



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING MARCH 17, 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 – Brian Halvorson
Planner II – Neda Zayer

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: 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, Richard Quandt, Vice-Chair Adrian Andrade, and Chairman Rodger Brown

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

PUBLIC COMMENT PERIOD: No one present wished to speak.

PUBLIC HEARINGS:

ITEM 1 - THREE YEAR TIME EXTENSION FOR ELEMENT CHRISTIAN CHURCH, 3596 SKYWAY DRIVE, U-2008-003, E-2008-006. Review of a three year extension of time for a Conditional Use Permit for the establishment of a temporary church in an existing building in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 111-100-009. The project is a Class 1 categorical exemption. 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: 5-0 AYES: Commissioners Andrade, Lopez, Moats, Quandt and Chairman Brown; NOES: None; ABSTAINED: None; ABSENT: None.

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

The applicant, Aaron Carlberg, Santa Maria, briefly addressed the Planning Commission.

The applicant and Planning Commissioners discussed graffiti vs. art.

With no further comments or questions, Chairman Brown closed the public hearing and called for a motion. Commissioner Moats made the motion to approve the project. Commissioner Lopez seconded the motion, and it passed, 5-0.

ITEM 2 - CONDITIONAL USE PERMIT FOR GILLI'S GRILL, 1507 SOUTH BROADWAY, U-2010-001, E-2010-003. Review of a Conditional Use Permit to establish an event center in conjunction with an existing restaurant serving alcohol located at 1507 South Broadway in a PD/C-1 (Planned Development/Community Commercial) zoning district, Assessor's Parcel No. 117-300-085. The project is a class 1 categorical exemption. 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: 5-0 AYES: Commissioners Andrade, Lopez, Moats, Quandt and Chairman Brown; NOES: None; ABSTAINED: None; ABSENT: None.

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 the need for a Conditional Use Permit, the type of alcohol that will be served, and when security guards would be required.

The applicant, Gilbert Tello, Santa Maria, briefly addressed the Planning Commission.

With no further comments or questions, Chairman Brown closed the public hearing and called for a motion. Commissioner Quandt made the motion to approve the project. Commissioner Andrade seconded the motion, and it passed, 5-0.

Commissioner Quandt recused himself from Item 3 due to a conflict of interest.

ITEM 3 - PLANNED DEVELOPMENT PERMIT FOR THE RICE DEPOT MERCADO, WEST OF DEPOT STREET, NORTH OF MORRISON AVENUE AND EAST OF THE SANTA MARIA VALLEY RAILROAD, PD-2009-003, E-2008-011. Review of a Planned Development Permit to allow the construction of 30,804 square feet of retail commercial, an 8,274 square foot grocery store, 9,347 square feet of office, 10 residential apartments and 17,426 square feet of commercial manufacturing in a PD/C-2 (Planned Development/General Commercial) and PD/CM (Planned Development/ Commercial Manufacturing) zoning district. The environmental impacts of this project were analyzed in a Mitigated Negative Declaration (E-2008-011) for the General Plan Amendment and zone change, GPZ-2008-003. 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: 4-0-1 AYES: Commissioners Andrade, Lopez, Moats, and Chairman Brown; **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. Mr. Halvorson also passed out the color boards for review.

Mr. Halvorson reviewed suggested revisions from the applicant, including some elevation changes and color revisions.

The Planning Commission and staff discussed the number of carports being provided, and the parking requirements for mixed use.

The applicant, Laurie Tamura, Urban Planning Concepts, Frances Romero, and the architect, Don Avery, were present. Ms. Tamura gave a brief PowerPoint presentation on the project.

The Planning Commission and staff discussed the proposed changes in the roof materials and colors for the industrial buildings.

Wendy Stockton clarified that any future proposed modifications would need to go to staff for approval.

The project architect, Don Avery, San Luis Obispo, addressed the Planning Commission.

The Planning Commission and staff discussed the proposed colors, carports, and traffic modifications, including a bike lane. The Planning Commission also discussed the idea of a raised median.

With no further comments or questions, Chairman Brown closed the hearing and called for a motion. Commissioner Andrade made the motion to approve the project, with the addition of condition 18a which would require construction of ten (10) carports to be reserved for the residents of the apartments located in the mixed-use portion of the project as shown on

Planning Commission Exhibit D. Commissioner Moats seconded the motion, and it passed, 4-0-1.

ADJOURNMENT: The meeting was adjourned at **7:57 p.m.** to a Study Session on March 25, 2010, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: April 7, 2010

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION