



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
DECEMBER 17, 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 Assistant City Attorney/Utilities Counsel – Wendy Stockton
Senior Civil Engineer – Rodger Olds
Recording Secretary – Kathleen Wilson
Planner III – Brian Halvorson

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.

Chairman Lopez recused himself due to a conflict of interest. Vice Chairman Moats chaired the consent calendar.

- a. **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 re-designation of one 1.85 acre parcel from LDR-5 (Low Density Residential, 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 of February 4, 2009, at the request of the applicant.

- b. **PLANNED DEVELOPMENT PERMIT FOR SANTA MARIA VILLAGE SENIOR APARTMENTS, 450 AND 460 WEST STOWELL ROAD, PD-2008-001, E-2008-001.** Review of a Mitigated Negative Declaration and Planned Development Permit to allow the construction of a 27,112 square foot, 2-story independent living senior housing development with 62 dwelling units for senior housing 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 was prepared for the project under the provisions of the California Environmental Quality Act. No further environmental review is required. (Project Planner: Greg Stones)

ACTION: By motion, continued to the Planning Commission meeting of February 4, 2009, at the request of the applicant.

- c. **ONE YEAR TIME EXTENTION FOR SIENA AT WESTGATE RANCH, LOCATED AT THE NW CORNER OF BLOSSER ROAD AND SONYA LANE, PD-2005-006, E-2005-025.** Review of a one year time extension for a Planned Development Permit to allow 117 condominium units located in a PD/R-2 (Planned Development/Medium Density Residential) zoning district, Assessor's Parcel No. 117-770-006. The project has been 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: 4-0-1 AYES: Commissioners Andrade, Brown, Waterfield, and Vice Chairman Moats; NOES: None; ABSTAINED: Chairman Lopez; ABSENT: None.

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PUBLIC HEARINGS:

ITEM 2 - REVIEW OF MINOR AMENDMENTS TO THE DOWNTOWN SPECIFIC PLAN, GENERALLY LOCATED NORTH OF MORRISON AVENUE, SOUTH OF FESLER STREET, EAST OF PINE STREET AND WEST OF SCHOOL STREET, SPZ-2004-001, E-2004-001.

Review of a recommendation to the City Council/Redevelopment Agency of various amendments to the previously approved Specific Plan which includes revisions to the implementation section of the plan in accordance with the recommendations of the City Council/Redevelopment Agency. The Downtown Specific Plan project (SPZ-2004-001) is located within a project area of approximately 268 acres. Various Assessors Parcel Numbers are associated with this project. Under CEQA Guidelines Section 15378, the amendments to the Downtown Specific Plan are not considered to be a "project". No environmental review is required. (Planner: Brian Halvorson)

ACTION: By **Resolution No. 2536**, recommended that the City Council and Redevelopment Agency adopt an ordinance amending the Downtown Specific Plan to provide an implementation program and minor technical amendments, as shown in Exhibit A attached to the Resolution.

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

Brian Halvorson presented the staff report, reviewing the project as outlined in the written staff report. Brian reviewed that on November 4, 2008, the Santa Maria City Council and the City Redevelopment Agency adopted the Downtown Specific Plan (DTSP). Concurrent with this approval, the City Council directed staff to develop an Implementation Program, wherein the City Council would retain approval authority for all new development greater than 5,000 square feet of floor area, within the Specific Plan area. This Implementation Program required staff to amend to the adopted Specific Plan.

Brian Halvorson reviewed Exhibit A which contains the proposed amended pages, and summarized the proposed amendments to the Downtown Specific Plan.

Brian Halvorson highlighted one minor technical change that was not included in the written staff report, the proposal to delete a statement on page 4-57 which allows two properties in the Gateway District to adhere to the Gateway District Standards and not the Garden District Standards. Brian concluded his presentation by stating that staff recommends approval, and was available to answer questions.

In response to Commissioner Brown, Brian Halvorson pointed out the two lots on the overhead map that would be affected by the deletion of the statement on page 4-57.

In response to Chairman Lopez, Brian Halvorson explained that if an office is currently in the downtown and subsequently vacates the building, there is a timeframe of how long the space can be vacant and still retain that office use. The DTSP would be in effect for that building, so when the use changes, the new use would need to conform with the DTSP. Brian added that the DTSP is intended to have stores and shops and restaurants as opposed to a line of offices, which are not pedestrian friendly.

In response to Chairman Lopez, Wendy Stockton elaborated on the procedural aspect of uses changing in a building. Wendy added that if an office is in an area intended for retail, and later converts to retail, it would not be able to revert back to office at a later time.

In response to Chairman Lopez, Brian Halvorson commented that if an existing building adds on, the planner would need to look at the floor plans and analyze the specific details of the addition relative to the new DTSP standards as they apply to that project.

In response to Commissioner Andrade, Wendy Stockton stated that staff will carefully look at project submittals for the downtown area to be sure that they conform with the DTSP.

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

In response to Commissioner Andrade, Peggy Woods stated that the wording in the implementation program says that the Zoning Administrator "shall" notify the Planning Commission, and in Exhibit A attached to the resolution, on page 24, it also says "shall." The staff report states "will" which is not consistent with Exhibit A. Exhibit A will govern the wording in the implementation program.

Commissioner Waterfield made the motion to approve **Resolution No. 2536**, recommending that the City Council and Redevelopment Agency adopt an ordinance amending the Downtown Specific Plan to provide an implementation program and minor technical amendments, as shown in Exhibit A attached to the Resolution. Commissioner Andrade seconded the motion, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at **6:59 p.m.** to a Study Session on December 18, 2008, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: January 7, 2009

Respectfully submitted,

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION