



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
AUGUST 20, 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: Advance Planner – Brian R. Smith
Senior Deputy City Attorney – Wendy Stockton
Senior Civil Engineer – Rodger Olds
Recording Secretary – Kathleen Wilson
Planner III – Bill Scott
Planner III – Brian Halvorson

APPROVAL OF PLANNING COMMISSION MINUTES OF JULY 2 AND JULY 16, 2008.

Commissioner Andrade moved to continue the approval of the minutes to the next meeting to resolve confusion regarding dates of the minutes. Commissioner Brown seconded it, and it passed, 5-0.

PUBLIC COMMENT PERIOD: No one present wished to address the Commission.

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. **TIME EXTENSION FOR A PLANNED DEVELOPMENT PERMIT FOR MCCLELLAND PROPERTY INVESTMENT I, LLC FOR A MIXED-USE COMMERCIAL AND RESIDENTIAL PROJECT, LOCATED ON THE NORTHWEST CORNER OF SOUTH MCCLELLAND STREET AND INGER DRIVE, PD-2005-021, E-2005-058.** Review of a one year extension of time request in which to start construction of a commercial/residential mixed use project consisting of 8,978 square feet of commercial/retail space, 80,185 square feet of residential use incorporating 47 residential condominium units of which six units are live-work units, and 24,695 square feet of enclosed parking garages, Assessor's Parcel No. 128-084-001. (Project Planner: Brian Halvorson)

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.

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PUBLIC HEARINGS:

ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR CENTRAL COAST DISTRIBUTING LOCATED AT 815 SOUTH BLOSSER ROAD, PD-2007-023, E-2007-073. Review of a mitigated negative declaration and Planned Development Permit to allow the construction of a new detached 65,300 square foot commercial warehouse with eight (8) associated truck docks. Two (2) truck docks would also be added to an existing onsite warehouse and the existing public recycle center would be relocated to an existing onsite warehouse building. The proposed project is located within a PD/M-2 (Planned Development/General Manufacturing) zoning district, Assessor's Parcel No. 117-191-023. (Project Planner: Brian Halvorson)

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

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

Brian Halvorson made the staff presentation, reviewing the details of the project as outlined in the written staff report, including existing uses on the site, and an existing railroad spur proposed to be removed, which bisects the site. Brian outlined the requirements for setbacks and height, stating that they had been met, and reviewed the proposed elevations.

Brian Halvorson reviewed the special conditions, stating that it was required that the structures match one another. Brian also stated that 15% landscaping is required per Municipal Code, but the Commission can authorize a lesser amount through the Planned Development Permit. The project is proposing 4% landscaping. Staff recommends that the smaller amount of landscaping be allowed, largely because the landscaping cannot be seen from the public roads. Most of the site area is for heavy trucks, loading and unloading, and is not conducive for large amounts of landscaping. Brian added that a required dedicated right turn pocket will also reduce some of the landscaping, but that has not been completely designed yet.

Brian Halvorson distributed a memo received from Caltrans with comments on the traffic study for the project, as well as a letter from Santa Barbara County Public Works Department requiring a small correction to the EIR, and a letter from the Santa Barbara County Flood Control regarding the drainage from the site using the Green Canyon Water Shed. While the Santa Barbara County Flood Control believes that the Green Canyon Water Shed is over capacity, the Public Works Department disagrees.

Brian Halvorson highlighted one small correction to the staff report, to Special Environmental Condition #2, on the green sheets, page 2. The corrected condition should state "dedicate," not "construct," a southbound right turn lane.

In response to Commissioner Andrade, Rodger Olds clarified that the Public Works Department does not disagree with the County in that the Green Canyon Water Shed becomes inundated during peak storm flows. What Public Works is stating is that the required mitigations to offset post development flows means that the flows will not exceed existing predevelopment flows. Rodger summarized that this project will be designed and constructed in such a manner as to not increase the flow rate of storm water to the water shed.

In response to Commissioner Andrade, Brian Halvorson explained about setback requirements in the M-1 industrial zone.

In response to Commissioner Moats, Rodger Olds described how the project proposes to meet the City requirement of on-site water retardation in an above ground tank.

The applicant, Gil Palacios, agent for Central Coast Distributing, 2353 South Broadway, addressed the Commission. Gil Palacios stated that the applicant had reviewed the conditions and agrees with the requirements.

In response to Chairman Lopez, Gil Palacios stated that the proposed water tank will hold 7,500 gallons, roughly the size of a residential water well tank, and will be located in a notch cut out of the back of the building, in an underutilized area.

In response to Commissioner Brown, Gil Palacios commented on the setbacks for the new building, stating that in reality the new building will be off the property line a minimum of six inches, and it will also be constructed with four-hour walls, consistent with other buildings in the industrial zones.

In response to Commissioner Moats, Gil Palacios commented on how the project is a consolidation of the various buildings on the site that will store different products, as well as provide space for future growth.

Gil Palacios clarified for Chairman Lopez that Jill Street will be abandoned.

Donna Dart, 204 East Enos, Santa Maria, addressed the Planning Commission, and voiced her concern over the lack of landscaping on this project.

In response to Ms. Dart's comments, Commissioner Brown explained that staff and the Planning Commission had a lot of discussion over the landscaping on this site, and added that while this site has won awards from Santa Maria Beautiful for its landscaping, it is a requirement for this project to incorporate a deceleration lane on the site, which will result in a reduction of landscaping.

Commissioner Andrade added that as a safety precaution, the City is imposing the deceleration lane requirement that will take away some of the area that would otherwise remain as landscaping. Staff as well as Caltrans recommended the deceleration lane as a safety concern, and the Planning Commission has to balance safety issues with landscaping requirements. Commissioner Andrade stated that to put landscape in the back where it is not seen is a futile act, and the City does not want to impose unnecessary extra expense on an expanding business.

Mike Larrabee, 815 South Blosser Road, addressed the Commission. Mr. Larrabee commented that their recycling facility is not so attractive because they are dealing with people's garbage, but with this project, they will be putting it all inside where it will be unseen, so it will be a win-win situation.

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 of the environmental impact, and approve the Planned Development Permit for Central Coast Distributing located at 815 South Blosser Road, PD-2007-023, E-2007-073. This action included the reduction in landscaping, and striking the word "construct" and replacing with "dedicate" a southbound turn lane, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit. Commissioner Andrade seconded the motion, and it passed, 5-0.

ITEM 3 - PLANNED DEVELOPMENT PERMIT FOR A PRODUCE PROCESSING FACILITY FOR GOLD COAST PACKING, 1211 WEST CRAIG DRIVE, PD-2007-027, E-2007-086.

Review of a mitigated negative declaration and a Planned Development Permit to allow the two-phased construction of a 101,167 square foot produce processing facility in a PD/M-2

(Planned Development/Heavy Manufacturing) zoning district, Assessor's Parcel No. 117-630-017. (Project Planner: Bill Scott)

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

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

Bill Scott made the staff presentation, reviewing the details of the project as outlined in the written staff report. Bill Scott discussed the primary issue associated with the project, the traffic report, which analyzed truck trips to the area, and established a list of mitigation measures to reduce potential traffic impacts to a level of insignificance. Out of that list, the Public Works Department chose the best mitigation measure, the right turn pocket that would be off of South Blosser Road onto Jill Avenue, so that mitigation measure has been included in this project, and reflected as a condition in the green pages, 2A on page 3. Regarding that deceleration lane, this project would finance and construct the improvement, while the previous project, Central Coast Distributing, would dedicate the land use for it.

Bill Scott concluded his report, stating that staff recommends approval of the project, and was available to answer questions.

In response to Chairman Lopez, Rodger Olds explained how Jill Street would be maintained once it is abandoned, which would require an agreement with the affected property owners. Rodger added that while the City will reserve the necessary easements, the land will revert to the underlying property owner.

In response to Commissioner Moats, Rodger Olds explained that the right hand turn pocket has not been fully designed yet, but the initial indication is that it will be about 100 feet long, which will probably fit just one truck at a time. Rodger added that because of the turning radius, it will have to be a slow turn, which is why the turn lane is required to get the trucks out of the traffic lane.

In response to Chairman Lopez, Rodger Olds commented on the width of Jill Street, guessing it to be about 35 to 40 feet wide.

Mr. Bill Orndorff distributed a copy of an email that was sent to staff August 20th in response to the project staff report, addressing some issues the applicant had with the proposed conditions.

After some discussion of the points in the e-mail memorandum, Bill Orndorff and staff agreed to some amendments to the conditions, including the reduced percentage of landscaping; a suggestion to widen Jill Street by approximately three to four feet; and adding "prior to the approval of an occupancy permit" to the condition on page 7, 5th paragraph.

In response to Bill Orndorff, Rodger Olds commented that the condition stating "prior to issuance of a grading permit" is a standard one. Typically, prior to issuance of a building permit, if required improvements have not yet been installed, then some sort of security has to be put up before issuance of the building permit to ensure that it will be built according to plans. Rodger Olds recommended leaving the requirement as it is stated, and work with the applicant on the timing and design so that it can be done in a timely manner.

Bill Orndorff reiterated that the condition currently states that the Public Works Department and Community Development Department must approve the improvement plans for the decel lane prior to the issuance of the building permit. Bill suggested changing the wording to "must approve and/or bond for" the cost of the decel lane.

In response to Bill Orndorff, Rodger Olds stated that staff would be fine with that, adding for the record, bonding is typical to have until occupation.

Commissioner Andrade clarified that the word “and” would be removed, leaving the requirement as “must approve or bond for.”

Bill Orndorff also commented on condition 4, page 5, VI, concerning public improvement plans, asking for the wording “prior to issuance of a certificate of occupancy,” adding that the decel lane won’t be necessary until the buildings are built and occupied.

Rodger Olds responded that the Public Works Department would be fine with those requests, 3 and 4 in the memo.

In response to Bill Orndorff’s request concerning the condition on the goldenrod sheets, page 11, number 13, Bill Scott stated that condition could be deleted, adding that typically, 10% or less expansion can be approved at the discretion of the Community Development Director; while over 10% in a Planned Development zone is handled with a Planned Development Permit. That general rule could be enforced without the condition #13.

Brian Tettly, 2230 Caballero Lane, Santa Maria. Mr. Tettly commented that produce growing places typically use a highly toxic chemical, and inquired if the EIR included an assessment of the risk of release to the nearby residents.

In response to Mr. Tettly, Bill Scott responded that the EIR did not specifically address that issue. However, the Fire Department reviewed the project and all the Fire Department Conditions are included in the conditions of approval for this project.

With no further public comment, Chairman Lopez closed the hearing and called for discussion or a motion.

Commissioner Andrade commented on the number of Fire Department code regulations that are included in the project conditions, almost 82 of them, which the Fire Department has for this project to take care of safety concerns.

Chairman Lopez added that the project was also reviewed by the Santa Barbara County Fire Hazardous Materials Division.

Commissioner Waterfield made motion to approve the Planned Development Permit for a Produce Processing Facility for Gold Coast Packing, 1211 West Craig Drive, PD-2007-027, E-2007-086, and authorize the filing of a mitigated negative declaration, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, including the memo from Bill Orndorff dated August 20, 2008, with five revisions to the requirements, with #3 and 4, add “or bond” to the condition, and delete #13 on page 5. Commissioner Andrade seconded it, and it passed, 5-0.

ITEM 4 - ZONING TEXT AMENDMENT TO CHAPTER 8 (RELATING TO HEIGHT AND SET-BACKS) OF TITLE 12 OF THE MUNICIPAL CODE, Z-2008-003, E-2008-017. Review of recommendations to the City Council regarding a negative declaration and an ordinance amending Chapter 8 of Title 12 of the Municipal Code (Zoning Regulations) relating to building height and setbacks. (Project Planners: Jennifer Fleming/Brian R. Smith)

Chairman Lopez recused himself due to a conflict of interest; Vice Chairman Moats chaired for this item.

ACTION:

1. By Resolution No. 2522, recommended that the City Council adopt a negative declaration of environmental impact, E-2008-017, for a zoning text amendment to the Santa Maria Municipal Code Chapter 8 of Title 12.

VOTE: 4-0-1 AYES: Commissioners Andrade, Brown, Waterfield, and Vice Chairman Moats; NOES: None; ABSTAINED: Chairman Lopez; ABSENT: None.

2. By Resolution No. 2523, recommended that the City Council adopt an ordinance revising Santa Maria Municipal Code Chapter 8 of Title 12 (file number Z-2008-003).

VOTE: 4-0-1 AYES: Commissioners Andrade, Brown, Waterfield, and Vice Chairman Moats; NOES: None; ABSTAINED: Chairman Lopez; ABSENT: None.

Brian Smith made the staff presentation, reviewing the details of the project as outlined in the written staff report. Brian summarized that this proposal will allow R3 development to build as high as 70 feet on lots one acre in size or larger. Lots that are less than one acre would be restricted to a building height of 45 feet. Brian highlighted Exhibit B that details the parcels in the City eligible for this new requirement.

Brian Smith pointed out a few minor clarifications to the language in the guideline: Change the word "shall" to "may", and further, increase setback for every incremental increase in height of ten feet "at each floor," revising section 12-8.10(d).

Brian Smith concluded his presentation by stating that staff recommends approval of this project because this adjustment would allow flexibility for multi-family residential projects, and staff was available to answer questions.

Laurie Tamura, Urban Planning Concepts, 2464 Airpark Drive, Santa Maria, spoke in favor of the project. Ms. Tamura commented that this amendment would allow for more opportunities to densify cores of the City, and provide some architectural details not otherwise provided. Ms. Tamura added that she appreciated the wordsmithing to allow the analogy of the wedding cake, which clarifies the intent of the ordinance.

Debra Braskett, 1126 Village Drive, Orcutt, addressed the Commission. Ms. Braskett stated that she welcomes this type of ordinance to allow more density and higher density at the City core, and added that it would be helpful to see a map depicting the affected lots. Ms. Braskett stated she would be concerned if they extend further than the City core.

In response to Ms. Braskett, Commissioner Brown stated that the maps were presented in the staff report, which Ms. Braskett had not seen.

With no further comments, Vice Chairman Moats closed the public comment and called for a motion.

Commissioner Waterfield made a motion to adopt Resolution No. 2522, recommending that the City Council adopt a negative declaration of environmental impact, E-2008-017, for a zoning text amendment to the Santa Maria Municipal Code Chapter 8 of Title 12. Commissioner Andrade seconded it, and it passed, 4-0-1 (Lopez abstained).

Commissioner Waterfield made a motion to adopt Resolution No. 2523, recommending that the City Council adopt an ordinance revising Santa Maria Municipal Code Chapter 8 of Title 12 (file number Z-2008-003), with the corrections as noted by staff. Commissioner Andrade seconded it, and it passed, 4-0-1 (Lopez abstained).

Chairman Lopez rejoined the meeting at this time.

ITEM 5 - GENERAL PLAN/ZONING AMENDMENT (GPZ) FOR LAKEVIEW PROMENADE, GREG NESTER CONSTRUCTION, 3596 SKYWAY DRIVE, GPZ-2006-009, E-2006-070.

Review of recommendations to City Council regarding an environmental impact report, E-2006-070, amendments to the General Plan (Land Use), and amendments to the zoning map. The proposed amendments would alter the General Plan Land Use designation of 3.76 acres of approximately 9.41 acres from CC (Community Commercial) to HDR (High Density Residential – 22 dwelling units per acre) and change the zoning designation from PD/C-2 (Planned Development/General Commercial) to PD/R-3 (Planned Development/High Density Residential); 5.65 acres will remain with a land use designation of CC (Community Commercial) and zoning designation of PD/C-2 (Planned Development/General Commercial), Assessor's Parcel Nos. 111-100-008 and -009. (Project Planner: Bill Scott)

ACTION:

1. By Resolution No. 2524, recommended that the City Council:
 - a) Certify the Final Environmental Impact Report, E-2006-070; and
 - b) Make CEQA findings; and
 - c) Adopt a statement of overriding considerations; and
 - d) Adopt a mitigation monitoring program for the Lakeview Promenade Project, GPZ-2006-009.

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

2. By Resolution No. 2525, recommended that the City Council:
 - a) Adopt a resolution amending the General Plan (Land Use) designation of 3.76 acres of approximately 9.41 acres **FROM** CC (Community Commercial) **TO** HDR (High Density Residential – 22 dwelling units per acre); 5.65 acres will remain with a land use designation of CC (Community Commercial); and
 - b) Adopt an ordinance rezoning approximately 3.76 acres of approximately 9.41 acres **FROM** PD/C-2 (Planned Development/ General Commercial) **TO** PD/R-3 (Planned Development/High Density Residential) zoning district; 5.65 acres will remain with a zoning designation of PD/C-2 (Planned Development/General Commercial).

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

Bill Scott made the staff presentation, reviewing the details of the project as outlined in the written staff report for the General Plan and Zone Change, along with an overview of the requests for a Planned Development Permit and Tentative Tract Map. Bill presented an overview of the proposal, including the site plan, proposed uses, architectural details, pedestrian circulation, and building heights.

Bill Scott continued with the presentation, reviewing the project issues, including perimeter setbacks, parking and landscaping requirements. Bill also discussed the EIR and traffic analysis, stating that with the proposed traffic mitigation measures, there will no significant adverse traffic impacts. During the environmental review process, there was found to be one

significant impact concerning air quality, so a draft of overriding considerations was included in the packet, and the Planning Commission will be asked to make that finding.

Bill Scott concluded the presentation, stating that staff recommends opening the public hearing and taking testimony for Planned Development Permit, as well as for the subdivision tract map, and continuing those items to the October 15 Planning Commission public hearing to allow City Council time to certify the Final Environmental Impact Report, E-2006-070; and make CEQA findings; and adopt a statement of overriding considerations; and adopt a mitigation monitoring program for the Lakeview Promenade Project, GPZ-2006-009; and then to adopt a resolution amending the General Plan (Land Use) designation of 3.76 acres of approximately 9.41 acres **FROM** CC (Community Commercial) **TO** HDR (High Density Residential – 22 dwelling units per acre); 5.65 acres will remain with a land use designation of CC (Community Commercial); and adopt an ordinance rezoning approximately 3.76 acres of approximately 9.41 acres **FROM** PD/C-2 (Planned Development/ General Commercial) **TO** PD/R-3 (Planned Development/High Density Residential) zoning district; 5.65 acres will remain with a zoning designation of PD/C-2 (Planned Development/General Commercial). Staff was available to answer questions.

The applicant, Greg Nestor, developer for project, addressed the Commission. Mr. Nestor outlined a brief history about the project, and gave a PowerPoint presentation depicting the elevations, viewscales, site plan, and proposed floor plans.

In response to Commissioner Moats, Greg Nestor stated that their intention is to have parking for bicycles and motorcycles as well as for vehicles.

In response to Commissioner Andrade, Greg Nestor stated that their intention is to have a lot of landscaping with pots and planters throughout the promenade, and they will work with a team to articulate that. Mr. Nestor stated that they will definitely study their hardscape and make commitments to do more, perhaps with 4-5-6 foot pots with masonry, and added that they are not afraid to commit to more landscaping.

Commissioner Andrade commented that the more landscaping it has, the better it will look, adding that this is a very important project for Santa Maria.

In response to Chairman Lopez, Greg Nestor spoke concerning the security measures being proposed for the parking structure, including gated entrances and a camera system.

In response to Commissioner Moats, Greg Nestor outlined the plan for the construction staging.

Maureen Morrow, 720 Linwood Lane, spoke in opposition to the project, citing issues with the high density residential change and traffic, and added her belief that the project is overbuilt.

Chuck Williams, 120 North Avenue, Orcutt, addressed the Planning Commission, citing his concern about the parking being short. Mr. Williams also questioned the assertion that there would be no traffic impacts to the area.

Paula James, 261 Pabst Lane, Santa Maria, addressed the Planning Commission, citing her concern about the traffic. Ms. James suggested a roundabout at Highway 135, or no right turn on red off the Highway 135.

Debra Braskett, 1126 Village Drive, Orcutt, representing the Santa Barbara County Action Network, addressed the Planning Commission. Ms. Braskett spoke about the need for developments with smaller units, and expressed her approval of the density change that would allow for more affordable units. Ms. Braskett also expressed concern about the air quality issue, as well as the proposed theater potentially drawing people away from the downtown.

In response to Commissioner Brown, Rodger Olds spoke concerning the traffic study, stating that the intersection of Lakeview and the frontage road was studied in the morning, a special study when school was let out, and a study in the p.m. peak, and no undue problem was identified. Mr. Olds agreed that there is a short-term impact in traffic when school is let out, but added that impact is short lived, and then the traffic goes back down to what it was before school was let out. Mr. Olds explained that the traffic analysis goes by peak hour, not in five or twenty minute increments, and when the numbers are averaged out over an hour, it doesn't indicate an undue problem.

In response to Commissioner Brown, Rodger Olds stated that the intersection of Highway 135 and Lakeview is operated by Caltrans. Mr. Olds added that the accident rates and fatality rates at that intersection were also studied, and it was determined that the rate is not exceedingly higher than the State average for similar intersections.

In response to Commissioner Brown, Rodger Brown explained that Caltrans limits vehicular access to 135 as much as possible, because the more access points there are, the more intersections there are and the more conflicts and accidents there can be.

Rodger Olds agreed with Commissioner Brown that it is a very odd intersection, adding that because Orcutt expressway is so close to 135 and Lakeview, the whole area had to be analyzed as one intersection, not as two. Rodger added that there are some projects coming up, such as the Union Valley Parkway, and making Broadway six lanes, that might relieve some of the congestion on Broadway.

In response to Commissioner Andrade, Rodger Olds explained how a traffic study is evaluated.

In response to Commissioner Andrade, Rodger Olds stated that the mitigation measures are proposed by the traffic consultant, who figures out the impacts and what needs to be mitigated, following certain guidelines. Rodger added that for this project, the applicant will be required to install a traffic signal at Auto Park Drive and Skyway Drive, and will have to work with the County to install sidewalks on Lakeview Drive for kids to walk on instead of the road shoulder.

In response to Commissioner Andrade, Rodger Olds stated that the applicant will pay for those mitigation measures.

In response to Commissioner Moats, David Stone spoke concerning the air quality impacts.

Donna Dart, 204 East Enos, Santa Maria, addressed the Planning Commission, citing her concerns about the air quality, and the need to consider the future.

Brian Tettley, 2230 Caballero Lane, Santa Maria, addressed the Planning Commission with a suggestion regarding how to calculate mixed use project parking.

Greg Nestor, the applicant, spoke in rebuttal to the public comments. Mr. Nestor stated that he took notes on the comments made so that he could answer the concerns responsibly, and added that their first concern about the project was the traffic, and they studied the potential impacts prior to the EIR. Mr. Nestor noted that over 300 commuter cars currently park on the site daily for people attending the Chumash Casino which also contributes to the current traffic.

Mr. Nestor spoke about the data available for mixed use projects, and spoke about the proposed theater, stating that it is intended to be along the lines of the Palm Theater in San Luis Obispo, with 250 seats, not to take away from the downtown theater, but to be a smaller, different type of venue. Mr. Nestor conclude by stating that he would study the comments tonight and react accordingly.

Chairman Lopez closed the public hearing on the GPZ and called for comments.

Commissioner Waterfield commented on the project, stating that it is an excellent project, and she is very impressed with it and supports it.

Commissioner Moats agreed with Commission Waterfield, adding that he believes the aesthetics are great. Commissioner Moats added his concern that Santa Maria has an oversupply of housing.

Commissioner Andrade commented that he thinks this is a great project, something that we don't have in Santa Maria. Commissioner Andrade added that the suggestions made tonight were excellent, and encouraged staff to look at those.

Commissioner Brown stated his belief that this is a well planned out project, and added that he would like to see something done to eliminate some of the traffic out there.

Chairman Lopez agreed with the other Commissioners that it is a great project, and added that as the project gets fine tuned, some of the concerns will be addressed.

With no further comments or questions, Commissioner Andrade moved to continue items 6 and 7 to the October 15, 2008 Planning Commission public hearing. Commissioner Brown seconded it, and it passed, 5-0.

Commissioner Waterfield made motion to adopt Resolution 2524, recommending that the City Council:

- a) Certify the Final Environmental Impact Report, E-2006-070; and
- b) Make CEQA findings; and
- c) Adopt a statement of overriding considerations; and
- d) Adopt a mitigation monitoring program for the Lakeview Promenade Project, GPZ-2006-009.

Commissioner Andrade seconded the motion, and it passed, 5-0.

Commissioner Waterfield made motion to adopt Resolution 2525, recommending that the City Council:

- a) Adopt a resolution amending the General Plan (Land Use) designation of 3.76 acres of approximately 9.41 acres **FROM** CC (Community Commercial) **TO** HDR (High Density Residential – 22 dwelling units per acre); 5.65 acres will remain with a land use designation of CC (Community Commercial); and
- b) Adopt an ordinance rezoning approximately 3.76 acres of approximately 9.41 acres **FROM** PD/C-2 (Planned Development/ General Commercial) **TO** PD/R-3 (Planned Development/High Density Residential) zoning district; 5.65 acres will remain with a zoning designation of PD/C-2 (Planned Development/General Commercial).

Commissioner Andrade seconded the motion, and it passed, 5-0.

ITEM 6 - PLANNED DEVELOPMENT PERMIT FOR LAKEVIEW PROMENADE, A COMMERCIAL AND RESIDENTIAL MIXED USE DEVELOPMENT, 3596 SKYWAY DRIVE, PD-2006-024, E-2005-088. Review of a Planned Development Permit for a commercial and residential mixed use development consisting of 12 buildings, and including 274 airspace condominiums, Assessor's Parcel Nos.111-100-008 and -009. (Project Planner: Bill Scott)

ACTION: Opened the public hearing and take public testimony on this item, and continue this item to the October 15, 2008, Planning Commission meeting to allow the City Council time to adopt the Environmental Impact Report (EIR) E-2006-070, and General Plan amendment and zone change (GPZ-2006-009).

Commissioner Andrade moved to continue to the October 15, 2008 Planning Commission public hearing. Commissioner Brown seconded it, and it passed, 5-0.

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

ITEM 7 - TENTATIVE TRACT MAP FOR LAKEVIEW PROMENADE, 3596 SKYWAY DRIVE, TRACT 5928, E-2005-087. Review of a tentative tract map that would create nine (9) commercial lots, four (4) residential lots, and 274 airspace condominiums, Assessor's Parcel No.111-100-008 and -009. (Project Planner: Bill Scott)

ACTION: Opened the public hearing and take testimony on this item, and continue this item to the October 15, 2008, Planning Commission meeting to allow the City Council time to take action on GPZ-2006-009.

Commissioner Andrade moved to continue to the October 15, 2008 Planning Commission public hearing. Commissioner Brown seconded the motion, and it passed, 5-0.

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

ADJOURNMENT: The meeting was adjourned at **9:59 p.m.** to a Study Session on **August 21, 2008**, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next study session: August 21, 2008

Next regular Public Hearing: September 3, 2008

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION