



**CITY OF SANTA MARIA
PLANNING COMMISSION
MINUTES FOR REGULAR MEETING OF
MARCH 4, 2009**



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

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

STAFF PRESENT: Acting Director – Peggy Woods
Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton
Principal Civil Engineer – Shad Springer
Principal Civil Engineer – David Beas
Recording Secretary – Kathleen Wilson
Advance Planner – Brian R. Smith
Planner III – Bill Shipsey
Planner I – Neda Zayer
Lieutenant – Rico Flores
Corporal – Robert Prescott

PLANNING COMMISSION MINUTES: By motion, approved minutes of February 18, 2009, as written.

PUBLIC COMMENT PERIOD: George Alvarez addressed the Planning Commission. Mr. Alvarez spoke about transparency in government, and asked that the Planning Commission consider additional information given this evening. Mr. Alvarez stated that decisions on projects should be made after considering information from both sides of an issue. Transparency is about getting information from both sides of an issue; and he finds it insulting that project recommendations are made without hearing the public's concerns.

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. **ONE YEAR EXTENSION OF TIME FOR RITE AID TO BE LOCATED AT THE NORTHEAST CORNER OF NORTH BROADWAY AND ALVIN AVENUE, PD-2006-026, E-2006-097.** Review of a one year extension of time to begin construction of a 17,272 square foot retail building with a drive-thru pharmacy in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel Nos.: 121-071-011 and 121-071-015. (Project Planner: Brian Halvorson)

ACTION: By motion, granted an extension of time for one year.

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

PUBLIC HEARINGS:

ITEM 2 - CONDITIONAL USE PERMIT FOR THE HUMANE SOCIETY FOR AN ADOPTION CENTER, CLINIC, KENNELS AND CARETAKER'S QUARTERS, 1687 W. STOWELL ROAD, U-2008-055, E-2008-060.

Review of a Conditional Use Permit to allow the construction of a new 8,564 square foot adoption center, a 2,061 square foot spay and neuter clinic, 71 kennels, and caretaker's quarter located at 1687 W. Stowell Road in a PF (Public Facilities) zoning district, Assessor's Parcel No. 117-191-013. A finding of conformance to a certified EIR (Santa Maria Wastewater Treatment Plant Expansion, E-2005-012, SCH #2005121171) was prepared for this project in accordance with section 15162 of the CEQA guidelines. No further environmental review is required. (Planner: Neda Zayer)

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

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

Neda Zayer made the oral presentation, reviewing the project details as outlined in the written staff report. Neda stated that it is staff's recommendation to approve the project with one alteration concerning a row of eucalyptus trees located to the north of the project site. The property owner to the north told staff that people loiter behind that row of eucalyptus trees. Therefore, the suggested change to condition 4 would add 4a: "The eucalyptus trees in the northeast corner of the project site shall be removed." The adjacent property owner is also requesting that along the northern portion of the site, the landscaping be kept low so as to not further invite the same problem of loitering. Staff recommended adding an additional condition b: "Due to the land owner concerns to the north of the project site, the landscape design along the north property line shall not enhance vagrant or transient use. Therefore, the final landscape plan shall be modified and incorporate land owner concerns. The final landscape design shall be approved by the Community Development Department with input from the land owner of the adjoining property to the north."

Neda Zayer added that the fencing along the memorial park area of the project site is proposed to be an eight foot chain link fence. The adjoining property owner would like to modify the fence to a lower wood rail fence along the east and north property lines. The additional landscape condition 4c would read: "Any fencing installed along the east and north property line of the area designated for the memorial park shall be of a low rail-type fence. The final design shall be approved by the Community Development Department with input from the landowner of the adjoining property to the north."

Neda Zayer continued, stating that the adjoining property owner has an access road that runs along the east and part of the northern portion of the project site, directly north of the memorial park area. The property owner is requesting that the access road remain clear, so staff is proposing condition 4d that would read: "Current access and circulation to the adjoining properties to the north shall be maintained." Neda concluded her presentation.

In response to Commissioner Brown, Neda Zayer stated that staff agreed with the adjoining property owner's suggestion about the fence, adding that the portion of fence in question directly faces the neighbor's property. The neighboring property owner would like something decorative and aesthetic, and yet not something that would provide another place for people to park and loiter.

In response to Commissioner Brown, Neda Zayer stated that the proposed wood rail fence would provide adequate security for the memorial park area, and added that the project already

has proposed an eight foot fence between the park and the Humane Society. The proposed wood fence would just be around the park area.

In response to Commissioner Andrade, Neda Zayer stated that there are approximately eight to ten eucalyptus trees in the northern corner of the property.

In response to Commissioner Andrade, Mike Diani, 1689 West Stowell Road, stated that the grove of eucalyptus trees presents a constant problem because people use it as a dump site for TVs, refrigerators, and mattresses, as well as for an adult hang-out. Mr. Diani stated that he is in favor of the proposed project with these conditions added, and added his appreciation for staff meeting with him regarding his concerns.

In response to Chairman Moats, Peggy Woods stated that in a meeting held with the City Manager and Public Works Director, it was discussed that the trees could be removed, and since the trees are on City property, the City will pay for the removal of the trees.

The applicant, George Cudd, Santa Maria Valley Humane Society, 751 Black Road, addressed the Planning Commission. Mr. Cudd described how the Humane Society is outgrowing the facility on Black Road, and added that this project will enable the Humane Society to double their capacity and services, and described the services provided. Mr. Cudd added that they will work with Mr. Diani concerning the fence around the memorial park.

In response to Commissioner Lopez, Mr. Cudd stated that currently the Humane Society has twenty kennels for dogs and three for observation for dogs, and twenty kennels for cats. The new facility will have room for up to 40 cats and 42 kennels for adoptions, and the additional kennels for observation.

George Alvarez, 945 Guadalupe Street, Guadalupe, spoke in favor of the humane society. Mr. Alvarez asked what the cost factors were for the project.

In response to Mr. Alvarez, Mr. Cudd responded that the expenses for the proposed building are all covered by donations, and so far, they have raised 1.8 million dollars in the past four years, and the funding will be fully supported and funded by benefactors and fund raisers. The Humane Society is not covering any expenses for the Police Department.

In response to Commissioner Andrade, Shad Springer stated the City does not yet have an estimate on the cost for the removal of the eucalyptus trees.

In response to Commissioner Andrade, Neda Zayer stated that the land will be leased to the Humane Society, and the City will maintain ownership of the project site.

In response to Commissioner Andrade, Wendy Stockton stated that a lease arrangement is being considered, but is still in its infancy. Questions have not yet been resolved.

Commissioner Waterfield stated that the intention is that the Humane Society will lease the property and take care of the buildings.

In response to George Alvarez, Mr. Cudd stated that the estimated construction cost for the Humane Society project is \$3.4 million.

With no further comments or questions, Commissioner Waterfield made the motion to approve the Conditional Use Permit for the Humane Society for an Adoption Center, Clinic, Kennels and Caretaker's Quarters, 1687 W. Stowell Road, U-2008-055, E-2008-060, subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit, as amended.

Wendy Stockton interjected a proposed change to the access condition 4d, to read: "By permission of the City, adjoining properties to the north may use the APN 117-191-013 for access."

After discussion, the Planning Commission and staff added to condition 4d with the wording: "The details of the access to the properties to the north shall be worked out by the Community Development Department and City Attorney prior to issuance of building permits."

Commissioner Brown seconded the motion, and it passed, 4-1. Commissioner Andrade opposed, disagreeing with the last minute changing of the conditions, even though he supports the project.

ITEM 3 - CONDITIONAL USE PERMIT FOR THE CITY OF SANTA MARIA FOR A POLICE IMPOUND YARD, 1687 W. STOWELL ROAD, U-2008-049, E-2008-057. Review of a Conditional Use Permit to allow the construction of a new impound yard located at 1687 W. Stowell Road in a PF (Public Facilities) zoning district, Assessor's Parcel No. 117-191-013. A finding of conformance to a certified EIR (Santa Maria Wastewater Treatment Plant Expansion, E-2005-012, SCH #2005121171) was prepared for this project in accordance with section 15162 of the CEQA guidelines. No further environmental review is required. (Planner: Neda Zayer)

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

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

Neda Zayer presented the staff report, outlining the specifics of the project as detailed in the written staff report. Neda concluded her presentation by stating that the project meets all the regulations and requirements for the zoning district, and it is staff's recommendation to approve the project subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit.

In response to Commissioner Andrade, David Beas, Principal Engineer with the Engineering Division, confirmed that this project will save the City money by keeping all impounded vehicles in one place.

In response to Commissioner Waterfield, David Beas agreed that the purpose of the storage garage is to ensure security for vehicles that are being held for evidence.

In response to Chairman Moats, Corporal Prescott stated that how long cars are stored before they are crushed depends on the condition of the car. As required by the Vehicle Code, if a car is valued at \$500 or less, the vehicle can be disposed of after 15 days.

In response to Chairman Moats, Corporal Prescott stated that the decision to junk a car or crush it would be based on the value and condition of the vehicle, with the facility managers making the final decision.

George Alvarez, 945 Guadalupe Street, Guadalupe, spoke against the project. Mr. Alvarez spoke about how this project would adversely impact local towing companies and their families. Mr. Alvarez also stated his problem with racial profiling, citing the statistics of people being arrested, and asked how much is the City going to pay for this project.

Ruben Escovil, Santa Maria, spoke against the project, asking if the City had looked at everything with this project, including its impact on society and to the large number of people who rely on the impound of cars for a living.

In response to Commissioner Brown, David Beas stated that vehicles will be towed to the impound yard by private towing companies, as they are now. The difference would be that the vehicles would be towed to the City's impound yard instead of a privately owned one.

In response to Commissioner Brown, Corporal Prescott stated that the City currently has contracts with seven impound yards, and they range in size from less than an acre to a few just over an acre.

In response to Commissioner Brown, Corporal Prescott confirmed that the income referred to by Mr. Escovil was the storage fees.

In response to Commissioner Brown, Corporal Prescott stated that the total number of vehicles in those seven impound yards varies. The number depends on many different things, including the number of traffic accidents, police stops and impounds, and abandoned vehicles. Monthly, the numbers could range between 30 and 70 vehicles towed in a month by a single tow company. Multiply that number by seven, and there are between 350 to 450 vehicles a month being towed and stored.

In response to Chairman Moats, David Beas stated that the towing companies will collect the fees for the tow, but the difference with this project is that the vehicle will go to the City's impound yard. In the event that the car goes to a crusher or is reclaimed, then that revenue will go to the City.

In response to Chairman Moats, David Beas confirmed that this project will be a benefit to the City.

In response to Commissioner Lopez, David Beas stated that the proposed impound yard will be used only by the City, and not other agencies.

In response to Commissioner Waterfield, David Beas stated that if a car needed to be towed for the City of Santa Maria, it would go to the City's impound yard.

Commissioner Waterfield observed that for the safety of vehicles being stored for evidence, it is better to keep them contained in one place instead of using numerous tow yards.

Corporal Prescott stated that one of the issues that will benefit the City by the use of this facility is that when the City has inspections of vehicles that have been in fatality accidents or for evidence storage, the City will not be paying storage fees and for towing to and from tow yards, which incurs fees each time. By the use of this facility, it will be a one-time tow instead of back and forth, and the storage will not be paid for by the City.

In response to Commissioner Lopez, Corporal Prescott stated that some larger cities have their own impound yards, including San Francisco, San Jose, and in the Los Angeles area.

In response to Commissioner Waterfield, Corporal Prescott stated that Santa Barbara County does not have their own impound yard, and consequently would still utilize the local impound yards.

In response to Commissioner Lopez, Corporal Prescott stated that the issue of whether there will be a preferred tow company manning the impound yard has not yet been resolved.

In response to Commissioner Lopez, David Beas spoke about how the impound yard would be run, adding that the details have still not been finalized. David added that the City wants to continue to utilize all the local tow companies, with one specific contractor to run the yard.

In response to Commissioner Brown, David Beas said that the intent is to utilize the resources in the community and keep the status quo, with the tow companies on a rotation list, and to continue that with the impound yard.

In response to Commissioner Brown, David Beas stated that during the process of putting the Request for Proposals (RFP) together for the impound yard, the City and the local tow

companies could meet, discuss issues and gather information for the RFP. David added that he would update the Commission concerning what transpired during those meetings.

George Alvarez, 945 Guadalupe Street, Guadalupe, addressed the Commission, speaking in rebuttal to the comments made. Mr. Alvarez stated that this project will affect a lot of people, and asked why the City did not meet with those people beforehand. Mr. Alvarez urged the Planning Commission to get all the facts to make a decision for the betterment of the community, not just the Police Department.

Ruben Escovil, Santa Maria, spoke in rebuttal in behalf of the towing companies. Mr. Escovil asked what the Police Department is going to do with the money they collect, and added that the impound fees collected currently supports the towers' families. Mr. Escovil implored the Planning Commission to look at the general impact of everything.

Antonio Lopez, 1650 N. Russell, Santa Maria, addressed the Planning Commission. Mr. Lopez stated that the SMPD is still the main source of income for these tow companies. Mr. Lopez stated that the City doesn't put money into the storing of these vehicles; as of now, the costs for storage comes from the tow companies. Mr. Lopez stated that he is also in danger of losing his job if this project goes through. It will cost a lot of money to build this yard, and right now, the needs are being met by the tow companies. The money for storage is a big part of the income for the tow companies; just towing cars won't even come close to the same.

Chris Skinner, Home Motors Towing, 1313 E. Main Street, spoke in rebuttal. Mr. Skinner stated that the storage fees from the Police Department are probably 80% of their gross income for the year, along with the lien sales of cars not claimed. The storage needs for the Sheriffs' Department may be one vehicle a month, and the CHP one a week, if that. Mr. Skinner stated that he does not see how all the towing companies can stay in business if this project goes through.

In response to Commissioner Lopez, Corporal Prescott explained how the vehicle impound price is set per the Vehicle Code.

In response to Commissioner Waterfield, Corporal Prescott explained that currently, the City uses one tow company that handles evidence tows, which charges a set rate that is agreed upon in an agreement. If a vehicle needs to be taken for evidence, then the Police Department pays for the tow and storage and any movement of that vehicle as set under the Vehicle Code. For a regular tow service, the Police Department does not pay the tow companies; they get their money from the recovery of the vehicle.

In response to Commissioner Waterfield, Corporal Prescott stated that the number of vehicles being kept for evidence varies greatly, between not having any to not having enough room to store them all.

Lieutenant Flores explained the costs that are incurred by the Police Department for an accident, which include the number of officers responding, time spent at the scene, the dispatcher, and the records clerk processing the paperwork.

In response to Commissioner Brown, Lieutenant Flores stated that the specifics of how this project will work are yet to be finalized, but it will be a cost savings to the City. Lieutenant Flores added that the Police Department and the tow operators will need to sit and talk at that stage.

Lieutenant Flores added that the Police Department does not want to put anyone out of work; but on the other side of the coin, this project will save the City money.

In response to Commissioner Lopez, Corporal Prescott stated that there are seven tow companies on agreement rotation with the City. Having seven companies on a rotation more than meets the requirements and needs of a city this size.

In response to Commissioner Lopez, Corporal Prescott stated that if a private company requests a car to be towed, then it is taken to the tow yard of whichever tow company picked it up. If the Police Department requests the tow, then it would be taken to the Police yard.

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

Commissioner Andrade commented that the City has to survive and pay its obligations, and sometimes the unintended consequences of that are that private jobs dry up. Commissioner Andrade stated that it was unfortunate that this was not analyzed more before this point. It is not the decision of the Planning Commission to determine if jobs go or stay. The City Council decides, through the City Manager and the Chief of Police, how to spend or save money. The Planning Commission evaluates proposals and plans, determines if they have adequate size and landscaping. The City Council makes the policy decisions, and the City Council has made a decision to move forward in setting up a yard.

Commissioner Brown stated his desire to make it easier for the tow companies before this project goes to City Council.

In response to Chairman Moats, Wendy Stockton explained the appeal process to a project.

Chairman Moats agreed with Commissioner Andrade, stating that the people who are going to be adversely affected should appeal the matter to the City Council.

Commissioner Lopez stated his agreement with Commissioners Andrade and Brown.

In response to Commissioner Waterfield, Lieutenant Flores explained how the Police Department is trying to centralize the location where cars can be stored to save the City money, instead of having to move cars around. In 2005-2008, there were 24 fatalities, and there was not enough secured space to take care of the evidence. There have been instances where the Police Department has kept cars up to and over a year because of the District Attorney's Office not allowing them to be released. Subsequently, the Police Department is proposing this yard so that they can tow a car to a storage yard that belongs to the City and be totally responsible for the car; inspect the vehicle on their own property; if it is an evidence tow, it can be secured immediately, and if any lab work needs to be done, it can be done, and then the vehicle is locked up, which is very important for evidence and towed vehicles.

In response to Commissioner Brown, Lieutenant Flores stated that while the City doesn't want to put anyone out of a job, the City does have to provide the services to the community that it serves. This project is at the birthing stage now, so that it has not been decided how it will be implemented. The Police Department is working with the City's Engineering Division on the details.

Commissioner Waterfield spoke about the need for the City to take care of this security problem. Commissioner Waterfield added that in these economic times, we need to allow the City to survive; if the City doesn't survive, then nobody will.

Chairman Moats commented that he did not believe it to be the responsibility of the Planning Commission to decide if the City will have the Police Department take cars to private or public parking lots. That decision should come from the City Manager's Office and the City Council. The Planning Commission should not deny this project because of the job issue; that is not the job of the Planning Commission.

With no further comments or questions, Chairman Moats called for a motion. Commissioner Waterfield made the motion to approve the Conditional Use Permit for the City of Santa Maria for a Police Impound Yard, 1687 W. Stowell Road, U-2008-049, E-2008-05, subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit. Commissioner Lopez seconded the motion, and it passed, 4-1, Commissioner Andrade opposing on B-4.

ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR THE SHARER BROS. PROJECT, 422 AND 512 S. BLOSSER ROAD, PD-2007-025, E-2007-074. Review of a Planned Development Permit to allow the construction of a 69,500 square foot commercial center, on 6.27 acres, in a PD/C-2 (Planned Development/General Commercial) zoning district, and a 40 unit apartment complex in a PD/R-2 (Planned Development/Medium Density Residential) and a PD/R-3 (Planned Development/ High Density Residential) zoning districts, Assessor's Parcel Nos. 123-090-006, -007, and -078. The environmental review for this project was included in the Mitigated Negative Declaration, E-2007-074, prepared for the General Plan amendment and zone change for this site. No further environmental review is required.

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, Lopez, Waterfield, and Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: None.

Brian Smith made the oral presentation, reviewing the project details as outlined in the written staff report. Brian concluded by stating that staff supports the project and recommends that the Planning Commission approve it, and volunteered to answer questions.

Brian Smith introduced a letter received from the applicant, dated March 4, 2009, with a clarification of Condition #42.

In response to Commissioner Brown, Brian Smith explained the intent of the March 4, 2009 letter, stating that the site is currently three individual parcels, and the site has been comprehensively planned as one unit. In working out the conditions, it was requested to have all the parcels merged into one. There are a variety of ways to achieve the unified design of the project besides the merger, and the applicant is requesting flexibility in moving the lot lines. Staff and the City Attorney's Office are in agreement with the request.

In response to Commission Lopez, Brian Smith confirmed that there is an exit onto West Boone Street.

Commissioner Waterfield stated that she received a call from the County Education Office concerning Fitzgerald School on Farnel Road that has 181 students. The school is concerned with traffic in the area, and they are requesting a traffic light at Boone Street and Blosser Road to ease congestion.

In response to Commissioner Waterfield, Shad Springer spoke about the traffic study that was done, and explained the criteria analyzed. Shad added that there is some concern about adding another signal to slow down traffic flow on Blosser Road when there are already several traffic signals on Blosser Road, and it is an arterial road.

In response to Commissioner Waterfield, Shad Sprinter stated that when staff evaluated the project, they did look specifically to see if this specific project compelled the addition of a traffic signal at Boone Street and Blosser Road, and it was their opinion that it did not. Staff did not see a traffic signal warranted as a condition of approval for this project based on what this project is proposing.

In response to Commissioner Waterfield, Gil Palacios, the applicant, stated that he was familiar with the school, and added that he would contact Fitzgerald School to talk about what they could do to resolve this issue.

The applicant, Gil Palacios, 2353 South Broadway, addressed the Planning Commission, stating that they are in agreement with the conditions, with the one noted modification.

In response to Commissioner Lopez, Gil Palacios stated that the driveway between the market and the units is controlled by automatic gates, and the delivery times are noted by the major grocery store shopping center. Mr. Palacios added that staff is recommending that a wall be constructed there.

With no further comments or questions, Chairman Moats closed the public hearing and called for discussion or a motion. Commissioner Brown made the motion to approve the Planned Development Permit for the Sharer Bros. Project, 422 and 512 S. Blosser Road, PD-2007-025, E-2007-074, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit and as modified by the letter dated March 4, 2009 from the applicant. Commissioner Waterfield seconded the motion, and it passed, 5-0.

ITEM 5 - GENERAL PLAN ANNUAL REPORT, SP-2009-004. Review of recommendation to the City Council regarding filing of the General Plan Annual Report for the 2008 calendar year. (Project Planner: Bill Shipsey)

ACTION: By motion, recommended that City Council receive the 2008 General Plan Annual Report and directed the City Clerk to file said report with the Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), and the Santa Barbara County Grand Jury.

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

Bill Shipsey gave the presentation, outlining the specifics of the project as detailed in the written staff report. Bill explained that the Annual Report is filed every year, and the Planning Commission is being asked to make the recommendation that the City Council file the said report with the Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), and the Santa Barbara County Grand Jury. Bill concluded his presentation by offering to answer questions.

In response to Commissioner Andrade, Brian Smith explained that for this Annual Report, State law has changed, and now cities report the progress made on their Housing Element, which is a brand new requirement.

In response to Commissioner Andrade, Bill Shipsey explained the numbers in Table A. Bill added that the Annual Report will be heard at the City Council meeting with public input taken on the item, instead of being placed on the consent calendar.

With no further comments or questions, Chairman Moats invited a motion. Commission Andrade complimented City staff on the work done to improve the substandard housing conditions.

Commissioner Andrade made the motion to recommend that City Council receive the 2008 General Plan Annual Report and direct the City Clerk to file said report with the Office of Planning and Research (OPR), the Department of Housing and Community Development (HCD), and the Santa Barbara County Grand Jury. Commissioner Waterfield seconded the motion, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at **9:21 p.m.** to a Study Session on March 5, 2009, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: March 18, 2009

Respectfully submitted,

PEGGY WOODS, ACTING SECRETARY
CITY PLANNING COMMISSION