.*

**ITEM 3 - AMENDMENT TO THE BLOSSER-SOUTHWEST SPECIFIC PLAN LOCATED ON A SEGMENT OF SOUTH BLOSSER ROAD BETWEEN WEST BATTLES ROAD AND LA BREA AVENUE, SPZ-2008-001, E-2003-022.**

Review of an amendment to the Blosser-Southwest Specific Plan to allow a signalized intersection on South Blosser Road between West Battles Road and La Brea Avenue. An addendum to the Sphere of Influence and concurrent Annexation Environmental Impact Report, E-88-10, and Final Supplemental EIR (FSEIR), E-2003-022, was prepared for this project. No further environmental review is required. (Project Planner: Bill Scott)

**ACTION:** By Resolution No. 2510, recommend that the City Council adopt an ordinance deleting condition I. A. 1. I. of the Public Works Memorandum dated June 8, 2004, pertaining to access requirements required to implement the CC (Convenience Center) zoning district of the *Blosser-Southwest Specific Plan*.

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

**ITEM 4 – PLANNED DEVELOPMENT PERMIT APPLICATION FOR A 132,380 SQUARE FOOT RETAIL SHOPPING CENTER CONSISTING OF TWELVE (12) COMMERCIAL BUILDINGS ON THREE (3) PARCELS LOCATED AT THE NORTHWEST CORNER OF SOUTH BLOSSER ROAD AND WEST BATTLES ROAD, PD-2007-012, E-2007-042.**

Review of a Planned Development Permit to allow the construction of up to twelve commercial buildings, totaling 132,380 square feet, on a 13.1 acre site in a PD/CC (Planned Development/ Convenience Center) zoning district, Assessor's Parcel Numbers 117-240-030, 117-240-031 and 117-240-032. The environmental review for this project was completed as part of a General Plan Amendment and Zone Change for the property (GPZ-2003-002). No further environmental review is required. (Project Planner: Bill Scott)

**ACTION:** Continued this item to the July 2, 2008, Planning Commission meeting to allow the City Council time to take action on the Specific Plan Amendment SPZ-2008-001.

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

Bill Scott presented the staff report for Items 3 and 4 concurrently, presenting the details as outlined in the written reports. Mr. Scott stated that the amendment to the original Specific Plan would facilitate a mid-block entry off South Blosser Road to the proposed new shopping center at LaBrea Avenue and Battles Road, adding that this amendment would delete the 2004 Public Works condition prohibiting right turns and replacing it with a condition permitting a full four-way signalized intersection. A traffic study was performed for this site, which concluded that a traffic signal would improve the overall traffic movement. The traffic signal would eliminate the need for motorists to make U-turns to enter the shopping center, and it would also facilitate a future entry to development on the east side of the street, as well as pedestrian access. While the traffic signal is mid-block, it could be timed with the other existing signals to the north and south to help traffic flow. Staff recommends that Planning Commission, by Resolution No. 2510, recommend that the City Council adopt an ordinance deleting condition I. A. 1. I. of the Public Works Memorandum dated June 8, 2004, pertaining to access requirements required to implement the CC (Convenience Center) zoning district of the *Blosser-Southwest Specific Plan*.

In response to Commissioner Moats, Rodger Olds commented on the signalized intersection at South Blosser Road and La Brea Avenue, stating that it was a requirement as part of the environmental mitigation measures for the development of the Mattei's Landing project and the Village at Westgate commercial component.

Bill Scott continued with the presentation, outlining the details for the Planned Development Permit to allow for a retail shopping center. Mr. Scott reviewed the particulars of the project, including the site plan and proposed layout of the project, as well as the building architecture, and landscaping and parking requirements.

Mr. Scott concluded his presentation by stating that overall, staff believes the project exhibits several exceptional attributes, especially in the areas of overall site layout, building placement, building architecture, and the pedestrian amenities. Staff recommends that the Planning Commission open the public hearing, take public testimony, and continue this item to the July 2, 2008, Planning Commission meeting to allow the City Council time to take action on the Specific Plan amendment, SPZ-2008-001.

In response to Chairman Lopez, Rodger Olds commented that Public Works would not object to adding some decorative items to the bridge as long as it works.

Mr. Olds also spoke concerning the access study that was done to analyze the proposed signal at Blosser Road, stating that one of the concerns studied was the potential of creating a large left turn queue into this site. In an effort to avoid that, staff and the applicant came up with the solution of a right in and right out only access to the site

The applicant, Laurie Tamura, Urban Planning Concepts, addressed the Planning Commission, introducing Michael Towbes, Craig Zimmerman, Jon Martin, and Craig Minas. Ms. Tamura commented on the mid-block signal, and the six access points to the site, and concluded by requesting the Planning Commission's recommendation to the City Council for the Specific Plan Amendment.

Michael Towbes, 21 East Victoria Street, Santa Barbara, CA 93101, gave a brief presentation on the project. Mr. Towbes thanked staff for their hard work, and added that with all the residential in the area, there is a strong need for a good shopping center within walking distance. Mr. Towbes added that the bridge is not yet designed, but they will make it look significantly like the center, and stated that they also worked hard on the landscaping for the center.

Commissioner Waterfield complimented the project, stating that the elevations seem a wonderful western Santa Maria style fit, and look superb.

Commissioner Andrade commented on emphasizing the pedestrian connections, and complimented the project, stating that it looks great.

With no further comments, Chairman Lopez closed the public hearing for Item 3 and asked for a motion. Commissioner Waterfield made a motion to adopt Resolution No. 2510, recommending that the City Council adopt an ordinance deleting condition I. A. 1. I. of the Public Works Memorandum dated June 9, 2004, pertaining to access requirements required to implement the CC (Convenience Center) zoning district of the *Blosser-Southwest Specific Plan*, SPZ-2008-001, E-2003-022. Commissioner Andrade seconded it, and it passed, 5-0.

Commissioner Andrade moved to continue Item 4, the Planned Development Permit for a 132,380 square foot Retail Shopping Center consisting of twelve (12) commercial buildings on three (3) parcels located at the northwest corner of South Blosser Road and West Battles Road, PD-2007-012, E-2007-042, to the July 2, 2008, public hearing. Commissioner Waterfield seconded it, and it passed, 5-0.

**ITEM 5 - 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 the project to the June 18, 2008, Planning Commission meeting.

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

Commissioner Andrade moved to continue this item to the June 18, 2008 Planning Commission meeting. Commissioner Moats seconded it, and it passed, 5-0.

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**ADJOURNMENT:** The meeting was adjourned at 8:14 p.m. to a Study Session on June 5, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

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Next study session: June 5, 2008

Next regular Public Hearing: June 18, 2008

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION