



**MINUTES**  
**CITY OF SANTA MARIA PLANNING COMMISSION**  
**REGULAR MEETING OF**  
**JUNE 17, 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:** Director – Lawrence W. Appel  
Planning Division Manager – Peggy Woods  
Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton  
Senior Civil Engineer – Roger Olds  
Recording Secretary – Sandy Cachola  
Planner III – Brian Halvorson  
Planner II – Frank Albro

**APPROVED PLANNING COMMISSION MINUTES OF MAY 20, 2009, AS WRITTEN.**

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**PUBLIC COMMENT PERIOD:** Peggy Woods introduced Larry Appel, new Director of Community Development.

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**PUBLIC HEARINGS:**

**ITEM 1 - DEPOT AND MCCOY TENTATIVE TRACT MAP, TRACT 5957, E-2008-058.**

Review of a tentative tract map that would create six (6) lots on a 6.5 acre lot, located at the northwest corner of Depot Street and West McCoy Lane in the PD/CPO (Planned Development/ Commercial Professional Office), PD/M-1 (Planned Development/Light Manufacturing), PD/CM (Planned Development/Commercial Manufacturing) and OS (Open Space) zoning districts, Assessor's Parcel No. 111-060-024. An Addendum to the Mitigated Negative Declaration, E-2007-035, prepared for the General Plan Amendment, zone change and Planned Development Permit (GPZ-2006-007, PD-2007-005) was prepared for this project. No further environmental review is required. (Planner: Brian Halvorson)

**ACTION:** By **Resolution No. 2545**, approved the McCoy Depot tentative map, Tract 5957, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the January 20, 2009, Subdivision Committee Minutes.

**VOTE: 3-0-2** AYES: Commissioners Brown, Waterfield, and Chairman Moats; NOES: None; ABSTAINED: Andrade, Lopez, ABSENT: None.

Commissioners Andrade and Lopez recused themselves due to the proximity of the project site to their residences.

Brian Halvorson made the presentation, outlining the details of the proposed project as written in the staff report. Brian reviewed the recent history of the project site, as well as the current proposal to divide the lot into six lots, including a multi-purpose trail. Brian concluded

his presentation by stating that staff recommends that the Planning Commission, by resolution, approve the McCoy Depot tentative map, Tract 5957, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the January 20, 2009, Subdivision Committee Minutes. Brian added that staff was available to answer questions.

In response to Chairman Moats, Brian Halvorson stated that the previously approved Planned Development Permit had shown conceptual plans of the site, but the proposed tract map is fine-tuning the lot line locations.

The applicant, Dan Blough, 2353 "A" Street, Santa Maria, addressed the Planning Commission. Mr. Blough stated that the project is identical to the original proposal in size. Mr. Blough added that he was happy with the work staff had done on the project, and was in agreement with the conditions placed on the property. Mr. Blough commented on the retardation basin, stating that it is his intention that the retardation basin be deeded to the City of Santa Maria Landscape District to ensure its maintenance for perpetuity.

In response to Commissioner Brown, Dan Blough stated that the Director of Recreation & Parks, Alex Posada, had agreed to take over the maintenance of the retardation basin, recognizing that it gives him control, and it is a slight profit for the City.

In response to Commissioner Brown, Rodger Olds added that historically, multi-use basins are under City ownership, whereas other retardation basins are not.

In response to Commissioner Waterfield, Peggy Woods pointed out that in the pink pages, Attachment B, page 3, item 12, the requirement states: "This project has already been annexed into the Southwest Landscape Maintenance District and the C-4 Development Special Benefit Zone to maintain this project's retention basin and street trees."

Wendy Stockton interjected that the distinction may be whether the City gets an easement or fee ownership. Wendy clarified that fee ownership is not necessary in order for the basin to be in the landscape maintenance district.

In response to Chairman Moats, Peggy Woods stated that the next steps for this project would be for the applicant to make application for the annexation to occur through the Recreation & Parks Department.

With no further comments or questions, Chairman Moats called for a motion. Commissioner Waterfield made the motion to approve **Resolution No. 2545**, approving the McCoy Depot tentative map, Tract 5957, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the January 20, 2009, Subdivision Committee Minutes. Commissioner Brown seconded the motion, and it passed, 3-0-2.

**ITEM 2 - ZONING TEXT AMENDMENT TO TITLE 12 OF THE MUNICIPAL CODE PERTAINING TO SECTION 12-34.11 CONCERNING OFF-SITE SIGNS, Z-2009-002, E-2009-019.** Review of recommendation to the City Council regarding an ordinance that would permit off-site signs on City owned property, with the City controlling the number and design of those off-site signs. The amendment would apply citywide. The project is both a Class 3 and Class 5 categorically exempt project under the California Environmental Quality Act Guidelines. No further environmental review is required. (Planner: Frank Albro, Jr.)

**ACTION:** By **Resolution No. 2546** recommended that the City Council adopt an ordinance to amend Section 12-34.11, Chapter 12 (Zoning Code) of the City of Santa Maria Municipal Code, relating to off-site signs.

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

Frank Albro made the presentation, outlining the details of the proposed project as given in the staff report. Frank stated that the proposed zoning text amendment would provide the City with flexibility to permit a limited number of off-site signs. Currently, off-site signs are prohibited in the City. The intent of this amendment is to address a need expressed by members in the business community to allow off-site signs within the City, and it is proposed to be a general City-wide code amendment. Frank concluded his presentation by stating that staff recommends approval, and is available to answer questions.

In response to Commissioner Brown, Frank Albro commented on the potential locations, stating that there is a limited number of City-owned properties. Properties that may be leased by the City in the future might also be eligible for off-site sign placement.

Peggy Woods highlighted some potential sites on the overhead map.

In response to Commissioner Lopez, Frank Albro stated that the decision had not yet been made about how businesses would be chosen to utilize off-site signage, and added that the City would determine if a sign could be placed in a particular location.

In response to Commissioner Andrade, Frank Albro stated that freeway signs are regulated by Caltrans, which require an outdoor advertising sign permit

Brian Smith added that the tower signs are the type that could be proposed with this code amendment.

In response to Chairman Moats, Brian Smith stated that the flexibility about where these signs could be located is limited by the City which will control the copy, size and location of the signs.

In response to Chairman Moats, Brian Smith stated that over the past few years, there have been inquiries about off-site signs, particularly regarding directional signage to the downtown area, which resulted in this proposal being drafted.

Wendy Stockton added that the California Supreme Court recently ruled that these kinds of signs are permissible.

In response to Commissioner Lopez, Peggy Woods commented on the spacing of signs along the freeway frontage, stating that if signs are proposed on private property, there is no spacing restriction.

In response to Commissioner Brown, Wendy Stockton spoke about State law and the Outdoor Advertising Act, which limits the number of signs near freeways.

With no further comments or questions, Chairman Moats called for a motion. Commissioner Brown made a motion to approve **Resolution No. 2546** to recommend that the City Council adopt an ordinance to amend Section 12-34.11, Chapter 12 (Zoning Code) of the City of Santa Maria Municipal Code, relating to off-site signs. Commissioner Andrade seconded the motion, and it passed, 4-1.

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**ADJOURNMENT:** The meeting was adjourned at **7:21 p.m.** to a Study Session on June 18, 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 18, 2009

Respectfully submitted,

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PEGGY WOODS, ACTING SECRETARY  
CITY PLANNING COMMISSION