



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
JULY 2, 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
Advance Planner – Brian R. Smith
Planner III – Bill Shipsey
Planner III – Bill Scott
Planner I – Jennifer Fleming
Planner I – Greg Stones

APPROVED PLANNING COMMISSION MINUTES OF MAY 21, 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. **REQUEST FOR A ONE YEAR TIME EXTENSION FOR TERRACES AT PACIFIC CREST, LOCATED AT THE SOUTHWEST CORNER OF WEST BATTLES ROAD AND SOUTH DEPOT STREET, NEAR THE RAILROAD CROSSING, PD-2006-003, E-2006-007.** Review of a one-year time extension for a Planned Development Permit to allow the construction of 112 town homes ranging in size from 1,380 square feet to 1,660 square feet in a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor’s Parcel No.118-010-057, 058. (Project Planner: Neda Zayer)

ACTION: By motion, granted a one year extension of time for Planned Development Permit PD-2006-003.

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

PUBLIC HEARINGS:

ITEM 2 - PROJECT REVIEW PERMIT FOR VTC ENTERPRISES, LOCATED AT 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, approved subject to the conditions as outlined in the preliminary draft of the Project Review Permit, as amended.

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

Jennifer Fleming presented the staff report, outlining the request for VTC Enterprises, and reviewing the details of the proposed project.

Ms. Fleming reviewed three major points for consideration. First, as shown on Exhibit B, the net gain of the project is 7,659 square feet of floor area, which is a 20 percent increase over what is currently there. Second, at the study session, the Planning Commission requested a description of the McCoy Lane extension project and how that would impact this project. Ms. Fleming indicated that site access to VTC Enterprises will be from three driveways on A Street and one driveway on McCoy Lane. The third major point is the parking requirement. As outlined in the staff report, all of the clients of VTC have special health needs and do not drive; therefore, the parking was designed to provide for employees only.

Ms. Fleming concluded the staff report, stating that staff recommended that the Planning Commission approve the project subject to the conditions as outlined in the preliminary draft of the Project Review Permit. Ms. Fleming added that Rodger Olds was available to discuss revisions to Engineering conditions.

Rodger Olds addressed the Planning Commission, and reviewed revisions to the Engineering conditions as outlined in a memo dated July 1, 2008, concerning improvements on McCoy Lane. Mr. Olds stated that the McCoy Lane extension project is scheduled for sometime in the future. Consequently, at the applicant's request, the conditions have been modified to not require the construction of McCoy Lane at this time, as outlined in the July 1, 2008 memo from Department of Public Works, Engineering Division.

Gil Palacios, 2353 South Broadway, Santa Maria, agent for VTC Enterprises, addressed the Planning Commission. Mr. Palacios commented on item 61 on page 21 of the goldenrod sheets, with reference to McCoy Lane and the required landscaping, stating that as McCoy Lane is not being extended at this time, planting the street trees would be premature.

In response to Gil Palacios, Rodger Olds stated that the street trees would be installed when the McCoy Lane extension project is constructed. Mr. Olds recommended to not delete the condition, but to add some sort of timing mechanism in the condition, such as "the 11 trees shall be planted upon construction of McCoy Lane."

Peggy Woods suggested for the condition: "The 11 trees on McCoy Lane shall be installed upon the construction of McCoy Lane."

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 Project Review Permit for VTC Enterprises, 2445 A Street, U-2008-004 (PR), E-2008-009, subject to the conditions as outlined in the preliminary draft of the Project Review Permit, as amended. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 3 - CONDITIONAL USE PERMIT FOR ST. JOHN NEUMANN CHURCH FOR A MULTI-USE FACILITY, LOCATED AT 966 WEST ORCHARD, U-2007-037, E-2007-068. Review of a Conditional Use Permit to allow the construction of a 20,100 square foot two story multi-use building in an R-1 (Single Family Residential) zoning district, Assessor's Parcel No. 119-330-013. The project is a class 32 categorical exemption. No further environmental review is required. (Project Planner: Greg Stones)

ACTION: By motion, approved in accordance with the preliminary draft of the Conditional Use Permit.

