



MINUTES
SANTA MARIA CITY PLANNING COMMISSION
REGULAR MEETING OF
AUGUST 19, 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: Planning Division Manager – Peggy Woods
Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton
Principal Civil Engineer – Shad Springer
Recording Secretary – Kathleen Wilson
Planner III – Bill Scott
Planner II – Greg Stones

APPROVED PLANNING COMMISSION MINUTES OF JULY 1, 2009 AS WRITTEN.

PUBLIC COMMENT PERIOD: Anna and Sarah Schwab, Santa Maria, representing The Tree Amigos of Orcutt, addressed the Planning Commission concerning the oak tree replacement ratio in the draft EIR of the Los Flores project.

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. **PLANNED DEVELOPMENT PERMIT FOR NEWLOVE VILLAS, 202-222 EAST NEWLOVE DRIVE, PD-2007-020, E-2007-059.** Review of a Planned Development Permit to allow the construction of eight single family residences. The zoning of the site is R-2 (Medium Density Residential), Assessor's Parcel No. 128-075-007. The environmental impacts of the project were analyzed in Initial Study/Negative Declaration, E-2007-070, prepared for a proposed zone change, GPZ-2007-003, which was denied by City Council on July 7, 2009. No further environmental review is required. (Planner: Brian Halvorson)

ACTION: By motion, removed the Newlove Villas Planned Development Permit (PD-2007-020) from the Planning Commission agenda.

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 CENTRAL CITY MARKET, 345 TOWN CENTER EAST, U-2009-020, E-2009-027. Review of a Conditional Use Permit to allow the sale/consumption of alcoholic beverages (Type 41) at a sit-down restaurant and deli, in a SP-

Town Center District zoning district, Assessor's Parcel No. 125-320-045. This project is a class 1 categorical exemption. No further environmental review is required. (Planner: Greg Stones)

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

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

Greg Stones presented the staff report, outlining the details of the proposed project as written in the staff report.

The applicant, Scott Benninger, 142 Town Center East, Santa Maria, addressed the Planning Commission, and gave a brief description of the business.

After some brief comments, Chairman Moats called for a motion. Commissioner Waterfield made the motion to approve the project, subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit. Commissioner Brown seconded the motion, and it passed, 5-0.

ITEM 3 - CONDITIONAL USE PERMIT FOR A HYDROPONIC FARM AND ASSOCIATED PRODUCE PROCESSING FACILITY FOR WINDSET FARMS, 1650 BLACK ROAD, U-2009-013, E-2009-017.

Review of a Conditional Use Permit to allow the phased construction of a hydroponic production agricultural enterprise, including: four greenhouses totaling approximately 5.7 million square feet; a 174,00 square foot produce packing facility; four caretaker units; supporting water storage tanks; driveways; parking; landscaping and other supporting infrastructure in the following three zoning districts: OS (Open Space) on 145.5 acres; PD/CM (Planned Development/Commercial Manufacturing) on 47.4 acres and PD/M-2 (Planned Development/General Manufacturing) on 28.7 acres on a 221.6 acre parcel, Assessor's Parcel No. 117-310-002. The environmental impacts of the project were analyzed in Initial Study/Mitigated Negative Declaration, E-2009-017, prepared for the Development Agreement, SP-2009-015, and Conditional Use Permit, U-2009-013, which will be acted on by the City Council on August 4, 2009. No further environmental review is required. (Planner: Bill Scott)

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

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

Bill Scott presented the staff report, outlining the details of the proposed project as written in the staff report. Mr. Scott concluded by stating that staff recommends approval of the project including minor modifications as requested by the applicant in a memo. Mr. Scott explained that the modification of the conditions would better facilitate moving the project forward.

Brian Schwartz, Urban Planning Concepts, representing the applicant, addressed the Planning Commission. Mr. Schwartz clarified the timing for Condition 21, stating that the applicant requested the wording "before certificate of occupancy" as the timing mechanism for installation of the solar field in phase one.

Staff suggested alternate wording for Condition 21, and briefly discussed the condition.

Brian Schwartz gave a PowerPoint presentation on some highlights of the project.

After a few brief comments, Chairman Moats closed the public hearing and called for a motion. Commissioner Waterfield made the motion to approve the project, subject to the conditions as outlined in the preliminary draft of the Conditional Use Permit, including the revisions as stated in the memo, with Condition 21 amended to read: "A solar field consisting of a total of six acres (261,360 square feet) of solar panels shall be constructed at full build out. Prior to issuance of a certificate of occupancy for Phase I construction, a minimum of three acres of the solar field (solar panels) shall be constructed. A minimum of three additional acres of solar panels shall be constructed prior to issuance of the first building permit for the Phase II development." Commissioner Andrade seconded the motion, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at **7:12 p.m.** to a Study Session on August 20, 2009, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: September 2, 2009

Respectfully submitted,

/s/ Peggy Woods
PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION