



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING MARCH 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
Principal Civil Engineer – Shad Springer
Recording Secretary – Kathleen Wilson
Planner III – Bill Scott

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: 2564

Next Two Regular Planning Commission Meetings: March 17, 2010, and April 7, 2010.

CALL TO ORDER: Chairman Rodger Brown

PLEDGE OF ALLEGIANCE TO THE FLAG.

PRESENT: Commissioners Tom S. Lopez, Michael W. Moats, Vice-Chair Adrian Andrade, Chairman Rodger Brown, and Richard Quandt (*arrived at 6:40 p.m.*)

APPROVED PLANNING COMMISSION MINUTES OF FEBRUARY 3, 2010, AS WRITTEN.

PUBLIC COMMENT PERIOD: No one present wished to speak.

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 BLOSSER COMMERCIAL #2, 715 SOUTH BLOSSER ROAD, PD-2007-001, E-2007-004.** Review of a one-year extension of time for a Planned Development Permit to construct a 34,281 square foot industrial building, located in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-190-058. This project is a class 32 categorical exemption. No further environmental review is required. (Planner: Brian Halvorson)

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

b. **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 42,824 square foot commercial center with gas station (and car wash), drive-thru restaurant and three retail buildings in a PD/FS (Planned Development/Freeway Services) 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 to the Planning Commission meeting of June 16, 2010, at the request of the applicant.

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

PUBLIC HEARINGS:

2. **CONDITIONAL USE PERMIT FOR HOPE COMMUNITY CHURCH, 3010 SKYWAY DRIVE, SUITE F, U-2009-039, E-2009-055.** Review of a Conditional Use Permit to establish a temporary church in a 7,913 square foot vacant tenant space in an existing multi-tenant industrial building, located at 3010 Skyway Drive, Suite F, in a PD/M-1 (Planned Development/Light Manufacturing) zoning district, Assessor's Parcel No. 111-292-039. The project is a class 1 categorical exemption. No further environmental review is required. (Planner: Bill Scott)

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, Lopez, Moats and Chairman Brown;
NOES: None; ABSTAINED: None; ABSENT: Commissioner Quandt.

Bill Scott made the staff presentation, reviewing the details of the project as outlined in the written staff report.

The applicant, Phil May, 2648 Industrial Parkway, Suite 100, addressed the Planning Commission.

The applicant and the Planning Commission discussed the need to use the site temporarily, and sealing off the attic space.

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

Commissioner Quandt joined the Planning Commission at 6:40 p.m.

OTHER BUSINESS:

3. REPORT ON CITY COUNCIL ACTIONS.

4. ORAL REPORTS OF PLANNING COMMISSIONERS AND STAFF.

Commissioner Andrade noted for the record that a letter to the Planning Commission regarding the Santa Maria Freeway Center project was received from General Development Company. Commissioner Andrade read the last paragraph of the letter, which stated: "Through this process the Planning Commission has provided objectivity and insight for everyone. We genuinely appreciate the leadership the Planning Commission brings to the Planning of the City of Santa Maria. The Planning Staff consists of quality people who seem dedicated to their responsibilities and doing their best job."

Commissioner Andrade expressed his desire to make that comment part of the record, and complimented staff on a job well done on the Santa Maria Freeway Center project.

ADJOURNMENT: The meeting was adjourned at **6:45 p.m.** to a Study Session on March 4, 2010, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: March 17, 2010

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION

whatS:\Community Development\Admin\Minutes\2010\March 3 Minutes.doc