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 as outlined in the written staff report. Mr. Stones brought up the issue of height in the R-1 zone, stating that the maximum height is 30 feet, and while the building is 30 feet tall, the proposed tower is 42 feet in height. The Code allows for spires to be taller, which this tower would be similar to; therefore, staff supports the project as proposed.

In response to Commissioner Moats, the applicant, Gil Palacios, 2353 South Broadway, stated that the proposed tower will not be accessible to the public.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Brown made a motion to approve the Conditional Use Permit for St. John Neumann Church for a multi-use facility, located at 966 West Orchard, U-2007-037, E-2007-068, in accordance with the preliminary draft of the Conditional Use Permit. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR WESTGATE MARKETPLACE RETAIL SHOPPING CENTER, 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 a retail shopping center consisting 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, E-2003-022) and Addendum E-2007-042. No further environmental review is required. (Project Planner: Bill Scott)

ACTION: By motion, approved the project 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 staff presentation, outlining the particulars of the project as presented in the written staff report, and reviewing the actions taken so far on the project. This project was continued from the May 21, 2008, Planning Commission public hearing, when it was presented along with the Specific Plan Amendment, which was proposed to allow for a midblock intersection, midway between La Brea and Battles Road. The Planning Commission voted to adopt the resolution recommending that the City Council approve the Specific Plan Amendment, and continued this Planned Development Permit to allow the City Council time to

act on the Specific Plan Amendment. Mr. Scott reported that the City Council approved the Specific Plan Amendment at the second reading of the ordinance at their meeting held July 1, 2008. Therefore, staff recommends that the Planning Commission approve the Planned Development Permit for the Westgate Marketplace Retail Shopping Center, with some modifications requested by the applicant as outlined in a memo dated July 2, 2008, from the Community Development Department.

After some discussion of the suggested modifications, Chairman Lopez opted to move the item to the back of the agenda to allow time for the Commission to review the memo.

ITEM 5 - PLANNED DEVELOPMENT PERMIT FOR THE NORTH BROADWAY RETAIL SHOPPING CENTER, LOCATED ON THE WEST SIDE, IN THE 1800 BLOCK, OF NORTH BROADWAY, PD-2007-028, E-2007-088.

Review of a Mitigated Negative Declaration and Planned Development Permit to allow the construction of a retail shopping center consisting of two commercial buildings totaling approximately 49,000 square feet, in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No.117-040-025. A mitigated negative declaration was prepared for the project under the provisions of the California Environmental Quality Act. No further environmental review is required. (Project Planner: Bill Scott)

ACTION:

1. By motion, authorized the filing of the mitigated negative declaration; and
2. Approved the project subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, as amended.

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

Bill Scott presented the staff report, outlining the details of the project as well as some of the issues, including building placement, and architectural treatment. Mr. Scott noted a request from the applicant for one modification in Condition 3, which states truck deliveries are restricted to the hours between 7:00 a.m. and 7:00 p.m. The applicant would like to replace 7:00 p.m. with 10:00 p.m. Staff believes the request is still consistent with the findings of the noise report. No other changes are proposed, and the recommended mitigation measures are included in the project design and in the conditions of approval. Mr. Scott concluded his report by stating that staff recommends that the Planning Commission authorize the filing of the mitigated negative declaration; and approve the project subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, as amended.

In response to Commissioner Brown, Bill Scott clarified that the correct number of parking spaces is 187.

Brian Schwartz, Urban Planning Concepts, introduced the applicant, Brad Weinstock and Damon Porter, of Porter Weinstock Development; Tom Layman, TW Layman Architects; project engineer Scott Bailey, Bethel Engineering, and Laurie Tamura, Urban Planning Concepts. Mr. Schwartz then narrated a PowerPoint presentation on the project.

In response to Chairman Lopez, a discussion ensued concerning traffic on Grant Street and the proposed driveway approach to the project off Grant Street, resulting in the suggestion of moving the driveway further west to help lessen the traffic impact to the intersection.

Brian Schwartz, Urban Planning Concepts, addressed Chairman Lopez, stating that they considered various alternatives to the site layout, and also conferred with the project applicant

to the south to see how the proposed layout would work with their design. Mr. Schwartz added that they also coordinated with Rodger Olds and the Traffic Committee. The Traffic Committee concurred that the proposed layout would be safe and operable, and levels of service would be acceptable.

In response to Chairman Lopez, Rodger Olds stated that the existing drainage outlet will be relocated further south, so where it is shown on the plans and where it currently is located do not match. Deciding the location of the driveways is a balancing act, with another project coming forward on the south side of Grant Street, and since the driveways cannot line up, Mr. Olds added that staff consulted with the traffic consultants specifically concerning this project location, and the consultants agreed that the configuration as presented would work.

In response to Chairman Lopez, Rodger Olds commented on the alley utilities easement along the back side of the property.

Commissioner Brown expressed his concern about traffic being able to easily enter and exit the site. Commissioner Brown stated that he would like the egress and ingress on Grant Street to be moved as far to the west as possible.

Commissioner Andrade pointed out that the project on the south side of the street will also have an entrance on to Grant Street, so if the access points line up, that could create more problems.

In response to Commissioner Brown, Rodger Olds commented that it is the applicant's responsibility to look into design modifications for the retardation basin that may allow some relocation to the access point.

In response to Commissioner Brown, Brian Schwartz suggested a designated right turn lane in the future for the intersection of Grant Street and Broadway.

Commissioner Waterfield cited the example of the intersection at Broadway and Alvin Avenue, commenting that the additional right turn lane at that location helped to improve traffic flow.

After discussion of the traffic and similar situations with other projects in the City, Commissioner Brown stated that he wanted to go on record stating that there will be traffic problems in the future at the intersection of Broadway and Grant Street, adding his concern that people will complain about it.

In response to the conversation, Damon Porter, Weinstock Porter Development, stated that if traffic becomes an issue in the future, they would be happy to put a no-left-turn sign at the exit point.

In response to Commissioner Brown, the Planning Commissioners expressed their agreement that the wall should be eight feet tall behind the loading dock, and the remainder of the wall should be six feet tall.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Waterfield made the motion to authorize the filing of the mitigated negative declaration for the North Broadway Retail Shopping Center, located on the west side, in the 1800 block, of North Broadway, PD-2007-028, E-2007-088, and approve the project subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, as amended. Commissioner Moats seconded it, and it passed, 4-1.

ITEM 6 - 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 Planners: Brian R. Smith/Bill Shipsey)

ACTION:

1. By **Resolution No. 2517**, recommended that the City Council:
 - (a) Certify the Final Environmental Impact Report, E-2006-019; and
 - (b) Make CEQA findings; and
 - (c) Adopt a statement of overriding considerations; and
 - (d) Adopt a mitigation monitoring program for the Mahoney Ranch South Project, GPZ-2006-006 and SPZ-2006-002; and

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

2. By **Resolution No. 2518**, recommended that the City Council amend the General Plan Circulation Element by:
 - a. Removing all Mahoney Ranch South interior road segments; and
 - b. Changing the road classification of Mahoney Road and the segment of Black Road located south of the Mahoney Road intersection from a Primary Arterial (six lanes/104 foot right-of-way) to a Secondary Arterial (four lanes/80 foot right-of-way); and
 - c. Deleting dashed-circle graphic to identify the future realignment of Black Road; and

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

3. By **Resolution No. 2519**, recommended that the City Council:
 - a. **Repeal** the Mahoney Ranch Specific Plan (460 acres/1,722 dwelling units); and
 - b. **Adopt** the Mahoney Ranch North Specific Plan (141 acres/25 dwelling units); and

- c. **Adopt** the Mahoney Ranch South Specific Plan (319 acres/1,405 dwelling units) subject to the conditions presented in Exhibit A to the staff report; and

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

4. By **Resolution No. 2520**, recommended that the City Council:

- a. Rezone the 319 acres of the Mahoney Ranch South project area to correspond to the single-family and multi-family, commercial, public, and open space zones identified on Figure 2-5 in the Mahoney Ranch South Specific Plan.

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

Brian Smith made the presentation, outlining the details of the proposed project as written in the staff report, including the history of the Mahoney Ranch Specific Plan. In 2006, two years after annexation, the U.S. Fish and Wildlife Service listed the California Tiger Salamander as a threatened and endangered species, which resulted in an extensive redesign of the originally approved project to avoid impacts to that habitat. The original project has been divided into two specific plans, the Mahoney Ranch North land uses, which has land uses about the same as the 2004 plan. Mahoney Ranch South has been redesigned to eliminate approximately 300 units, less than what was originally approved. The Circulation Element would be amended to redesignate a segment of Mahoney Road and Black Road from a six-lane to a four-lane road. An additional change would be to eliminate the interior streets from the Circulation Element. They would still be internal streets, but would be deleted from the Circulation Element of the General Plan, thus becoming local streets. The purpose of these changes is to reflect reduced width roads and other development requirements which may be necessary to accommodate the habitat for the Tiger Salamander. The traffic levels of service would still be adequate for those streets.

Brian Smith continued, stating that adequate public facilities will be provided, including a new fire station, located in or near the Mahoney Ranch project. The 1992 sphere study required the Fire Station, and page 7 of the staff report contains that language. The City Fire Chief is satisfied with that condition.

The Environmental Impact Report (EIR) was delivered to the Planning Commission on May 23, 2008, and an executive summary is attached to the staff report. All environmental impacts identified in the EIR can be mitigated with the exception of air quality, and cumulative biological impacts to the California Tiger Salamander and the California Red Legged Frog. The City can still recommend approval of the Mahoney Ranch project in spite of the potential unmitigated impacts. To do so, the City would have to adopt certain findings and a statement of overriding considerations, which is attached as Exhibit H to the staff report.

Brian Smith concluded the presentation, stating that staff is recommending approval of the Mahoney Ranch project, with minor revisions as proposed recently by the applicant, which are presented in Exhibit A.

In response to Commissioner Moats, Bill Shipsey stated that County Fire Station 21 is the first responder for the Tanglewood neighborhood, with backup from Orcutt or the City.

In response to Commissioner Andrade, Bill Shipsey stated that the County Fire Station 21 is located at the Santa Maria Airport, and serves the airport and the area around it. Mr. Shipsey

added that with the consolidation of the Orcutt Fire District and the County Fire District, Fire Station 21 may be relocated to Orcutt, which will leave a void, further necessitating another station to serve this area as well as the airport.

Ken Melvin, Standard Pacific Homes, the managing member of the applicant, Black Road Ranch, LLC, 4360 Park Terrace Drive, Suite 220, Westlake Village, addressed the Commission. Mr. Melvin stated that Standard Pacific Homes has been involved with this project since the annexation into the City in 2004, working with numerous stakeholders on the project. Mr. Melvin stated his belief that the plan being presented is something everybody can be happy with. Mr. Melvin also gave some background on Standard Pacific Homes; introduced personnel associated with the project; and introduced Jeannett Gibson of Urban Planning Concepts who presented a PowerPoint presentation on the proposed Mahoney Ranch South Specific Plan Amendment.

Jeannett Gibson summarized a few modifications being requested, including a modification in the EIR mitigation measure for Transit-1.3. Ms. Gibson stated that this request was a timing issue, because the EIR had gone to print before the wording was finalized on this requirement. Ms. Gibson also reviewed a few minor clarifications on the staff report: page 2, in the background section, third line down, "critical habitat" should read "regular habitat;" and on page 6 of the staff report, the reference under Water, reads that the project water system moves with two fourteen inch water mains, and that should be twelve inch water mains. In the third line down, it reads "trunk line 24" or greater" and it should read "an 8" forced main."

In response to Commissioner Waterfield, Ms. Gibson confirmed that the requirement on the main was reviewed by the Public Works Department.

Jeannett Gibson addressed the comment on page 7 of the staff report concerning new streets stubbing into the Tanglewood neighborhood, by stating that the proposed roads and neighborhoods have not been designed yet, but they might stub out into existing stubbed streets that currently exist.

In response to Commissioner Moats, Jeannett Gibson described how the bike lane on the loop road would be configured.

In response to Chairman Lopez, Jeannett Gibson confirmed that the Habitat Conservation Plan is being reviewed in Sacramento, and that it should not make any substantial change to the specific plan as it is currently designed.

Ken Melvin spoke on working with the U.S. Fish & Wildlife Service for the past three years on the Habitat Conservation Plan, confirming that they believe the site plan as presented will not change.

Chairman Lopez invited members of the audience to address the Commission.

Ellis Brown, 1993 Sandalwood Drive, Santa Maria, addressed the Planning Commission. Mr. Brown commented on the proposal of tall condos backing up to the single family residences in Tanglewood, stating that condos should be placed next to the commercial and open space, not residential. Mr. Brown also stated his desire to have a connector road from Tanglewood to the Mahoney Ranch development.

Anthony Gonzales, 1935 Ironwood Drive, Santa Maria, spoke in opposition to the project. Mr. Gonzales stated that he lives on the edge of Tanglewood, and has a beautiful view right now; if this project passes, he will have a big wall behind his property blocking the view. Mr. Gonzales also asked about the potential traffic impacts and how that will affect his property values.

Doris Bynum, 1838 Sandalwood, Santa Maria, spoke against the project. Ms. Bynum stated that her house has a beautiful view, and this project will take it away. Ms. Bynum also objected that the City wants a project so far away from infrastructure.

Rhea Bailes, 2049 Briarwood, Santa Maria, spoke against the project. Ms. Bailes has lived in Tanglewood since 1962, and stated that she does not appreciate the idea of condos being in her back yard. Ms. Bailes asked to have the condominiums put somewhere else.

Barbara Bello, 3323 Briarwood Court, Santa Maria, spoke against the project. Ms. Bello stated her opposition to having condominiums looking into everyone's back yards, saying that she does not want Westgate in her backyard. Ms. Bello also stated her concern with Santa Maria becoming a bedroom community, adding that the city needs industry to create jobs.

James Bentivegna, 3450 Pinewood Road, Santa Maria, addressed the Commission. Mr. Bentivegna stated that while he was neutral toward the project, he opposes the idea of putting condos right behind their back yard. Mr. Bentivegna suggested a buffer between the two communities.

Ken Melvin, Standard Pacific Homes, responded to some of the comments made by the speakers, including the confusion on the road connections, stating that there are two connections into Tanglewood being proposed. Mr. Melvin spoke on the timing of the project, stating that the project is still three to five years away from starting construction, and that it will be a phased development. Mr. Melvin also addressed the concerns stated regarding setbacks, stating that as of now, there are no completed designs. When the Planned Development Permit application comes in, there will be plenty of opportunity to critique a real world plan in a public forum. Mr. Melvin concluded his comments, stating that they would like to keep this specific plan as it is.

In response to Commissioner Brown, Ken Melvin stated that the public will have opportunity to express any concerns when the site plan and architectural renditions are available for review at another public hearing.

Addressing Mr. Melvin, Commissioner Andrade suggested that the applicant meet with the neighbors to discuss their concerns about the project, and what kind of project they would like to develop, before the plans are submitted to staff or the Planning Commission.

Commissioner Moats cited the example of the Refugio project and the Somerset development working their issues out after meeting together.

In response to Commissioner Moats, Bill Shipsey stated that the location of the proposed jail is at the intersection of Black Road and Betteravia Road.

Laurie Tamura, Urban Planning Concepts, added that the County Board of Supervisors has authorized eminent domain for the jail at the southwest corner of Black Road and Betteravia Road. Ms. Tamura also commented on the impacts that the proposed jail may have on the Mahoney project, such as noise and lights, adding that a benefit could be substantial employment in this area, and this project could provide adjacent housing for the jail.

In response to Commissioner Brown, Ken Melvin spoke about having a school site, stating that they have worked with the middle school district, and satisfied them, but nothing with the high school district.

Michael Grogan, Santa Maria-Bonita School District, 708 South Miller Street, Santa Maria, addressed the Planning Commission regarding school sites. Mr. Grogan stated that the

proposed Mahoney Ranch site has always been an elementary school and junior high school site.

In response to Commissioner Brown, Laurie Tamura stated that she has served on a site committee for the high schools, and commented on the considerations involved in locating potential sites for high schools. Ms. Tamura added that sites are currently being looked at on the north side of Santa Maria.

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

Commissioner Moats expressed concern that the problems expressed by the Tanglewood residents are viable; but that step in the process is a long way off, and could possibly be mitigated.

Commissioner Waterfield made the motion to adopt **Resolution No. 2517** recommending that the City Council:

- a. Certify the Final Environmental Impact Report, E-2006-019; and
- b. Make CEQA findings; and
- c. Adopt a statement of overriding considerations; and
- d. Adopt a mitigation monitoring program for the Mahoney Ranch South Project, GPZ-2006-006 and SPZ-2006-002.

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

Commissioner Waterfield made the motion to adopt **Resolution No. 2518**, recommending that the City Council amend the General Plan Circulation Element by:

- a. Removing all Mahoney Ranch South interior road segments; and
- b. Changing the road classification of Mahoney Road and the segment of Black Road located south of the Mahoney Road intersection from a Primary Arterial (six lanes/104 foot right-of-way) to a Secondary Arterial (four lanes/80 foot right-of-way); and
- c. Deleting dashed-circle graphic to identify the future realignment of Black Road.

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

Commissioner Waterfield made the motion to adopt **Resolution No. 2519**, recommending that the City Council:

- a. **Repeal** the Mahoney Ranch Specific Plan (460 acres/1,722 dwelling units); and
- b. **Adopt** the Mahoney Ranch North Specific Plan (141 acres/25 dwelling units); and
- c. **Adopt** the Mahoney Ranch South Specific Plan (319 acres/1,405 dwelling units) subject to the conditions presented in Exhibit A to the staff report.

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

Commissioner Waterfield made the motion to adopt **Resolution No. 2520**, recommending that the City Council:

- a. Rezone the 319 acres of the Mahoney Ranch South project area to correspond to the single-family and multi-family, commercial, public, and open space zones identified on Figure 2-5 in the Mahoney Ranch South Specific Plan.

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

Returned to Item 4.

ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR WESTGATE MARKETPLACE RETAIL SHOPPING CENTER, 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 a retail shopping center consisting 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, E-2003-022) and Addendum E-2007-042. No further environmental review is required. (Project Planner: Bill Scott)

ACTION: By motion, approved the project 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 proceeded with the staff report, passing out copies of the applicant's proposed amendments to the changes to the conditions. Mr. Scott offered to review the revisions item by item, and concluded that staff recommends approval of the Planned Development Permit with the modifications as outlined in the July 2, 2008, supplementary staff report.

In response to Chairman Lopez, Bill Scott described where the majority of the redwood heavy board would be used, on the back part of the planter area.

In response to Commissioner Moats, the applicant, Craig Minus, Towbes Group, Santa Barbara, spoke about the request to remove the bumpers from the parking lot, stating that they want more pedestrian oriented sidewalks. Mr. Minus stated that bumpers tend to be a tripping hazard, and collect debris. Mr. Minus stated that instead of a bumper, cars will be stopped by a curb in a landscaped buffer, which serves the same purpose.

Peggy Woods agreed with Mr. Minus, stating that staff discourages the use of bumpers for those very two reasons, and instead look to the landscape planters and oversized sidewalks to provide the overhang for the vehicles.

With no further comments or questions, Chairman Lopez called for a motion. Commissioner Andrade made the motion to approve the Planned Development Permit for Westgate Marketplace Retail Shopping Center, located at the northwest corner of South Blosser Road and West Battles Road, PD-2007-012, E-2007-042, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, as amended to include the July 2, 2008 memorandum. Commissioner Brown seconded it, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at 9:44 p.m. to a Study Session on July 3, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next study session: July 3, 2008

Next regular Public Hearing: July 16, 2008

Respectfully submitted,

/s/ Kirk E. Lindsey

KIRK E. LINDSEY, SECRETARY
CITY PLANNING COMMISSION