



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
JUNE 18, 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 III – Bill Shipsey
Planner II – Brian Halvorson
Planner I – Greg Stones

APPROVED PLANNING COMMISSION MINUTES OF APRIL 16 AND MAY 7, 2008, AS WRITTEN.

PUBLIC COMMENT PERIOD: Nobody present wished to speak.

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. **ONE YEAR TIME EXTENSION FOR TEMPLO EL SALVADOR, 800 WEST HIDDEN PINES WAY, PD-2004-026, E-2004-051.** Review of a one year extension of time request in which to start construction of a new church in two phases. Phase I is the construction of a 9,989 sq. ft. multi-purpose building. Phase II is the construction of an 11,500 sq. ft. sanctuary building. The land use designation of the site is CF (Commercial Facilities) and the zoning designation is PD/PF (Planned Development/Public Facilities), Assessor's Parcel No. 117-930-014. This project was adequately reviewed in the North Preisker Ranch EIR.

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

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

- b. **GENERAL PLAN AMENDMENT, ZONE CHANGE, AND SPECIFIC PLAN AMENDMENTS FOR THE MAHONEY RANCH SOUTH PROJECT, LOCATED AT 2910 BLACK ROAD, GPZ-2006-006, SPZ-2006-002, E-2006-019 (319 ACRES).** Review of recommendation to City Council regarding the certification of the Final Environmental

Impact Report (FEIR), E-2006-019, and project recommendations. The project, GPZ-2006-006, proposes an amendment to the General Plan–Circulation Element to realign roads and reduce road right-of-way requirements. The project, SPZ-2006-002, would repeal the 460-acre Mahoney Ranch Specific Plan and adopt two specific plans: 1) the 319-acre Mahoney Ranch South Specific Plan; and 2) the 141-acre Mahoney Ranch North Specific Plan. The Mahoney Ranch South Specific Plan proposes development of up to 1,405 dwelling units on 191 acres, 106 acres of passive open space, 17 acres for a joint-use school/ neighborhood park facility, and five (5) acres for a neighborhood-serving commercial site. The Mahoney Ranch North Specific Plan would copy the repealed Mahoney Ranch Specific Plan with edits to remove the 319-acre Mahoney Ranch South Specific Plan. The project, GPZ-2006-006, proposes to rezone Assessor's Parcel Nos. 111-130-006 and 111-140-007 to be consistent with the Mahoney Ranch South Specific Plan land use and zoning designations. (Project Planner: Brian R. Smith)

ACTION: By motion, continued this item to the next regularly scheduled meeting agenda of July 2, 2008.

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

- c. **DETERMINATION OF USE FOR GATEWAY PLAZA, 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 Gateway Plaza, located at 2004 North Preisker Lane, in 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, removed item from the agenda.

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

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PUBLIC HEARINGS:

- ITEM 2 - PROJECT REVIEW PERMIT FOR VTC ENTERPRISES, 2445 A STREET, U-2008-004 (PR), E-2008-009.** Review of a Project Review Permit to allow the construction of an 18,260 square foot vocational training building and demolition of six buildings and two canopies totaling 20,533 square feet in a PF (Public Facilities) zoning district, Assessor's Parcel No. 111-040-041. The project is a Class 2 categorical exemption. No further environmental review is required. (Project Planner: Jennifer Fleming)

ACTION: By motion, continued to the July 2, 2008 Planning Commission meeting.

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

Commissioner Andrade made a motion to continue this item to the July 2, 2008, Planning Commission, as requested by the applicant. Commissioner Waterfield seconded it, and it passed, 5-0.

ITEM 3 - PROJECT REVIEW PERMIT FOR FIRE STATION #3, LOCATED AT 1670 EAST DONOVAN ROAD, U-2007-045 (PR), E-2007-084.

Review of a Project Review Permit for Santa Maria Fire Station #3 to construct a 6,688 square foot fire station 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 additional environmental review is required. (Project Planner: Bill Shipsey)

ACTION: By motion, approve subject to the conditions as outlined in the preliminary draft of the Project Review Permit.

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

Bill Shipsey made the presentation, highlighting the details from the written staff report, and reviewing the history of the site. Mr. Shipsey pointed out that the proposed building is similar in size and design to the two other new fire stations on West Cook Street and South College Drive.

With no questions or comments, Chairman Lopez closed the public hearing and called for a motion. Commissioner Moats made the motion to approve the Project Review Permit for Fire Station #3, located at 1670 East Donovan Road, U-2007-045 (PR), E-2007-084, subject to the conditions as outlined in the preliminary draft of the Project Review Permit. Commissioner Waterfield seconded it, and it passed, 5-0.

ITEM 4 - GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR THE SHARER BROS. LOCATED AT THE NORTHEAST CORNER OF SOUTH BLOSSER ROAD AT BOONE STREET, GPZ-2007-004, E-2007-074 (6.2 ACRES).

Review of recommendation to City Council regarding a Negative Declaration, E-2007-074, an amendment to the General Plan (Land Use) **from** 6.2 acres of HCM (Heavy Commercial Manufacturing) **to** 1.35 acres of HDR (High Density Residential) and 4.85 acres of CC (Community Commercial) and a zone change **from** 6.2 acres of CM (Commercial Manufacturing) **to** 1.35 acres of PD/R-3 (Planned Development/High Density Residential) and 4.85 acres of PD/C-2 (Planned Development/General Commercial), Assessor's Parcel Nos. 123-090-006 and -007. (Project Planner: Bill Shipsey)

ACTION:

1. By Resolution No. 2511, recommended that the City Council approve the Negative Declaration, E-2007-074, for the Sharer Bros. Project, GPZ-2007-004.

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

and

2. By Resolution No. 2512, recommended that the City Council:
 - a. Adopt a resolution amending the General Plan (Land Use) for approximately 6.2 acres **from** HCM (Heavy Commercial Manufacturing) **to** 1.35 acres of HDR (High Density Residential) and 4.85 acres of CC (Community Commercial); and
 - b. Adopt an ordinance rezoning approximately 6.2 acres **from** CM (Commercial Manufacturing) **to** 1.35 acres of PD/R-3 (Planned Development/High Density Residential) and 4.85 acres of PD/C-2 (Planned Development/General

Commercial), as shown on Exhibit A to the Planning Commission Resolution.

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

Bill Shipsey made the presentation, citing the details of the project as outlined in the staff report.

The applicant, Gil Palacios, 2353 S. Broadway, Santa Maria, addressed the Planning Commission. Mr. Palacios stated that they had reviewed staff's recommendations, and were in agreement with them.

In response to Chairman Lopez, Mr. Palacios affirmed that the bus stops had been designed so as to miss the high voltage wires that are along the road, based on recommendations from Public Works.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a resolution. Commissioner Waterfield made the motion to adopt Resolution No. 2511, recommending that the City Council approve the Negative Declaration, E-2007-074, for the Sharer Bros. Project, located at the northeast corner of South Blosser Road at Boone Street, GPZ-2007-004, E-2007-074 (6.2 ACRES). Commissioner Moats seconded it, and it passed, 5-0.

Commissioner Waterfield made the motion to adopt Resolution No. 2512, recommending that the City Council:

- a. Adopt a resolution amending the General Plan (Land Use) for approximately 6.2 acres **from** HCM (Heavy Commercial Manufacturing) **to** 1.35 acres of HDR (High Density Residential) and 4.85 acres of CC (Community Commercial); and
- b. Adopt an ordinance rezoning approximately 6.2 acres **from** CM (Commercial Manufacturing) **to** 1.35 acres of PD/R-3 (Planned Development/High Density Residential) and 4.85 acres of PD/C-2 (Planned Development/General Commercial), as shown on Exhibit A to the Planning Commission Resolution.

Commissioner Brown seconded it, and it passed, 5-0.

Items 5 and 6 were considered together.

ITEM 5 - GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR GREEN VALLEY ENTERPRISES LOCATED AT THE SOUTHEAST CORNER OF OAKLEY COURT AND THE SANTA MARIA VALLEY RAILROAD, GPZ-2004-001, E-2004-010. Review of a recommendation to City Council regarding a Mitigated Negative Declaration and an amendment to the General Plan (Land Use) **from** 2.28 acres of GI (General Industrial) **to** 2.28 acres of HDR-22 (High Density Residential/maximum of 22 dwelling units per acre) and a zone change **from** 2.28 acres of PD/M-2 (Planned Development/General Manufacturing), **to** 2.28 acres of PD/R-3 (Planned Development/ High Density Residential), Assessor's Parcel No. 123-140-005. (Project Planner: Brian Halvorson)

ACTION:

1. By Resolution No. 2513, recommended that the City Council approve the Mitigated Negative Declaration, E-2004-010 and adopt the Mitigation Monitoring Program for the Green Valley Enterprises project, GPZ-2004-001.

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

and,

2. By Resolution No. 2514, recommended that the City Council:

- a) Adopt a resolution amending the General Plan (Land Use) **FROM** 2.28 acres of GI (General Industrial) **TO** 2.28 acres of HDR-22 (High Density Residential/maximum of 22 dwelling units per acre), as shown on Exhibit A to the Planning Commission Resolution; and
- b) Adopt an ordinance rezoning the property **FROM** 2.28 acres of PD/M-2 (Planned Development/General Manufacturing) **TO** 2.28 acres of PD/R-3 (Planned Development/High Density Residential) as shown on Exhibit A to the Planning Commission Resolution.

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

Brian Halvorson made the staff presentation, reviewing the details of the project as presented in the staff report for the rezoning request, which is being proposed to allow the approval of a Planned Development Permit for an affordable housing project.

Brian Halvorson reviewed the requirements for the proposals, including the site plan, proposed elevations, parking, and amenities for the project, as well as setback requirements.

Brian Halvorson continued, citing a revision to the proposed Planned Development Permit for Villa del Sol, on page 2 of 24, Condition #1 of the green sheets, regarding noise mitigation. Mr. Halvorson explained that at the study session, there had been some discussion of the wall being raised to eight feet along this property adjacent to the single family homes. City legal counsel determined that could not be required legally, so the condition simply requires a wall that adjoins the industrial property, and the existing wall can remain at six feet in height unless the acoustical study states otherwise.

Brian Halvorson also cited some revisions made on the resolutions. On the resolution for the General Plan Amendment and Zone Change, the review period was shortened from 14 to seven days. Mr. Halvorson added that the same revision would apply to the environmental resolution concerning the appeal period.

Brian Halvorson concluded the staff presentation by stating that the Planned Development Permit is recommended to be continued to allow City Council time to take action on the General Plan Amendment and Zone Change, after which the Planned Development Permit will come back before the Planning Commission for consideration at the July 16 public hearing.

The applicant, Gil Palacios, 2353 South Broadway, Santa Maria, addressed the Planning Commission, stating that the applicant was in full agreement with the staff report recommendations, and available to answer any questions.

In response to Commissioner Moats, Gil Palacios spoke about the sound study that was conducted that addressed a larger rail use than what is currently being run, and added that some of the future uses of the railroad may include other recreational and transportation uses, which could be a positive transportation mode for the multi-family project.

Gil Palacios added that the sound study analyzed the sound levels that would need to be met to satisfy CEQA requirements for indoor sound quality, and stated that the proposed project would be designed to meet those levels. One of those recommendations was to construct an eight-foot high block wall along the entire northern boundary of the property to deflect some of the sound.

In response to Commissioner Waterfield, Gil Palacios spoke about how the project could be designed to mesh well with the surrounding existing uses. Mr. Palacios commented that while manufacturing on the site was initially proposed, that was not pursued because of the truck trips and noise that would be generated and may impact the surrounding residential uses. Mr. Palacios added that the proposed area is primarily residential, and is a transitioning area in the community.

In response to Commissioner Waterfield, Gil Palacios affirmed that they had spoken with some of the surrounding businesses in the area.

In response to Commissioner Brown, Brian Halvorson stated that the letters that had been forwarded to the Commissioners had been received right before the meeting.

Chairman Lopez invited the audience to address the Planning Commission.

Tony Cochiolo, 135 Deer Run Lane, Santa Maria, spoke in opposition to the project. Mr. Cochiolo stated that he had found out about this project from a real estate agent when he was looking into acquiring it. He added that some other property owners came with him to the meeting, and they also wrote letters in opposition to the project. Mr. Cochiolo also spoke about the noise generated from the railroad, and stated that the historic railroad is in jeopardy with nowhere to go.

Alvin Diaz, a member of the Arthur R. Tognazzini Family Farm, owner of Green Valley Enterprises, 4356 Whitefield Court, Santa Maria, spoke in favor of the project. Mr. Diaz commented that this project was started five years ago, and that it would serve as a buffer between the existing residential and industrial uses, and wouldn't interfere with any of the existing industrial uses. Mr. Diaz stated that the City needs low income housing for low income families, and that is what they want to provide.

Anthony Cochiolo, 5620 Oak Hill Drive, responded to Commissioner Waterfield, stating that the railroad runs at least twice every day, sometimes three to four times a day.

In response to Commissioner Brown, Anthony Cochiolo described the railroad use in the proposed project area, and described how his business uses a fork lift to load and unload train cars.

Anthony Cochiolo added that he has not received any complaints from existing residents to the west.

Brian Halvorson suggested conducting a survey of the single family residences to the south of the railroad to see how they feel about the noise.

Commissioner Andrade commented that he would like more information in order to decide on this project, suggesting looking into the noise study, and taking into consideration the comments made at the meeting, and surveying the existing residents, and then perhaps the Commission would know how to resolve the dispute.

Commissioner Brown commented that he would like this project to come back to a study session to thoroughly discuss.

In response to Commissioner Moats, Anthony Cochiolo stated that he didn't want to have to change his business operations because of new neighbors complaining.

Gil Palacios stated that he did contact the Santa Maria Valley Railroad to get information regarding the number of train trips per day per week, and could have that information at the next public hearing. Gil Palacios commented on the critical timelines for this project concerning State and Federal tax credits, making it imperative for the project to be moved forward expeditiously to meet those timelines, and requested that the Planning Commission recommend this to the City Council for approval on the General Plan Amendment and Zone Change. Mr. Palacios added that specific issues concerning the Planned Development Permit could be discussed at a later public hearing.

Chairman Lopez invited discussion from the Commissioners.

Commissioner Andrade suggested that the General Plan Amendment and Zone Change be continued so that the project could be thoroughly analyzed with the information recently brought forth.

Wendy Stockton explained to the Planning Commission that the timing is so critical in connection with the items that need to go forward to the City Council, that there was a shortened appeal period at the end of the process. Wendy Stockton stated that if a continuance was made on the project, then the project would be dead.

Gil Palacios agreed with Ms. Stockton, adding that the timelines were mapped out to coincide with the July tax credit round. A continuance would delay the project for a year, and the affordable housing project for Santa Maria would be gone. Gil Palacios reiterated the importance of moving the project forward, adding that specific details on the project would come forward with the Planned Development Permit.

In response to Commissioner Brown, Wendy Stockton clarified that the decision before the Planning Commission was a policy level decision, considering whether or not to make changes to the General Plan. Wendy Stockton stated that if the Planning Commission believed that the essential nature of the property should not change, and the Commissioners felt they had enough information to make that decision, then they could move forward, with either yes or no. If the Commissioners needed more information to make a policy level decision, then the project would have to be continued.

In response to Commissioner Waterfield, Wendy Stockton stated that if this project was continued, then it could not go forward to City Council.

In response to Commissioner Brown, Gil Palacios clarified that only the General Plan Amendment and Zone Change needed to go forward to the City Council, and that it would be heard two times, which would allow for more discussion. Then the Planned Development Permit would be heard before the Planning Commission, allowing for more discussion.

Wendy Stockton added that the job of the Planning Commission was to make the policy level recommendation to the City Council, and that specific things concerning the project could be examined at the next meeting.

Peggy Woods clarified that the General Plan Amendment and Zone Change would not come back before the Planning Commission; only the Planned Development Permit would.

In response to Commissioner Moats, Wendy Stockton explained that the item would proceed to the City Council regardless of the Planning Commission action.

In response to Commissioner Brown, Wendy Stockton stated that traditionally, there is a full public hearing on a rezoning before the City Council. The second hearing is on the consent calendar, but can be removed and the item heard again.

With no further comments or discussion, Chairman Lopez called for a motion. Commissioner Andrade made a motion to adopt Resolution No. 2513, recommending that the City Council approve the Mitigated Negative Declaration, E-2004-010 and adopt the Mitigation Monitoring Program for the Green Valley Enterprises project, GPZ-2004-001.

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

Commissioner Andrade made a motion to adopt Resolution No. 2514, recommending that the City Council:

- a) Adopt a resolution amending the General Plan (Land Use) **FROM** 2.28 acres of GI (General Industrial) **TO** 2.28 acres of HDR-22 (High Density Residential/maximum of 22 dwelling units per acre), as shown on Exhibit A to the Planning Commission Resolution; and
- b) Adopt an ordinance rezoning the property **FROM** 2.28 acres of PD/M-2 (Planned Development/General Manufacturing) **TO** 2.28 acres of PD/R-3 (Planned Development/High Density Residential) as shown on Exhibit A to the Planning Commission Resolution.

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

ITEM 6 - PLANNED DEVELOPMENT PERMIT FOR VILLA DEL SOL APARTMENTS LOCATED AT THE SOUTHEAST CORNER OF OAKLEY COURT AND THE SANTA MARIA VALLEY RAILROAD, PD-2008-005. Review of a Planned Development Permit to allow 36 affordable 2-story apartment units with open space and a 2,100 sq. ft. recreation/office building to be located in a proposed PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor's Parcel No. 123-140-005. This project has been reviewed through a Mitigated Negative Declaration as part of GPZ-2004-001. No further environmental review is required. (Project Planner, Brian Halvorson)

ACTION: Opened the public hearing to take testimony on this item, and continued this item to the July 16, 2008, Planning Commission meeting to allow the City Council time to take action on GPZ-2004-001.

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

ITEM 7 - ZONING TEXT AMENDMENTS TO CHAPTER 26 OF TITLE 12 OF THE MUNICIPAL CODE, Z-2008-005, E-2008-022. Review of recommendations to the City Council regarding a negative declaration and an ordinance amending Chapter 26 of Title 12 of the Municipal Code pertaining to intrusions into yards. (Project Planner: Greg Stones)

ACTION:

1. By Resolution No. 2515, recommended that the City Council file a negative declaration, E-2008-022, (Exhibit B); and

2. By Resolution No. 2516, recommended that the City Council adopt an ordinance amending Chapter 26 of Title 12 (Exhibit A).

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

Greg Stones presented the staff report concerning intrusions into side yards, as fully outlined in the written report. Greg Stones stated that the recommendation is that the Planning Commission recommend to City Council that a negative declaration be filed for Z-2008-005 based upon information contained in E-2008-022, and concluded the presentation.

In response to Commissioner Waterfield, Peggy Woods clarified that this amendment would only apply to the side yard, not the rear yard. It would add flexibility to encroachments into the side yards.

In response to Chairman Lopez, Peggy Woods responded that in paragraph B, covered intrusions, #2, "posts" could be changed to "vertical supports."

With no further questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Brown made a motion to adopt Resolution No. 2515 recommending that the City Council file a negative declaration, E-2008-022, (Exhibit B), as amended. Commissioner Moats seconded it, and it passed, 5-0.

Commissioner Brown made motion to adopt Resolution No. 2516, recommending that the City Council adopt an ordinance amending Chapter 26 of Title 12 (Exhibit A). Commissioner Moats seconded it, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at 8:17 p.m. to a Study Session on June 19, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next Study Session: June 19, 2008

Next Regular Public Hearing: July 2, 2008

Respectfully submitted,

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION