



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING FEBRUARY 3, 2010 CITY COUNCIL CHAMBERS, 6:30 P.M.



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

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

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

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.

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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: 2564

Next Two Regular Planning Commission Meetings: February 17, and March 3, 2010.

CALL TO ORDER: Chairman Rodger Brown

PLEDGE OF ALLEGIANCE TO THE FLAG.

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

APPROVED PLANNING COMMISSION MINUTES OF JANUARY 20, 2010, AS WRITTEN.

PUBLIC COMMENT PERIOD: No one present wished to speak.

ITEM 1- 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 site plan, floor plans, and architectural elevation plans. The proposed revisions would also reduce the total number of homes 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). No further environmental review is required. (Planner: Brian Halvorson)

ACTION: By motion, approved subject to the conditions as outlined in 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.

Brian Halvorson made the staff presentation, reviewing the details of the project as outlined in the written staff report.

Brian Halvorson noted that #46 of the Fire Department conditions needed to be deleted at the request of the Fire Department, and concluded his presentation by recommending approval of the project.

The Planning Commission and staff discussed the setback standards.

The applicant, Courtney Seepie, Vice President of Towbes Group and project manager, addressed the Planning Commission. Mr. Seepie noted that the average lot size had been increased in the project, and also noted another letter on record from some of the adjacent homeowners in favor of the project.

Laurie Tamura, Urban Planning Concepts, addressed the Planning Commission concerning the proposed chimneys, and showed elevations without the chimneys.

The Planning Commission, staff and the applicant discussed the proposed chimneys, the inside storage component, proposed setbacks, and the rear elevations of plans 11 and 13.

Wendy Stockton suggested some language for the proposed revisions as discussed in the conditions. Special Condition #3, on page 3 of the green sheets and on page 9, Special Condition #42, Architectural Elevations, to add: *“provided, however, that buyers will have the option to delete chimneys from individual houses; and, provided further that Plan Models 11 and 13 shall have additional architectural details added to add interest to the rear elevations. The applicant shall obtain Community Development Department approval of these details, which may include color variation, use of hardiboard siding, wainscoting, planter boxes, and window treatments.”*

With no further comment or questions, Chairman Brown called for a motion. Commissioner Andrade made the motion to approve the Planned Development Permit as amended on pages 3 and 9, and deleting Condition #46 about the turnaround. Commissioner Lopez seconded the motion, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at **7:48 p.m.** to a Study Session on February 18, 2010, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: March 3, 2010

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION