



**MINUTES**  
**SANTA MARIA CITY PLANNING COMMISSION**  
**REGULAR MEETING OF**  
**OCTOBER 7, 2009**



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

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

**ABSENT:** Commissioner Etta Waterfield

**STAFF PRESENT:** Planning Division Manager – Peggy Woods  
 Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton  
 Principal Civil Engineer – Shad Springer  
 Special Districts Planning Tech – Patty Ellis  
 Recording Secretary – Kathleen Wilson  
 Planner III – Bill Scott  
 Planner I – Neda Zayer  
 Senior Code Compliance Officer – Esequiel Moreno

**APPROVED PLANNING COMMISSION MINUTES OF SEPTEMBER 2 AND 16, 2009, AS WRITTEN.**

**PUBLIC COMMENT PERIOD:** No one present wished to speak.

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

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**PUBLIC HEARINGS:**

**ITEM 2 - CONDITIONAL USE PERMIT FOR SANTA MARIA TOWN CENTER FARMER'S MARKET, 142 TOWN CENTER EAST, U-2009-024, E-2009-036.** Review of a Conditional Use Permit to allow outdoor activities in conjunction with a year round indoor Farmer's Market at 142 Town Center East, located in an SP-Town Center (Downtown Specific Plan – Town Center) zoning district, APN-125-320-047. This project is a class 1 categorical exemption. No further environmental review is required. (Planner: Neda Zayer)

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

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

Neda Zayer made the staff presentation, outlining the proposed project.

After a few brief comments, Chairman Moats closed the public hearing and called for a motion.

Commissioner Brown 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, 4-0-1.

**ITEM 3 - CONDITIONAL USE PERMIT FOR COLE ENTERPRISES, LLC, FOR SCREENED OUTDOOR STORAGE, 1525 WEST BETTERAVIA ROAD, U-2009-002, E-2009-003.** Review of a Conditional Use Permit to allow screened outdoor storage of truck trailers, and containers, in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-320-008. The project is a class 32 categorical exemption. No further environmental review is required. (Planner: Bill Scott)

**ACTION:** By motion, continued to the October 21, 2009 Planning Commission public hearing.

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

Bill Scott gave the staff presentation, reviewing the proposed project, and explained that the application was intended to lock in permitted existing uses and other permitted uses on the site. Mr. Scott identified the two main issues concerning the property: to abate code violations; and to establish a list of permitted uses and activities.

Bill Scott presented some amendments to the preliminary draft conditions of approval that the applicant requested and that staff agreed with, including revisions to Community Development Department Special Conditions 5 and 6, dealing with the height of stored materials, and storage yard setbacks.

The Planning Commission and staff discussed the height of the proposed screening fence, and the visibility of stacked materials behind it.

Bill Scott spoke about the Fire Department's agreement to remove the requirement for a fire hydrant. Mr. Scott also stated that the applicant's request to keep two of the

buildings originally recommended to be demolished had been addressed in the amended condition. Mr. Scott stated that staff is agreeable with those revisions, and concluded staff's presentation.

Harrell Fletcher, Fletcher Cross & Associates, representing Cole Enterprises, addressed the Planning Commission. Mr. Fletcher reviewed the applicant's request for additional proposed changes to the conditions including a reduction in the height of the fence from eight feet to six feet, and omitting the landscaping and irrigation requirement on A Street. Mr. Fletcher also spoke about the access road base requirement, and requested using a base made of recycled asphalt.

Bill Scott clarified that the project has two landscaping conditions associated with it: one from the Community Development Department and the other from the Recreation & Parks Department.

Patty Ellis addressed the Planning Commission concerning the Recreation & Parks Department requirement for street trees.

The Planning Commission, staff and the applicant discussed the landscaping conditions.

Mr. Edward Cole addressed the Planning Commission, and spoke about Buildings 1 and 3, and the subdivision wall.

Ms. Nancy Cole addressed the Planning Commission. Ms. Cole gave a history of their tenure on the property, and cited the financial hardship of putting in the required number of street trees. Ms. Cole also spoke of the fees associated with this project.

Mr. Greg Greeley, area resident, addressed the Planning Commission, about the need to make the area more attractive, and concerns over hours of operation, the driveway to the north of the site, and the wall.

The applicant and staff discussed the area north of Area B, and suggested modifying the condition to address Mr. Greeley's concerns.

Dave Cross, Fletcher Cross & Associates, spoke in rebuttal about the required fence and landscaping, and the height of the storage. Mr. Cross requested that the Planning Commission accept a six foot fence instead of an eight foot fence.

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

The Planning Commission and staff had a lengthy discussion about the landscaping and fencing requirements.

Chairman Moats reopened the public hearing, and let the record reflect that no one had left the room.

The Planning Commission requested additional information on the landscaping requirement, and asked for calculations to be run to determine the visibility of stored material over a six foot and eight foot fence. The Commission also requested information as to why buildings 1 and 3 were being allowed to be retained.

Commissioner Andrade made the motion to continue this item to the October 21, 2009 Planning Commission public hearing. Commissioner Lopez seconded the motion, and it passed, 4-0-1.

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**ADJOURNMENT:** The meeting was adjourned at **8:41 p.m.** to a Study Session on October 8, 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 21, 2009

Respectfully submitted,

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