



**MINUTES**  
**CITY OF SANTA MARIA PLANNING COMMISSION**  
**REGULAR MEETING OF**  
**JUNE 3, 2009**



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

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

**ABSENT:** Commissioner Adrian Andrade

**STAFF PRESENT:** Acting Director – Peggy Woods  
Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton  
Principal Civil Engineer – Shad Springer  
Recording Secretary – Kathleen Wilson  
Planner III – Brian Halvorson

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

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**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. **EXTENSION OF TIME OF A PLANNED DEVELOPMENT PERMIT FOR CALE-WEST STREET, 302-308 WEST STREET, PD-2006-002, E-2005-036.** Review of a one year extension of time for construction of eight (8) single family residential units in a PD/R-2 (Planned Development/Medium Density Residential) zoning district, Assessor's Parcel No.117-340-069. (Planner: Brian Halvorson)

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

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

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**PUBLIC HEARINGS:**

**ITEM 2 - AMENDMENT TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT FOR THE SANTA MARIA FREEWAY CENTER, 1000 EAST BETTERAVIA ROAD, PD-2002-020, E-2002-041.** Review of an amendment to a previously approved Planned Development Permit to allow the construction of five (5) conceptual building pads. The total building floor area would increase from 21,323 square feet to 23,455 square feet. The project is located in a PD/FS (Planned Development/Freeway Service) zoning district, Assessor's Parcel No. 128-136-008 and 128-136-009. An addendum to a previously approved Mitigated Negative Declaration (E-2002-041) was prepared to address minor technical revisions to the previously approved project. No further environmental review is required. (Planner: Brian Halvorson)

**ACTION:** By motion, approved subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, as amended.

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

Brian Halvorson presented the staff report, outlining the details of the proposed project as written in the staff report. Brian displayed the site on an aerial photograph, and explained that the proposed amendment is to increase the number of building pads on the site from four to five. Brian reviewed the previously approved site plan, and then presented the new site proposal, which includes an increase in square footage of buildings proposed.

Brian Halvorson reviewed the proposed revisions to the project, stating that the original approval included a low wall along the East Betteravia Road frontage to screen the parking lot; the applicant proposes a landscaped berm for screening purposes. Decorative pavers are required to be installed in the entrance driveways off Betteravia Road; the pavers have been installed on the west side of the site off Bradley Road. All proposed drive thru's would include screening walls and landscaping. Brian noted for the record that on Exhibit F-1, there is a directory sign location shown on the landscape plan which is neither part of the application nor part of the current approval review. The signs will be reviewed under a separate Planned Development Permit at a later time.

Brian Halvorson reviewed the rear building setback for the multi-tenant building which is proposed to be 10 feet instead of 20 feet as required for the Freeway Service zoning district. Staff is recommending approval of the modified setback based on the building's location which would not impair the function or operation of the permitted uses, and would not result in an adverse design or visual impact. The modified setback would allow more room in the front of the project site for a public seating area. Brian also reviewed Exhibit D, depicting the proposed elevations for the added multi-tenant building.

Brian Halvorson noted a memo that was distributed to the Planning Commission this evening identifying recent changes to the draft conditions of the Planned Development Permit. Brian added that the revised conditions had been reviewed by Wendy Stockton, and all of the proposed changes were needed to ensure that the amended Planned Development Permit was up to current Code standards.

Brian Halvorson noted that what triggered the amendment to the Planned Development Permit was the addition of a multi-tenant building on the eastern portion of the site.

In response to Commissioner Waterfield, Brian Halvorson stated that the originally proposed building was relocated, and changed to a multi-tenant building. The applicant also made some minor revisions to the Planned Development Permit, including changing some pads into drive thru pads, as well as changes in tenants.

Brian Halvorson concluded his presentation, stating that staff recommends approval of this project in accordance with the preliminary draft of the Planned Development Permit.

In response to Commissioner Brown, Brian Halvorson confirmed that pole signs are not allowed on any property in Santa Maria. Brian noted that a highway sign application is being processed for this project, and added that the condition on pole signs is irrelevant and therefore was deleted.

In response to Commissioner Lopez, Shad Springer stated that the intent regarding Bradley Road is to eventually realign Bradley Road further to the west to line up with the three-legged

intersection of Betteravia Road. The other portion of Bradley Road may become a frontage road or be abandoned, that has not been decided yet, but the intent is to have a raised median on Betteravia Road allowing no left turns into or out of this site.

In response to Commissioner Lopez, Shad Springer stated that staff evaluated the traffic infrastructure in the area. The original traffic study was completed seven years ago before the dual left turn lanes were installed on westbound Betteravia Road, which addressed some of the issues brought up in the traffic study. Considering the existing infrastructure, such as the bridge over U.S. Highway 101, staff does not see what additional capacity could be added to the City's traffic network in that area.

Commissioner Waterfield commented on the design of the project, stating that there weren't any outstanding architectural features proposed on the multi-tenant building. Commissioner Waterfield compared the current proposal with College Square, and stated her desire that it look better.

In response to Chairman Moats, Shad Springer spoke about the traffic flow on the site, stating that since there are no left turns out of the site, drivers exiting the site would need to work their way to Bradley Road through the parking lot, or utilize the second exit to the south that leads to another driveway, and then out to Bradley Road in order to head west.

In response to Commissioner Lopez, Shad Springer spoke about the southern driveway on the adjacent property, adding that it is located in an access easement, so it can be used to connect the two properties at that point.

In response to Commissioner Brown, Bill Orndorff stated that Weststar Development Company, Peter Koetting and Bob Best, own the southern parcel. Bill added that Weststar objected to the driveway, but staff recommended and the Planning Commission agreed that the driveway needed to be there to help with some of the circulation problems, over the objections of Crossroads Commercial Center.

The applicant, Gordon Gill, 1010 S. Broadway, Santa Maria, addressed the Planning Commission. Mr. Gill gave background information on the location of the driveways located on Betteravia Road. Mr. Gill stated that after lengthy discussions about access onto Betteravia Road, the applicant was restricted to two accesses. The easterly access point had to be set back a certain distance from the freeway onramp, and it was designed to be aligned with a double parking aisle to support the new building's parking needs to help with traffic flow. Mr. Gill asked the Planning Commission for their approval of the project.

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

Commissioner Lopez reiterated his concern about the east driveway on the site, and its close proximity to the freeway onramp.

In response to Commissioner Lopez, Gordon Gill stated that a lot of engineering study went into the placement of the two driveways to the site.

In response to Chairman Moats, Shad Springer spoke about the placement of the driveways to the site, stating that the City does have minimum standards for distance between driveways.

Commissioner Brown made the motion to approve the amendment to a previously approved Planned Development Permit for the Santa Maria Freeway Center, 1000 East Betteravia Road, PD-2002-020, E-2002-041, subject to the conditions as outlined in the preliminary draft of the Planned Development Permit.

In response to Commissioner Waterfield, Brian Halvorson noted for the record that the proposed multi-tenant building does have a tile roof proposed. Brian also stated that as tenants are secured, staff can bring those projects to the Planning Commission study session.

Commissioner Waterfield seconded the motion, and it passed, 4-0-1.

**ACTION:** By motion, approved subject to the conditions as outlined in the preliminary draft of the Planned Development Permit, as amended.

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

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**ADJOURNMENT:** The meeting was adjourned at **7:27 p.m.** to a Study Session on June 4, 2009, 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: June 17, 2009

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ACTING SECRETARY  
CITY PLANNING COMMISSION