



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
OCTOBER 1, 2008**



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

**PRESENT:** Commissioners Rodger Brown, Etta Waterfield, Michael W. Moats, and Chairman Tom S. Lopez.

**ABSENT:** Commissioner Adrian Andrade

**STAFF PRESENT:** Planning Division Manager – Peggy Woods  
Senior Deputy City Attorney – Wendy Stockton  
Senior Civil Engineer – Rodger Olds  
Recording Secretary – Kathleen Wilson  
Planner I – Greg Stones

**APPROVED PLANNING COMMISSION MINUTES OF SEPTEMBER 17, 2008, AS WRITTEN.**

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

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**PUBLIC HEARINGS:**

**ITEM 1 - CONDITIONAL USE PERMIT FOR THE PITCH OUT FOR A COMMERCIAL BATTING CAGE TRAINING FACILITY, 2305 A STREET, U-2008-034, E-2008-037.** Review of a Conditional Use Permit to allow the establishment of a commercial batting cage training facility, located at 2305 A Street, in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor’s Parcel No. 111-750-012. The project is a Class 1 categorical exemption. No further environmental review is required. (Project Planner: Greg Stones)

**ACTION:** By motion, approved subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit.

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

Greg Stones made the presentation, reviewing the details of the project as presented in the written staff report.

In response to Commissioner Moats, Greg Stones explained how the number of parking spaces was calculated.

The applicant, Randy Musumeci, 400 Pinal Avenue, Orcutt, addressed the Planning Commission. Randy Musumeci stated that he had done a lot of research over the past three years concerning this project, including coaching for nine years. As a volunteer, he realized that the City has a need for a facility like this, since currently there is not a technical training indoor facility. Randy added that this facility will be for boys and girls.

In response to Chairman Lopez, Randy Musumeci stated that there are currently no businesses on either side of his proposed site, adding that the building is new and has been empty for almost 14 months. Currently, there is mostly light manufacturing in the complex.

In response to Chairman Lopez, Randy Musumeci outlined what hours the facility will be open, stating that it will be non seasonal, open 2:00 to 9:00 Monday through Friday, 9:00 to 9:00 on Saturdays, and closed on Sundays and maybe Mondays.

In response to Commissioner Moats, Randy Musumeci described the different ball speeds that will be available, and added that the machines will be geared to help train students on technique and stroke.

Commissioner Brown complimented Mr. Musumeci on the project, adding that he hoped it will be successful.

Amy Cunningham, Nipomo, CA, stated she is in favor of the project.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Moats made the motion to approve the Conditional Use Permit for the Pitch Out for a Commercial Batting Cage Training Facility, 2305 A Street, U-2008-034, E-2008-037, subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit. Commissioner Brown seconded the motion, and it passed, 4-0-1.

**ITEM 2 - CONDITIONAL USE PERMIT FOR THE CENTRAL COAST RESCUE MISSION TO EXPAND ITS CARE FACILITY TO CARE FOR TWELVE (12) PERSONS, 1207 NORTH MCCLELLAND STREET, U-2008-035, E-2008-038.** Review of a Conditional Use Permit to allow the expansion of the Central Coast Rescue Mission's residential care facility to twelve (12) or more nonrelated persons, located at 1207 North McClelland Street, in an R-3 (High-Density Residential) zoning district, Assessor's Parcel No. 121-032-015. The project is a Class 1 categorical exemption. No further environmental review is required. (Project Planner: Greg Stones)

**ACTION:** By motion, approved subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit.

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

Greg Stones made the presentation, reviewing the details of the proposal as presented in the staff report.

The applicant, Mark Park, 1207 North McClelland, addressed the Planning Commission. Mark Park stated his belief that there is a need for this type of facility in Santa Maria, so they want to expand their rescue mission.

In response to Commissioner Brown, Mark Park declared that this is a non profit organization, and occasionally they receive grants, and donations.

In response to Commissioner Moats, Mark Park described the security system in place at the facility, correcting what was stated in the staff report. Mark stated that the security system has alarms on all the doors and windows, so that if anyone tries to leave the facility at night, the alarm sounds, and staff will arrive to see what is happening. Men could leave, but in doing so, they would jeopardize their continuance at the facility and would be going to jail or prison as a result of trying to leave.

In response to Commissioner Moats, Mark Park stated that the alarm goes to the alarm company, and sounds inside the building, but it is not loud enough to disturb the neighbors.

In response to Chairman Lopez, Mark Park described how disagreements at night between residents are handled. Mark stated that generally, there is someone on the program who has been there longer who is in a leadership type role to handle those types of things.

In response to Chairman Lopez, Mark Park described the drug testing that occurs, with the goal of holding the residents accountable, and helping them to get their lives together.

Commissioner Waterfield complimented Mark Park on the project, stating that his organization has always done a good job.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Moats made the motion to approve the Conditional Use Permit for the Central Coast Rescue Mission to Expand its Care Facility to Care for Twelve (12) Persons, 1207 North McClelland Street, U-2008-035, E-2008-038, subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit. Commissioner Waterfield seconded the motion, and it passed, 4-0-1.

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**ADJOURNMENT:** The meeting was adjourned at **6:53 p.m.** to a Study Session on October 2, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

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Next regular Public Hearing: October 15, 2008

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION