



**MINUTES**  
**SANTA MARIA CITY PLANNING COMMISSION**  
**REGULAR MEETING OF**  
**SEPTEMBER 2, 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

---

**APPROVED PLANNING COMMISSION MINUTES OF JULY 15, 2009, AS WRITTEN.**  
**APPROVED PLANNING COMMISSION MINUTES OF AUGUST 5, 2009, AS WRITTEN.**

---

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

---

**PUBLIC HEARINGS:**

**ITEM 1 - ONE-YEAR REVIEW OF CONDITIONAL USE PERMIT FOR HARLEY DAVIDSON/ THORSEN MOTORSPORTS FOR MONTHLY OUTDOOR SPECIAL EVENTS AT AN EXISTING MULTI-TENANT BUILDING, 2004 AND 2022 NORTH PREISKER LANE, U-2008-024, E-2008-18.** One-year review of a Conditional Use Permit to allow special outdoor events in association with Santa Maria Harley Davidson, Thorsen Motorsports and Moto Java Coffee Shop located at an existing multi-tenant building at 2004 and 2022 North Preisker Lane in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 128-002-008. The project is a class 32 categorical exemption. No further environmental review is required. (Planner: Bill Scott)

**ACTION:** By motion, continued this item to the September 16, 2009, Planning Commission meeting to allow the staff time to complete its research, analysis and preparation of a condition to require the enforcement of methods to control gang activity.

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

Bill Scott presented an abbreviated staff report, outlining the proposed project. Mr. Scott also reviewed the related issues of safety, security, and gang suppression. Mr. Scott added that the applicant had requested to amend Condition 4A to allow more flexibility.

Wendy Stockton addressed the Planning Commission regarding research concerning gang suppression. Ms. Stockton concluded that staff would be unable to craft a legally enforceable dress code condition.

Mr. Bill Orndorff, representing Harley Davidson and Classic Cars, addressed the Planning Commission. Mr. Orndorff expressed the applicant's desire to amend Condition 4A on page 4 of the green sheets to read "live outdoor *and indoor* musical entertainment."

Ms. Peggy Woods spoke about the difference between entertainment licenses and conditional use permits. Entertainment licenses must be approved by City Council, so the language in the condition would need to clarify that.

The Planning Commission had a brief discussion on the length of the review period, and the use of surveillance cameras.

Chairman Moats kept the public hearing open, and called for a motion. Commissioner Brown made the motion to continue the item to the September 16 meeting. Commissioner Andrade seconded the motion, and it passed, 5-0.

---

**ADJOURNMENT:** The meeting was adjourned at **7:24 p.m.** to a Study Session on September 3, 2009, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

---

Next regular Public Hearing: September 16, 2009

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION