



## MINUTES

### SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING NOVEMBER 4, 2009 CITY COUNCIL CHAMBERS, 6:30 P.M.



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.

**STAFF PRESENT:** Planning Division Manager – Peggy Woods  
Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton  
Principal Civil Engineer – Shad Springer  
Recording Secretary – Kathleen Wilson  
Advance Planner – Brian R. Smith  
Planner III – Brian Halvorson  
Senior Civil Engineer – Thomas Korman

This agenda is prepared and posted pursuant to the requirements of Government Code Section 54954.2. By listing a topic on this agenda, the Planning Commission has expressed its intent to discuss and act on each item. In addition to any action identified in the brief general description of each item, the action that may be taken shall include: a referral to staff with specific requests for information; continuance; specific direction to staff concerning the policy or mission of the item; discontinuance of consideration; adoption, approval or disapproval or recommendation thereof.

Participation includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from City activities. For the hearing impaired, the City has assisted listening equipment available. For TDD (Telecommunications Devices for the Deaf) service, please call 800-735-2929. In order for the City to make reasonable accommodation arrangements for the use of this assisted listening equipment, notification is required by at least 4:00 p.m. the Friday before the meeting by calling 925-0951, extension 307. This equipment can also be used for translation by Spanish-only speaking persons. To allow the City to coordinate and request a Spanish translator from the volunteer corps, call 925-0951, extension 307 by 1:00 p.m. on Tuesday before the meeting. Para permitir a la Ciudad el poder coordinar y solicitar a un traductor para español del cuerpo de voluntarios, llame al 925-0951, extensión 307 a la 1:00 de la tarde el martes antes de la junta.

Copies of the staff reports or other documentation relating to each item of business referred to on the agenda are on file in the Community Development Department, available for public inspection during City business hours. Any writing or documents provided to a majority of the Planning Commission after distribution of the agenda will also be available for public inspection in the Community Development Department during normal business hours. The Community Development Department ([805] 925-0951, ext. 244) will answer any questions regarding the agenda.

**NOTICE:** IN ACCORDANCE WITH SEC. 12-35.211 OF THE MUNICIPAL CODE, PLANNING COMMISSION DECISIONS MAY BE APPEALED TO THE CITY COUNCIL.

Next Resolution No: 2553

Next Two Regular Planning Commission Meetings: November 18, 2009 and December 2, 2009.

**CALL TO ORDER:** Chairman Michael W. Moats

**PLEDGE OF ALLEGIANCE TO THE FLAG.**

**ROLL CALL:** Commissioners Adrian Andrade, Tom S. Lopez, Vice-Chair Rodger Brown and Chairman Michael W. Moats

**APPROVED PLANNING COMMISSION MINUTES OF OCTOBER 21, 2009, AS WRITTEN.**

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**PUBLIC COMMENT PERIOD:** Nobody 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 EXTENSION OF TIME FOR THE C-4 PLANNED DEVELOPMENT PERMIT, LOCATED ON THE NORTHWEST CORNER OF W. MCCOY LANE AND DEPOT STREET, PD-2007-005, E-2007-023.** Review of a one-year extension of time for a Planned Development Permit to allow two (2) two-story office buildings, two (2) 1-story commercial buildings and one (1) commercial building for recreational vehicle storage in a PD/CPO (Planned Development/ Commercial Professional Office), PD/M-1 (Planned Development/Light Manufacturing) and OS (Open Space) zoning districts, Assessor's Parcel No.: 111-060-024. (Planner: Brian Halvorson)

**ACTION:** By motion, granted an extension of time for one year.

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

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**PUBLIC HEARINGS:**

**ITEM 2 - HOUSING ELEMENT 2009 UPDATE, GP-2009-001, E-2009-034.** Consider recommendations to the City Council regarding a negative declaration (E-2009-034), the amendment of the Housing Element of the General Plan (GP-2009-001), and the submittal of the Draft Housing Element to the State Department of Housing and Community Development (HCD) for their review pursuant to State law. Ultimately, in early 2010, the City Council will consider the comments received from HCD and adopt the Housing Element. (Planner: Brian Smith)

**ACTION:**

1. By **Resolution No. 2553**, recommended that the City Council authorize the filing of a Negative Declaration (E-2009-034) for the Housing Element 2009 Update of the General Plan (GP-2009-001).

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

and

2. By **Resolution No. 2554**, recommended that the City Council:

- a. Approve, for the purpose of submission to the State Department of Housing and Community Development for review, the amendment of the Housing Element of the General Plan (GP-2009-001); and
- b. Forward the Draft Housing Element to the State Department of Housing and Community Development for their review and comment pursuant to State Government Code Section 65585(a).

**VOTE: 3-1** AYES: Commissioners Brown, Lopez, and Chairman Moats; NOES: Commissioner Andrade; ABSTAINED: None; ABSENT: None.

Brian Smith made the staff presentation, outlining the purpose of the Housing Element. Mr. Smith recommended additional language for the introduction chapter to encourage a variety of housing types, and reviewed highlights of each chapter. Mr. Smith concluded, offering to answer questions.

Debra Brasket, SBCAN, spoke in opposition to the project, opining that the Housing Element was not ready to forward to the State. Ms. Brasket encouraged the City to come up with incentives to encourage the development community to provide low-income affordable housing, as opposed to mid-market housing.

Brian Smith explained about the process of the Housing Element, working with Santa Barbara County Association of Governments to comply with State law, and the balance between the letter of the law and the spirit of the law.

Brian Smith also spoke about the 2010 census, and the deadline to get the Housing Element to the State.

Commissioner Andrade referred to letters written by Joan Leon and Debra Brasket and that were published in the *Santa Maria Times* concerning the Housing Element to make them part of the record. Commissioner Andrade summarized that the letters addressed the need for affordable units, and concerns about what efforts the City was making toward attaining them. Commissioner Andrade commented that the hope was that City Council would be proactive instead of reactive.

Brian Smith spoke about the difference between vacant land and land zoned appropriately, adding that the Housing Element only provides for the zoning of available land. Mr. Smith reviewed the programs that the City is involved in that provide assistance, and added that there are a number of R-3 projects in the planning stage that would be suitable for farmworkers and those with special needs. Mr. Smith also reviewed the incentives available to contractors to build low-cost housing.

The Planning Commission and staff discussed various tax credit projects and the funding issues associated with them, and farmworker housing.

Celeste Coelho-Hudson, Community Programs Manager, addressed the Planning Commission regarding economic stimulus funding, and summarized by stating that the City does not have funding for housing.

Bob Orach addressed the Planning Commission regarding tax credits, stating that the process is very competitive with only two cycles a year to fund projects in the State.

The Planning Commission and staff further discussed farmworker housing.

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

Commissioner Brown made the motion to adopt Resolution No. 2553. Commissioner Lopez seconded the motion, and it passed, 4-0.

Commissioner Brown made the motion to adopt Resolution No. 2554. Commissioner Lopez seconded the motion, and it passed, 3-1 (Commissioner Andrade voting No).

**ITEM 3 - GENERAL PLAN AMENDMENT FOR THE BIKEWAY MASTER PLAN, GP-2008-002, E-2009-040.** Review of a recommendation to the City Council regarding a negative declaration and amendments to the Circulation Element of the General Plan. The existing 1992 Bikeway Plan would be updated and amendments to the General Plan would incorporate new policies relating to existing and proposed bikeways. (Planner: Brian Halvorson)

**ACTION:**

1. By **Resolution No. 2555**, recommended that the City Council file a Negative Declaration, E-2009-040 for GP-2008-002.

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

and

2. By **Resolution No. 2556**, recommended that the City Council amend the General Plan Circulation Element incorporating Figure C-3 (Existing and Proposed Bikeways Diagram) and revised bikeway policies as shown on Exhibit A to the Planning Commission resolution.

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

and

3. By **Resolution No. 2557**, recommended that the City Council adopt the Bikeway Master Plan as described in the Planning Commission resolution.

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

Brian Halvorson presented the Bikeway Master Plan project, adding that the Plan is eligible for key funding. Mr. Halvorson spoke on the comment letters that had been received, adding that he contacted all of the writers, and most of the issues and concerns expressed had been addressed. Mr. Halvorson concluded his presentation.

Brian Halvorson displayed on the overhead a diagram of all the existing and proposed bikeways. Mr. Halvorson added that the actual plan is the same as it was in 1992.

The Planning Commission and staff discussed the railroad right-of-way and placement of future bike trails.

Debra Brasket, representing SBCAN, addressed the Planning Commission in support of the bikeway plan. Ms. Brasket recommended a Class II bike lane along Main Street and Broadway instead of the recommended Class III, due to the number of bike accidents along those streets.

Bill Orndorff addressed the Planning Commission in favor of the project. Mr. Orndorff expressed concern about the provision in the cover memo, on page 7 that states that minor revisions will be made prior to the City Council hearing. Mr. Orndorff also expressed concern about the bikeway location in his client's subdivision on West Stowell Road.

The Planning Commission and staff discussed placement of the bikeway along railroad corridors and within the railroad right-of-way, and how the railroad does not want the bike path in their right-of-way.

Bob Orach, Santa Maria, addressed the Planning Commission. Mr. Orach spoke about the time invested in the bike plan, and how the railroad is under new ownership. Mr. Orach discussed the bikeway paths through the City.

Bill Orndorff spoke about utilizing existing railroad right-of-ways and corridors.

Thomas Korman, Engineering Division of Public Works, spoke about Class II bike lanes on State highways.

After further discussion, Chairman Moats closed the public hearing and asked for a motion. Commissioner Brown made the motion to adopt **Resolution No. 2555**. Commissioner Lopez seconded the motion, and it passed, 4-0.

Commissioner Brown made the motion to adopt **Resolution No. 2556**. Commissioner Andrade seconded the motion, and it passed, 4-0.

Commissioner Brown made the motion to adopt **Resolution No. 2557**. Commissioner Andrade seconded the motion, and it passed, 4-0.

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**ADJOURNMENT:** The meeting was adjourned at **9:09 p.m.** to a Study Session on November 19, 2009, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

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Next study session: November 19, 2009

Next regular Public Hearing: December 2, 2009

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION