



## MINUTES

### SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING OF SEPTEMBER 16, 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  
Principal Civil Engineer – Shad Springer  
Recording Secretary – Kathleen Wilson  
Fire Chief – Frank Ortiz  
Fire Battalion Chief – Jeff Jones  
Planner III – Bill Shipsey  
Planner III – Bill Scott  
Planner II – Frank Albro

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**APPROVED PLANNING COMMISSION MINUTES OF AUGUST 19, 2009, AS WRITTEN.**

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**PUBLIC COMMENT PERIOD:** No one 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. **ONE YEAR TIME EXTENSION FOR THE PLANNED DEVELOPMENT PERMIT FOR MCCLELLAND PROPERTY INVESTMENT I, LLC FOR A MIXED-USE PROJECT, LOCATED ON THE NORTHWEST CORNER OF SOUTH MCCLELLAND STREET AND INGER DRIVE, PD-2005-021, E-2005-058.** Review of a one year extension of time request for the Planned Development Permit to allow the construction of a commercial/residential mixed-use project consisting of 8,978 square feet of commercial/retail space, 80,185 square feet of residential use incorporating 47 residential condominium units of which six units are live-work units, and enclosed parking garages, Assessor's Parcel No. 128-084-001. (Planner: Greg Stones)

**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 J & A – SANTA MARIA, LLC, FOR A FLARE GAS BURNING ELECTRIC POWER PLANT, AT THE SANTA MARIA LANDFILL, 2065 E. MAIN STREET, U-2009-019, E-2009-026.**

Review of a Conditional Use Permit to allow the development of the power plant in a new (1,440 sq. ft.) building, located in the OS (Open Space) zoning district, Assessor's Parcel No. 128-094-046. The proposed development is a methane-gas burning power plant that operates in lieu of flares to augment the electric power grid when the co-generation plant does not require the fuel. The project is a Class 29 categorical exemption. No further environmental review is required. (Planner: Bill Shipsey)

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

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

Bill Shipsey presented an abbreviated staff report, outlining the proposed project. He then stated that staff recommends approval of the project.

Bill Shipsey gave a brief explanation about the life expectancy of a landfill, and the anticipated production of the proposed facility.

With no further comments or discussion, 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. Commissioner Andrade seconded the motion, and it passed, 5-0.

**ITEM 3 - MODIFICATION TO CONDITIONAL USE PERMIT FOR SPECIAL BIKE NIGHT AND HARLEY DAVIDSON / THORSEN MOTORSPORTS AND MOTO JAVA CAFÉ OUTDOOR EVENTS, 2004 AND 2022 NORTH PREISKER LANE, U-2008-024, E-2008-018.**

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

Bill Scott made the staff presentation, and reviewed the proposed revisions to the conditions.

The Planning Commissioners and staff discussed the review period, and the security requirement.

Bill Orndorff, Orndorff Planning Services, representing the applicant, addressed the Planning Commission. Mr. Orndorff stated their agreement with the conditions as written.

After a brief discussion concerning security cameras, Chairman Moats closed the public hearing and asked for a discussion among the Commission, or 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 Andrade seconded the motion, and it passed, 5-0.

**ITEM 4 - GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR THE CITY OF SANTA MARIA FIRE STATION #5, 2305 NORTH PREISKER LANE, GPZ-2009-001, E-2009-028.**

Review of a Negative Declaration of environmental impact and an amendment to the General Plan (Land Use) **from** ROS (Recreational Open Space) **to** CF (Community Facilities) and a zone change **from** OS (Open Space) **to** PF (Public Facilities). The project includes a Project Review Permit to allow the construction of a 6,688 square foot fire station on an approximately 1.2 acre portion of a 38.9 acre park site, located at the southeast corner of Preisker Park, 330 Hidden Pines Way, on a portion of Assessor's Parcel No. 117-030-076. The proposed fire station site address is 2305 N. Preisker Lane. (Planner: Frank Albro)

**ACTION:**

1. By **Resolution No. 2550**, recommended that the City Council authorize the filing of a Negative Declaration, E-2009-028, for the Santa Maria Fire Station #5 Project, GPZ-2009-001 and U-2009-021(PR).

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

2. By **Resolution No. 2551**, recommended that the City Council:
  - a. Amend the General Plan (Land Use Policy Map) of the 1.2 acre site **FROM** ROS (Recreational Open Space) **TO** CF (Community Facilities), as described on Exhibit A and shown on Exhibit B of the Planning Commission resolution, incorporated herein by reference; and
  - b. Rezone the 1.2 acre site **FROM** OS (Open Space) **TO** PF (Public Facilities), as described on Exhibit A and shown on Exhibit B of the Planning Commission resolution, incorporated herein by reference.

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

*Items 4 and 5 were considered together.*

**ITEM 5 - PROJECT REVIEW PERMIT FOR THE CITY OF SANTA MARIA FIRE STATION #5, 2305 NORTH PREISKER LANE, U-2009-021(PR).**

Review of a Project Review Permit for Santa Maria Fire Station #5 to construct a 6,688 square foot fire station on an approximately 1.2 acre site at the southeast corner of Preisker Park, on a portion of Assessor's Parcel No. 117-030-076. The project is adequately addressed in Negative Declaration E-2009-028, prepared for GPZ-2009-001. No further environmental review is required. (Planner: Frank Albro)

**ACTION:** Conducted a public hearing on Project Review Permit [U-2009-021 (PR)], and continued the item to the October 21, 2009 Planning Commission agenda.

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

Frank Albro made the staff presentation of items 4 and 5, reviewing the description and details of the proposed project. Mr. Albro recommended approval of the project, and offered to answer questions.

Fire Chief Frank Ortiz addressed the Planning Commission, and added that this project is fully funded and ready to begin construction.

With no further comments or questions, Chairman Moats closed the public hearing and called for motions on items 4 and 5.

Commissioner Andrade made the motion to continue item 5 to the October 21, 2009, Planning Commission meeting. Commissioner Brown seconded the motion, and it passed, 5-0.

Commissioner Waterfield made the motion to pass **Resolution No. 2550**, recommending that the City Council authorize the filing of a Negative Declaration. Commissioner Andrade seconded the motion, and it passed, 5-0.

Commissioner Waterfield made the motion to pass **Resolution No. 2551**, recommending that the City Council amend the General Plan and rezone the project site. Commissioner Andrade seconded the motion, and it passed, 5-0.

Community Development Director Larry Appel introduced the Conceptual Review process, an informal review of some proposed revisions to approved projects, and an opportunity to hear from the applicant and concerned neighbors.

**ITEM 7 - CONCEPTUAL REVIEW OF CHANGES TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT FOR MATTEI'S LANDING, LOCATED AT THE SOUTHWEST CORNER OF BLOSSER ROAD/LA BREA AVENUE AND BLOSSER ROAD/BATTLES ROAD, PD-2005-017, E-2005-050.** Conceptual review to a previously approved Planned Development Permit for 375 modular home units located in a PD/RMH (Planned Development/ Residential Mobile Home) zoning district, Assessor's Parcel No. 117-240-006. (Planner: Brian Halvorson)

**ITEM 6 - CONCEPTUAL REVIEW OF CHANGES TO A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT FOR SIENA, LOCATED SOUTH OF BATTLES ROAD, WEST OF SOUTH BLOSSER ROAD AND NORTH OF SONYA LANE, PD-2005-006, E-2005-025.** Conceptual review to a previously approved Planned Development Permit for 117 condominium units located in a PD/R-2 (Planned Development/Medium Density Residential) zoning district, Assessor's Parcel No. 117-770-006. (Planner: Brian Halvorson)

Laurie Tamura, Urban Planning Concepts, representing Jon Martin and Michael Towbes, addressed the Planning Commission concerning proposed changes to the Siena project, and gave a PowerPoint presentation.

Jon Martin gave an overview of the proposed changes to the Mattei's Landing project. Mr. Martin described the proposed project as a hybrid between a mobile home park and traditional home.

The Planning Commission commented about the proposed changes to the project, including admonition to maintain a high level of quality project, and concerns about potential impacts to the neighborhood and school. The Commission stressed the importance of addressing the neighbors' concerns, and suggested meeting with them. The Commission also suggested that the applicant consider rezoning the site to R-1 instead of R-2, and suggested considering senior housing as opposed to starter homes.

The Planning Commission heard from members of the audience. Issues raised included potential traffic and noise impacts, impacts to property values, affordability of units, drainage concerns, and overabundance of rental properties in the neighborhood. Other comments included a stated preference for senior homes instead of starter units, and concerns about continued maintenance of rentals.

Michael Towbes addressed the Planning Commission, speaking to some of the concerns raised, and showed a PowerPoint presentation on the proposed changes to the Siena project.

The Planning Commission commented on the need to meet with the neighbors to ensure the best design for the revised project. The Planning Commission also discussed the differences between condominiums and apartments, and controlling the number of people living in them.

The Planning Commission heard comments from the audience. Comments included preference for condominiums versus apartments, encouraging senior housing, objections to an affordable subsidized housing project, and preference toward tightly-managed apartments. Other issues included concerns about density, traffic impacts, and overcrowding at the school.

*The Planning Commission took a five minute break.*

**ITEM 8 - CONCEPTUAL REVIEW OF THREE DEVELOPMENT PROPOSALS (FENCE FACTORY, PACIFIC COAST GARDEN AND LANDSCAPE CENTER, AND SANTA MARIA COMMERCIAL CENTER) FOR 2691 SANTA MARIA WAY.** Conceptual Review of three separate proposals, including: (1) A Conditional Use Permit U-2009-023 to allow expansion of a retail and wholesale outdoor storage and display yard for the Fence Factory; (2) a conceptual proposal to develop a retail garden center; and (3) a conceptual proposal to construct two retail commercial buildings totaling 38,800 square feet. Each of the proposed projects would include associated parking and landscaping improvements. The subject site is located in a PD/C-2 (Planned Development/General Commercial) zoning district on a 1.23 acre parcel, Assessor's Parcel No. 128-090-010. (Planner: Bill Scott)

Mr. Michael Bennett presented a PowerPoint presentation of the Fence Factory proposal.

The Planning Commission commented that since the site is such a widely viewed area, the projects needs to be aesthetically pleasing.

Mr. Steve Keck, architect, gave a presentation on a proposal for "The Village" mixed-use project with senior apartments on top over retail, along with a major restaurant.

Mr. Kevin Small, landscape architect, representing Pacific Coast Garden Center, gave a presentation of the third proposal for the site, and described it as a place where people could see how to landscape, along with displays of different landscaping materials and water features.

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**ADJOURNMENT:** The meeting was adjourned at **10:03 p.m.** to a Study Session on September 24, 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: October 7, 2009

Respectfully submitted,

*/s/ Peggy Woods*

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PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION