



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING JANUARY 6, 2010 CITY COUNCIL CHAMBERS, 6:30 P.M.



Chairman Michael W. Moats
Vice-Chair Rodger Brown
Commissioner Adrian Andrade
Commissioner Tom S. Lopez
Commissioner Richard Quandt

Community Development Director, Larry Appel
City Attorney, Gil Trujillo
Senior Assistant City Attorney, Wendy Stockton
Principal Civil Engineer, Shad Springer
Recording Secretary, Kathleen Wilson
Planner III, Brian Halvorson

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: 2561

Next Two Regular Planning Commission Meetings: January 20, 2010 and February 3, 2010.

CALL TO ORDER: Chairman Michael W. Moats

PLEDGE OF ALLEGIANCE TO THE FLAG.

PRESENT: Commissioners Tom S. Lopez, Richard Quandt, Vice-Chair Rodger Brown and Chairman Michael W. Moats

ABSENT: Commissioner Adrian Andrade

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 CENTENNIAL SQUARE, SOUTHWEST CORNER OF MILLER STREET AND PLAZA DRIVE, PD-2005-019, E-2005-052.**

Review of a one year extension of time for a Planned Development Permit to allow the construction of 72 residential condominium units and a mixed use building containing 9,095 square feet of commercial office and seven residential apartment units in a PD/CPO (Planned Development/Commercial Professional Office) and a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor's Parcel No. 128-066-003. This project was adequately reviewed in a Mitigated Negative Declaration (E-2005-078) prepared for the General Plan amendment and zone change, GPZ-2005-012. No further environmental review is required. (Planner: Brian Halvorson)

ACTION: By motion, approved the extension of time for one year.

b. **GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR SANTA MARIA FREEWAY CENTER, 1000 EAST BETTERAVIA ROAD, GPZ-2009-002, E-2009-029.**

Review of a recommendation to City Council regarding an amendment to the General Plan (Land Use) and a zone change for property located at 1000 East Betteravia Road. The amendment to the General Plan (Land Use) would change the land use designation **from** 4.68 acres of FS (Freeway Service) **to** 4.68 acres of CC (Community Commercial). The zone change would change the zoning **from** 4.68 acres of PD/FS (Planned Development/Freeway Service) **to** 4.68 acres of PD/C-2 (Planned Development/General Commercial), Assessor's Parcel Nos. 128-136-008 and 128-136-009. The environmental impacts of this project have been analyzed in an addendum to a Mitigated Negative Declaration, E-2002-041. No further environmental review is required. (Planner: Brian Halvorson)

ACTION: By motion, continued the Santa Maria Freeway Center General Plan amendment and zone change (GPZ-2009-002) to the Planning Commission meeting of January 20, 2010, at the request of the applicant.

c. **PLANNED DEVELOPMENT PERMIT FOR SANTA MARIA FREEWAY CENTER, 1000 EAST BETTERAVIA ROAD, PD-2009-007 E-2009-007.**

Review of a Planned Development Permit to allow the construction of a 40,009 square foot commercial center with gas station (and car wash), drive-thru restaurant and three retail buildings in a proposed PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel Nos. 128-136-008 and 128-136-009. The environmental impacts of this project have been analyzed in an addendum to a Mitigated Negative Declaration, E-2002-041. No further environmental review is required. (Planner: Brian Halvorson)

ACTION: By motion, continued the Santa Maria Freeway Center Planned Development Permit (PD-2009-007) to the Planning Commission meeting of

January 20, 2010, at the request of the applicant.

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

PUBLIC HEARINGS:

ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR MJA COOLING, 1370 WHITE COURT, PD-2009-008, E-2009-039. Review of a Planned Development Permit to allow the construction of a new 4,109 square foot office building, a 1,104 square foot expansion to an existing shipping area, and site and landscape improvements on an existing produce cooling facility site located in a PD/M-2 (Planned Development/General Manufacturing) zoning district, Assessor's Parcel No. 117-600-006. This project is a Class 32 Categorical Exemption based on Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. No further environmental review is required. (Planner: Frank Albro)

ACTION: By motion, approved subject to the conditions as outlined in the preliminary draft of the Planned Development Permit.

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

Frank Albro made the staff presentation, reviewing the details of the project as outlined in the written staff report.

The Planning Commission and staff briefly discussed uses allowed in the zoning district, and the parking requirement.

Greg Ravatt, project architect with Ravatt Albrecht & Associates, Inc., representing the applicant, addressed the Planning Commission.

The Planning Commission and Mr. Ravatt briefly discussed the design of the project.

With no further comments or questions, Chairman Moats closed the public hearing and called for a discussion or a motion. Commissioner Quandt made a motion to approve the project. Commissioner Brown seconded the motion, and it passed, 4-0-1.

ITEM 3 - CONDITIONAL USE PERMIT FOR LA CASCADA RESTAURANT FOR NIGHTLY ACTIVITIES IN CONJUNCTION WITH AN EXISTING RESTAURANT, 229 TOWN CENTER WEST, SUITE A-17, U-2009-031, E-2009-049. Review of a Conditional Use Permit to allow the establishment of nightly activities in conjunction with an existing restaurant serving alcohol, located at 229 Town Center West, Suite A-17, in a SP/Town Center (Specific Plan/Town Center) zoning district, Assessor's Parcel No. 123-280-013. This project is a Class 1 Categorical Exemption, based on Section 15301 (Existing Facilities) of the State CEQA Guidelines. 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 Brown, Lopez, Quandt, and Chairman Moats;
NOES: None; ABSTAINED: None; ABSENT: Commissioner Andrade.

Neda Zayer made the staff presentation, reviewing the details of the project as outlined in the written staff report.

The Planning Commission and staff discussed some conditions of the project.

In response to Commissioner Quandt, Peggy Woods explained why a Conditional Use Permit was required for this project.

The Planning Commission and staff discussed the security condition.

Laurie Tamura, Urban Planning Concepts, representing Mr. Hernandez, the owner, and Inland Pacific Builders, owner of the center, addressed the Planning Commission. Ms. Tamura clarified that the hours of operation as sited in the conditions of approval were correct, not the hours as stated in the staff report.

Dan Lopez, Santa Maria, spoke in favor of the project.

After a brief discussion, Chairman Moats closed the public hearing and called for a motion. Commissioner Brown made the motion to approve the project. Commissioner Quandt seconded the motion, and it passed, 4-0-1.

Items 4 and 5 were considered together.

ITEM 4 - TENTATIVE TRACT MAP FOR LA VIGNA II, LOCATED NORTH OF MARSALA AVENUE AND SONYA LANE, SOUTH OF BATTLES ROAD, EAST OF WESTGATE ROAD AND WEST OF BLOSSER ROAD, TRACT 5964.

Review of recommendations to the City Council regarding a tentative tract map that would create 118 residential lots and 1 common lot on a 13.4 acre lot. The residential lots range in size from 2,932 square feet to 5,895 square feet. The zoning of the site is PD/R-2 (Planned Development/Medium Density Residential), various Assessor's Parcel Numbers. This project was reviewed in a Supplemental Environmental Impact Report (E-2003-022), prepared for the General Plan amendment and zone change, GPZ-2003-002. No further environmental review is required. (Planner: Brian Halvorson)

ACTION: By **Resolution No. 2561**, recommended that the City Council approve the tentative map, Tract 5964, for the La Vigna II project, subject to the design as shown on the Official Tentative Map, and the conditions set forth in the November 3, 2009 (Revised), Subdivision Committee Minutes.

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

ITEM 5 - PLANNED DEVELOPMENT PERMIT FOR LA VIGNA II, LOCATED NORTH OF MARSALA AVENUE AND SONYA LANE, SOUTH OF BATTLES ROAD, EAST OF WESTGATE ROAD AND WEST OF BLOSSER ROAD, PD-2004-008, E-2004-030.

Review of a revised Planned Development Permit allowing smaller home sizes, changes to architectural elevations plans, site plan and floor plans. The proposed revision would also reduce the total number of units from 142 to 140 single-family homes, located in a PD/R-2 (Planned Development/Medium Density Residential) zoning district, various Assessor's Parcel Numbers. The project was reviewed in a Supplemental Environmental Impact Report (E-2003-022), prepared for the General Plan amendment and zone change, GPZ-2003-002. No further environmental review is required. (Brian Halvorson)

ACTION: By motion, opened the public hearing, took public testimony, kept the hearing open, and continued to the February 3, 2010 meeting.

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

Brian Halvorson made the staff presentation, reviewing the details of the project as outlined in the written staff report. Mr. Halvorson briefly reviewed the original approved Planned Development Permit for the site, and compared it to the new proposal, reviewing the key changes.

The Planning Commission and staff discussed the chimneys as shown on the proposed elevations, and the proposed lot sizes.

The applicant, Courtney Seepie, Vice President of the Towbes Group, addressed the Planning Commission concerning the history of changes to the project.

Laurie Tamura, Urban Planning Concepts, addressed the Planning Commission regarding the proposed smaller lot sizes.

Maurie Duncan, project architect, gave a PowerPoint presentation on the project.

The Planning Commission and applicant discussed the common driveways, setbacks, and potential buyers for the project.

Kurt Nodle, 1651 S. Chianti Lane, a resident in the development, spoke in favor of the project.

Tim Walters, engineer of the project, addressed the Planning Commission regarding the lot sizes.

With no further comments or questions, Chairman Moats called for a motion. Commissioner Brown made the motion to approve **Resolution No. 2561**. Commissioner Quandt seconded the motion, and it passed, 4-0-1.

Commissioner Brown made the motion to keep the hearing open, and continue to the February 3, 2010 meeting. Commissioner Lopez seconded the motion, and it passed, 4-0-1.

ADJOURNMENT: The meeting was adjourned at **8:13 p.m.** to a Study Session on January 7, 2010, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: January 20, 2010