



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING DECEMBER 16, 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, Richard Quandt and Chairman Michael W. Moats.

STAFF PRESENT: Planning Division Manager – Peggy Woods
Senior Assistant City Attorney/Utilities Counsel – Wendy Stockton
Senior Civil Engineer – Rodger Olds
Recording Secretary – Kathleen Wilson
Planner III – Brian Halvorson
Planner II – Frank Albro

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: 2559

Next Two Regular Planning Commission Meetings: January 6, 2010 and January 20, 2010.

CALL TO ORDER: Chairman Michael W. Moats

PLEDGE OF ALLEGIANCE TO THE FLAG.

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

APPROVED PLANNING COMMISSION MINUTES OF NOVEMBER 4, 2009, and DECEMBER 2, 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 EXTENSION OF TIME FOR DMS ELECTRIC, 2224 S. WESTGATE ROAD, PD-96-17.** Review of a one year extension of time to begin the construction of phase II of an electric contractor's facility (7,375 sq. ft.) located in a PD/CM (Planned Development/ Commercial Manufacturing) zoning district. Assessor's Parcel No. 111-400-050. This extension of time qualifies for a class 1 categorical exemption. No further environmental review is required. (Planner: Brian Halvorson)

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

- b. **ONE YEAR EXTENSION OF TIME OF A PLANNED DEVELOPMENT PERMIT FOR THE WESTGATE MARKETPLACE SHOPPING CENTER, NORTHWEST CORNER OF SOUTH BLOSSER ROAD AND WEST BATTLES ROAD, PD-2007-012.** Review of a one year extension of time to allow the construction a retail shopping center consisting of up to twelve commercial buildings, totaling 132,380 square feet, on a 13.1 acre site in a PD/CC (Planned Development/Convenience Center) zoning district, Assessor's Parcel Numbers 117-240-030, 117-240-031 and 117-240-032. This extension of time qualifies for a class 1 categorical exemption. No further environmental review is required. (Planner: Bill Scott)

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

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

PUBLIC HEARINGS:

ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR VERIZON WIRELESS "MONO-PINE" CELLULAR TOWER, 2000 SOUTH BROADWAY, PD-2009-005, E-2009-023. Review of a Planned Development Permit to allow the construction of a 70 foot tall "Mono-pine" Cellular Tower, associated telecommunications equipment and cabinets, emergency generator, fencing and landscape improvements, in a PD/C-2 (Planned Development/ General Commercial) zoning district, Assessor's Parcel Number 128-085-001. This project qualifies for a class 32 categorical exemption. No further environmental review is required. (Planner: Frank Albro)

ACTION: The Planning Commission approved the preliminary draft of the Planned Development Permit, as amended.

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

Frank Albro made the staff presentation, reviewing the details of the project as outlined in the written staff report. Mr. Albro recommended two revisions to the conditions: the first was to delete the last sentence in the first paragraph on page 3, regarding the irrigation system that was in the

original application. Mr. Albro explained that another condition dealt with the irrigation system. The second revision was to delete Condition 34 on page 9 of the goldenrod sheets, the Recreation & Parks Department requirement for a tree planting easement. Research showed that the tree wells are within the right of way, so no easement is required. With those two revisions, staff recommended approval of the application.

The applicant, Chris Fowler, representing Verizon Wireless, addressed the Planning Commission.

With no further comments or questions, Chairman Moats closed the public hearing and called for a motion. Commissioner Quandt made a motion to approve the Planned Development Permit with the two revisions as noted by staff. Commissioner Andrade seconded the motion, and it passed, 5-0.

Items 3 and 4 were considered together. Commissioner Quandt recused himself due to a conflict of interest.

ITEM 3 - GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR RICE DEPOT MERCADO, LOCATED WEST OF SOUTH DEPOT STREET, NORTH OF MORRISON AVENUE AND EAST OF THE SANTA MARIA VALLEY RAILROAD, GPZ-2008-003, PD-2009-003, E-2008-011.

Review of a recommendation to City Council regarding a mitigated negative declaration, amendments to the General Plan (Land Use Policy Map) and Zone Change for Rice Depot Mercado. The amendment to the General Plan (Land Use Policy Map) would change a 4.40 acre portion of a 6.04 acre site **From** HCM (Heavy Commercial Manufacturing) **To** CC (Community Commercial). The zone change would change the zoning of the 6.04 acre site **From** CM (Commercial Manufacturing) **To** 4.40 acres of PD/C-2 (Planned Development/General Commercial) and 1.64 acres of PD/CM (Planned Development/Commercial Manufacturing). The project would include 48,425 square feet of general commercial (including retail, restaurant and office), 10 residential apartment units and two commercial manufacturing buildings totaling 17,426 square feet, Assessor's Parcel Numbers 123-150-003, 123-150-004, and 123-150-014. The environmental impacts of this project have been analyzed in a Mitigated Negative Declaration (E-2008-011) prepared for GPZ-2008-003. (Planner: Brian Halvorson)

ACTION: The Planning Commission took the following two actions:

1. By **Resolution No. 2559**, recommended that the City Council authorize the filing of a Mitigated Negative Declaration, E-2008-011, and adopt the mitigation monitoring program for the Rice Depot Mercado project, GPZ-2008-003 and PD-2009-003.

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

and

2. By **Resolution No. 2560**, recommended that the City Council:
 - a) Amend the General Plan (Land Use Policy Map) of a 4.40 acre portion of the 6.04 acre site **from** HCM (Heavy Commercial Manufacturing) **to** CC (Community Commercial), as shown on Exhibit A of the Planning Commission Resolution incorporated herein by reference; and
 - b) Rezone the 6.04 acre site **from** CM (Commercial Manufacturing) **to** 4.40 acres of PD/C-2 (Planned Development/General Commercial) and 1.64 acres of PD/CM (Planned Development/Commercial Manufacturing), as shown on Exhibit A to the Planning Commission Resolution, incorporated herein by reference.

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

ITEM 4 - REQUEST FOR A PLANNED DEVELOPMENT PERMIT FOR RICE DEPOT MERCADO, NORTH OF MORRISON AVENUE, WEST OF DEPOT STREET AND EAST OF THE SANTA MARIA VALLEY RAILROAD, PD-2009-003, E-2008-011.

Review of a Planned Development Permit to allow 49,000 square feet of general commercial (including retail, restaurant and office), 10 residential apartments and two commercial manufacturing buildings totaling 17,300 square feet. The current zoning is PD/CM (Planned Development/ Commercial Manufacturing) but is proposed to be changed to PD/C-2 (Planned Development/Commercial Manufacturing) and PD/CM (Planned Development/Commercial Manufacturing), Assessor's Parcel Nos 123-150-003 and 123-150-014. The environmental impacts of this project have been analyzed in a Mitigated Negative Declaration prepared for GPZ-2008-003. (Planner: Brian Halvorson)

ACTION: The Planning Commission continued the Planned Development Permit to the February 3, 2010, Planning Commission hearing to allow the City Council to act on the pending General Plan amendment and Zone change application (GPZ-2009-002).

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

Brian Halvorson made the staff presentation, reviewing the details of the project as outlined in the written staff report. Brian noted two exhibits had an incorrect general plan designation noted on them, but the references were correct in the staff report.

Brian Halvorson reviewed the proposed elevations, and details of the parking, circulation, landscaping, drainage, and proposed bus turn out and bikeway paths.

For the record, Brian Halvorson noted that a letter was received from the California State Department of Transportation regarding the Mitigated Negative Declaration.

Brian Halvorson concluded his presentation by stating that staff recommends approval of the project, and also recommends that the Planned Development Permit be continued to the February 3, 2010 meeting to allow time for City Council action.

The Planning Commission and staff discussed the proposed market stalls and bikeway path.

The applicant, Laurie Tamura, Urban Planning Concepts, addressed the Planning Commission, and introduced Frances Romero with Urban Planning Concepts, along with Jim Rice, owner, and Don Avery, architect. Ms. Tamura gave a PowerPoint presentation of the project.

The Planning Commission and staff discussed the traffic study that was prepared for the project, and whether or not a traffic signal was needed at the intersection of Morrison Avenue and Depot Street.

Chairman Moats closed the public hearing and called for a discussion or a motion.

The Planning Commission and staff discussed traffic concerns, pedestrian traffic, and the alignment of Morrison Avenue.

Chairman Moats called for a motion. Commissioner Brown made a motion to adopt **Resolution No. 2559**. Commissioner Andrade seconded the motion, and it passed, 4-0-1 (Quandt abstained).

Commissioner Brown made the motion to adopt **Resolution No. 2560**. Commissioner Andrade seconded it, and it passed, 4-0-1.

Commissioner Andrade made a motion to continue the Planned Development Permit to the February 3, 2010, Planning Commission hearing to allow the City Council to act on the pending General Plan amendment and zone change application (GPZ-2009-002). Commissioner Brown seconded the motion, and it passed, 4-0-1.

ADJOURNMENT: The meeting was adjourned at **8:07 p.m.** to a Study Session on December 17, 2009, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next study session: December 17, 2009

Next regular Public Hearing: January 6, 2010