



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
DECEMBER 3, 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
Principal Civil Engineer – Shad Springer
Recording Secretary – Kathleen Wilson
Planner III – Bill Scott
Planner I – Neda Zayer

APPROVED PLANNING COMMISSION MINUTES OF NOVEMBER 5, 2008, AS WRITTEN.

PUBLIC COMMENT PERIOD: Nobody present wished to speak.

PUBLIC HEARINGS:

ITEM 1 - TENTATIVE TRACT MAP AND AIRSPACE CONDOMINIUM MAP FOR LAKEVIEW PROMENADE, 3596 SKYWAY DRIVE, TRACT 5928, E-2005-087.

Review of a tentative tract map that would create three commercial lots, three residential lots, and one lot for mixed use purposes, for 263 residential airspace condominium spaces and three commercial airspace condominium spaces, in the PD/C-2 (Planned Development/General Commercial) and PD/R-3 (Planned Development/High Density Residential) zoning districts, Assessor's Parcel Nos. 111-100-008 and -009. The environmental impacts of the project are adequately addressed 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. 2535, approved the tentative map for Lakeview Promenade, Tract 5928, subject to the following:

1. The design as shown on the Official Tentative Map.
2. The conditions set forth in the December 5, 2006, Subdivision Committee Minutes, revised November 26, 2008.

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

Bill Scott presented the staff report, reviewing the details of the proposal as outlined in the written report. Bill Scott noted that as a part of this subdivision, the names of two streets would be changed: Autopark Drive would become Promenade Drive, and Mercury Drive would become Villa Drive. The proposed map is consistent with all applicable General Plan policies, and the lot

sizes conform to the requirements of the Santa Maria Municipal Code. The City Council at their December 2, 2008, meeting voted unanimously to approve the Planned Development Permit to facilitate construction of the Lakeview Promenade project.

Bill Scott concluded his report by stating that staff recommends the approval of the tentative map for Lakeview Promenade, Tract 5928, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the December 5, 2006, Subdivision Committee Minutes, revised November 26, 2008.

H.G. Riewald, 231 Harsin Lane, addressed the Planning Commission, speaking about traffic. Mr. Riewald commented that with the congestion on Lakeview Road, there needs to be some adjustments, and suggested enlarging the frontage road that runs north of the project to help minimize the traffic forced to use Lakeview Road.

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

Commissioner Waterfield made the motion by **Resolution No. 2535** to approve the tentative map for Lakeview Promenade, Tract 5928, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the December 5, 2006, Subdivision Committee Minutes, revised November 26, 2008. Commissioner Andrade seconded the motion, and it passed, 5-0.

ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR MELFRED BORZALL INC FOR AN EXPANSION OF AN INDUSTRIAL BUILDING, 2712 AIRPARK DRIVE, PD-2008-009, E-2008-

049. Review of a Planned Development Permit to allow an approximate 12,900 square foot expansion to an industrial building, in a PD/M-1 (Planned Development/Light Manufacturing) and OS (Open Space) zoning district, located at 2712 Airpark Drive, Assessor's Parcel No. 111-430-003. The project is a class 32 categorical exemption. No further environmental review is required. (Project Planner: Neda Zayer)

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.

Neda Zayer presented the staff report, reviewing the details of the project as outlined in the written staff report. Neda concluded the presentation by stating that staff recommends approval.

With no forthcoming questions or comments, Chairman Lopez closed the public hearing and called for discussion or a motion.

Commissioner Waterfield thanked the applicant for staying in Santa Maria, and commented that it is fabulous that this business is expanding.

Commissioner Waterfield made the motion to approve the Planned Development Permit for Melfred Borzall, Inc., for an expansion of an industrial building, 2712 Airpark Drive, PD-2008-009, E-2008-049, 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.

ADJOURNMENT: The meeting was adjourned at **6:47 p.m.** to a Study Session on December 4, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: December 17, 2008

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION