



**CITY OF SANTA MARIA  
PLANNING COMMISSION  
MINUTES FOR REGULAR MEETING OF  
NOVEMBER 5, 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:** Department Head – Kirk E. Lindsey  
 Planning Division Manager – Peggy Woods  
 Senior Deputy City Attorney – Wendy Stockton  
 Senior Civil Engineer – Rodger Olds  
 Principal Civil Engineer – Shad Springer  
 Special Districts Planning Tech – Patty Ellis  
 Recording Secretary – Kathleen Wilson  
 Planner III – Bill Scott  
 Planner I – Greg Stones

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

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 EXTENSION OF TIME FOR MATTEI'S LANDING, LOCATED AT THE SOUTHWEST CORNER OF BLOSSER ROAD AND LA BREA AVENUE AND THE NORTHWEST CORNER OF SOUTH BLOSSER ROAD & BATTLES ROAD, PD-2005-017, E-2005-050.** Review of a one year extension of time for a previously approved Planned Development permit to allow 375 modular home units located in a PD/RMH (Planned Development/Residential Mobile Home) zoning district, Assessor's Parcel No. 117-240-006. This project was previously reviewed in a Supplemental Environmental Impact Report (E-2003-022). No further environmental review is required. (Project Planner: Brian Halvorson)

**ACTION:** By motion, approved 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. **ONE YEAR EXTENSION OF TIME FOR HARVEST GLEN TOWNHOMES, LOCATED SOUTH OF SONYA LANE, EAST OF BISCAYNE STREET (EXTENDED), WEST OF THE SANTA MARIA VALLEY RAILROAD AND NORTH OF CARMEN LANE (EXTENDED), PD-2005-031, E-2005-079.** Review of a one year extension of time for a previously approved Planned Development Permit to

allow 203 townhome units located in a PD/R-2 (Planned Development/Medium Density Residential) zoning district, Assessor's Parcel No. 117-330-018. The project was previously reviewed in a Supplemental Environmental Impact Report for GPZ-2002-007. No further environmental review is required. (Project Planner: Brian Halvorson)

**ACTION:** By motion, approved 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 - CONDITIONAL USE PERMIT FOR DIAZ TIRES/CENTRAL COAST BODY AND PAINT, A RETAIL TIRE STORE AND AUTO REPAIR, 500 N. BROADWAY, U-2008-038, E-2008-044.** Review of a Conditional Use Permit to allow a retail tire store and tire installation shop, and an automotive repair and paint shop in an existing building for Central Coast Body and Paint in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 121-151-001. 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: 5-0** AYES: Commissioners Andrade, Brown, Moats, Waterfield, and Chairman Lopez; NOES: None; ABSTAINED: None; ABSENT: None.

Greg Stones made the presentation, reviewing the details of the project as presented in the written staff report. Greg showed some three-dimensional renderings that the applicant provided, and concluded the staff presentation.

In response to Commissioner Andrade, Greg Stones explained that the project can be recommended for approval in spite of the low percentage of proposed landscaping because the proposal is only a change of use; it does not expand the existing building.

Bill Orndorff, representing Mr. Paz Diaz, addressed the Planning Commission. Mr. Orndorff explained that the proposal is before the Commission because the applicant wants to change the use of two service bays, previously used for auto body work, into tire sales and mounting. Mr. Orndorff stated that they are also proposing a significant amount of landscaping on Broadway which will also screen the parking from the street and public view. The renderings show a complete redo of the building with the unique colors, which are consistent with the Entrada Plan.

In response to Commissioner Andrade, Bill Orndorff confirmed that the 3.8% landscaping is an addition, adding that currently there is no landscaping on the site, only asphalt.

Bill Orndorff inquired about the proposed condition of no overnight parking on the site, and asked that since the site has more than the required parking, if the applicant could use some for use overnight, that would be easier for the business.

The Commissioners expressed concern with having wrecked and unsightly vehicles in public view

In response to the Commissioners' concerns, Peggy Woods pointed out that the parking spot between the two buildings is enclosed, thus meeting the intent of the condition, so vehicles could be parked in the stalls or in the garage, but not out in the open.

With no further comments or questions, Chairman Lopez closed the public hearing and called for a motion. Commissioner Waterfield made the motion to approve the Conditional Use Permit for the Diaz Tires/Central Coast Body and Paint, a Retail Tire Store and Auto Repair, 500 North Broadway, U-2008-038, E-2008-044, subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit. Commissioner Andrade seconded the motion, and it passed, 5-0.

**ITEM 3 - 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 263 airspace condominiums, Assessor's Parcel Nos.111-100-008 and -009. The environmental impacts of the project were previously reviewed in the Environmental Impact Report, E-2006-070, prepared for GPZ-2006-009. No further environmental review is required. (Project Planner: Bill Scott)

**ACTION:** By **Resolution No. 2532**, recommended that the City Council approve the Planned Development Permit, PD-2006-024, for the Lakeview Promenade Mixed-Use Project, subject to the conditions 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 presentation, reviewing the details of the proposal as presented in the staff report. This item had been continued from the August 20, 2008 public hearing to allow City Council time to act on the General Plan amendment and zone change for the Lakeview Promenade project as well as the zoning text amendment for an increase in height in the R-3 zoning district.

Bill Scott presented the history of the project, and the requirements and proposals. Bill commented that City Council had requested some minor adjustments that were incorporated into the Planned Development Permit. Bill concluded his presentation by stating that staff recommends that the City Council approve the Planned Development Permit, PD-2006-024, for the Lakeview Promenade Mixed-Use Project, subject to the conditions outlined in the preliminary draft of the Planned Development Permit.

The applicant, Laurie Tamura, Urban Planning Concepts, along with Sylvia Gonzalez, made a presentation to the Planning Commission. Ms. Tamura stated that the Planning Commission had seen this project in the past with the General Plan amendment and zone change, and also that the City Council had adopted the height ordinance and approved the General Plan amendment and zone change for this project. Ms. Tamura named Greg Nestor, Bob Montgomery and Gary Fredericks as participants of the project.

Ms. Tamura reviewed the exhibits as part of the Planned Development Permit to have them as part of the record.

Ms. Tamura complimented Bill Scott and Peggy Woods for working so well with the applicant, resolving some major issues, and concluded by stating that this is going to be a fantastic project.

In response to Commissioner Waterfield, Greg Nestor clarified that fireplaces are planned for each unit.

In response to Commissioner Waterfield, Greg Nestor explained that they had selected a vertically slender tree, without a heavy canopy, to plant between the sidewalk and the balconies, and added that they consulted a landscape architect regarding the selection of vertical trees.

Patty Ellis commented that the Recreation & Parks Department did discuss the tree selection with the applicant, and the trees selected are vertical and don't branch out very far, and added that they will not be planted in front the balconies, but will be offset from the balconies.

In response to Commissioner Moats, Greg Nestor spoke about choosing the right kind of tree so as not to damage the sidewalks with a horizontal root system.

In response to Commissioner Moats, Greg Nestor described their vision for the movie theater, explaining that it will be a small theater, not one to compete with bigger box theaters.

Greg Nestor commented that their goal with this project is to create a lifestyle center with a sense of place. Mr. Nestor added that he didn't believe that 9-1/2 acres could detract from the downtown, and what they are offering is something different, a complement to Santa Maria, and a supplement to Orcutt.

Laurie Tamura added that one of the features that the southern portion of Santa Maria is lacking is something like this project. There are thousands of people working on Skyway Drive, and to have something like this convenient for the community, especially during lunchtime, as well as capturing some of the Orcutt market, would be a benefit to the community. Ms. Tamura stated her belief that this project will be an asset to the southern Santa Maria area.

In response to Commissioner Brown, Greg Nestor spoke about the traffic concerns and logistics of the intersection at Lakeview Drive and Highway 135 in relation to this project, and touched on some of the things proposed to mitigate traffic impacts, including improvements on the County side of Lakeview Drive to enhance walking and safety for children such as sidewalks, crosswalks and walking signals. Mr. Nestor also commented on the proposal to signalize the intersection just to the west of Skyway and Broadway, adding that will have a speed reducing effect on that intersection, as well as increasing the queuing length for the left turn lane into the project.

In response to Chairman Lopez, Greg Nestor explained about the proposed security for the underground parking, and the proposed garbage pickup.

With no further comments from the Commissioners, Chairman Lopez invited public comment.

Ms. Paula James, 261 Pabst Lane, Santa Maria, addressed the Planning Commission in a neutral position. Ms. James stated that she loves the project, but is concerned about traffic. She also stated that she thinks the additional traffic signal will be good because it will slow down traffic. Ms. James suggested that the City get together with Caltrans, and put a no right-turn on red at the intersection.

With no further comments or questions, Chairman Lopez closed the public hearing and called for discussion or a motion. Commissioner Waterfield made a motion to adopt **Resolution No. 2532**, recommending that the City Council approve the Planned Development Permit, PD-2006-024, for the Lakeview Promenade Mixed-Use Project, subject to the conditions outlined in the preliminary draft of the Planned Development Permit. Commissioner Moats seconded the motion, and it passed, 5-0.

**ITEM 4 - GENERAL PLAN AMENDMENT AND ZONE CHANGE (GPZ) FOR SANTA MARIA VILLAGE SENIOR APARTMENTS, 450 AND 460 WEST STOWELL ROAD, GPZ-2008-001, E-2008-001.** Review of recommendations to City Council regarding a Mitigated Negative Declaration of environmental impact, E-2008-001, and a General Plan amendment and zone change to allow the redesignation of a 1.85 acre parcel from LDR-5 (Low Density Residential, five [5] dwelling units per acre) to HDR-22 (High Density Residential, 22 dwelling units per acre) and a zone change from R-1 (Single-Family Residential) to PD/R-3 (Planned Development/High Density Residential), Assessor's Parcel No. 117-250-023. (Project Planner: Greg Stones)

**ACTION:** By motion, continued to the Planning Commission meeting on December 17, 2008.

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

Chairman Lopez recused himself due to a conflict of interest. Vice Chairman Moats introduced the project.

Greg Stones presented the staff report, citing the details of the project as outlined in the written staff report, including the parking, landscaping, and setback requirements. Greg noted that on Monday, November 3, 2008, after the staff report had been completed, the applicant submitted a letter suggesting some modifications to the project. Staff will defer to the applicant to discuss those revisions, and concluded the presentation.

In response to Commissioner Andrade, Greg Stones explained that the recent proposals would require analysis of the revised site plan, landscaping plan, and potentially revised acoustical study, so there had not been time to complete that process before this evening's meeting.

Peggy Woods added that the revised project had also not been reviewed relative to CEQA requirements. It had been reviewed as presented in the staff report, and analyzed as originally presented, but the most current proposal had not been analyzed.

In response to Commissioner Andrade, Peggy Woods explained about CEQA requirements.

In response to Commissioner Moats, Peggy Woods stated that staff's recommendation would be to allow adequate time to review the revised project. Staff would suggest perhaps the applicant request not a continuance, but to take the item off the agenda to allow staff time to review the project, and go through the process.

John Everett addressed the Planning Commission on behalf of the applicant, and stated that the applicant would like to move forward with the project. Mr. Everett gave a brief history of the project, and what they propose to do, adding that their reason for this project is the serious need for senior housing in Santa Maria, and for that housing to be close to medical services, shopping and a park. Mr. Everett reviewed some of the concerns expressed by neighbors, and how the applicant is addressing those concerns with this latest proposal.

Bill Orndorff, 925 S. McClelland, also representing the applicant, addressed the Planning Commission. Mr. Orndorff agreed that this item should be continued because of the change from the original project. The applicant listened to the neighbors' objections, and has reduced the three story 54 foot high building, to a two story building, removed the balconies, created a 50 foot setback from the east and west property lines, and a 60 foot setback from the southern property line, increased the open space and landscaping. Mr. Orndorff stated that the applicant requests that the Planning Commission receive public input, and then continue the project for proper evaluation of the changes.

In response to Vice Chair Moats, Bill Orndorff stated that he realized this project had been changed and thus not evaluated by staff, so it would be difficult for staff to make a recommendation to approve those changes without the review.

Commissioner Waterfield commented on the value of balconies for the elderly to have exposure to the outdoors, and perhaps have some plants and a chair; an important component for quality of life. Sometimes people cannot get outdoors, and this would give them that privilege.

Ken Hansche, 1300 Ronald Place, spoke against the project. Mr. Hansche has lived in the neighborhood for 41 years, and stated that this project does not belong in their neighborhood, and cited issues with property values, noise from fairgrounds, and the traffic on Stowell Road.

Tina Centeno, 1324 South Wallis Street, spoke in opposition to the project. Ms. Centeno stated that the residents' concerns and issues fell on deaf ears, and asked that the Planning Commission deny this project.

Chuck Witford, 330 Angeles Way, spoke against the project, citing traffic concerns, and commented that the property should stay zoned as R-1, adding that R-3 in an R-1 area will decrease property values.

Jeraldo Canola, 403 Edwards Street, spoke against the project, citing concerns about noise and traffic on Stowell Road, and the high school and fairgrounds in close proximity.

Joan Leon, 521 Amber Lane, spoke against the project, citing the need to get back to the basic policies and structures of City government. Ms. Leon commented that the City has a General Plan, a noise ordinance, and a policy that development should be compatible with the surrounding neighborhood.

Gloria Ramirez, 1307 South Thornburg, spoke against the project, citing concerns about noise, traffic, the high school, racing on Stowell Road, and the fairgrounds.

John Everett spoke in rebuttal to the public comments made, explaining the mitigation measures being proposed.

Bill Orndorff explained how the project has been designed to minimize noise impacts to the residents, stating that on the first floor they are proposing to have a community room, offices, and a beauty shop for residents.

In response to Commissioner Waterfield, Peter Lopez, 713 Riviera Lane, stated that the project has been designed for people 55 years of age and over, with a maximum of two people per unit, and with professional management on-site to address impacts and upkeep. Mr. Lopez reiterated that the City needs more senior housing, and asked for the opportunity to move forward with this project.

John Everett commented on safety measures, stating that there will be safety gates along with onsite security.

Bob Ladd, 118 East Morrison, spoke in favor of the project, stating that high density in town helps to preserve farmland. Mr. Ladd commented that this is a good location for seniors, close to shopping and medical as well as the Broadway corridor.

Danny Macguire, 1341 South Thornburg, spoke against the project, suggesting that the applicant develop the nine single family units that were already approved, sell them, then buy the Vandenberg Inn, tear it down, and build there.

Sharon Knotts, 1377 Yale Place, spoke against the project, citing major concerns about the high school and the traffic.

Wendy Stockton advised the Planning Commission that if the project was to be continued, it should be continued to a specific date.

After discussion of when to continue the project to allow enough time to review the new revision, Vice Chair Moats asked for a motion. Commissioner Andrade made the motion to continue the project to the Planning Commission meeting on December 17, 2008. Commissioner Brown seconded the motion, and it passed, 4-0-1.

**ITEM 5 - PLANNED DEVELOPMENT PERMIT FOR SANTA MARIA VILLAGE SENIOR APARTMENTS, 450 AND 460 WEST STOWELL ROAD, PD-2008-001, E-2008-001.** Review of a Planned Development Permit to allow the construction of a 22,460 square foot, 3-story (40 feet in height) independent living senior housing development with 67 dwelling units on a 1.85 acre property, located at 450 and 460 West Stowell Road, Assessor's Parcel No. 117-250-023. A Mitigated Negative Declaration (E-2008-001) was prepared for the General Plan amendment and zone change (GPZ-2008-001) under the provisions of the California Environmental Quality Act. No further environmental review is required. (Project Planner: Greg Stones)

**ACTION:** By motion, continued this item to the Planning Commission meeting on December 17, 2008.

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

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**ADJOURNMENT:** The meeting was adjourned at **8:50 p.m.** to a Study Session on November 6, 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: November 19, 2008

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION