



## AGENDA MINUTES

### SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING APRIL 7, 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 Shipsey

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: May 5 and May 19, 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 17, 2010, AS WRITTEN.**

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**PUBLIC COMMENT PERIOD:** No one present wished to speak.

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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 VOCATIONAL TRAINING BUILDING, 2445 A STREET, U-2008-004, E-2008-009.** Review of a one year extension of time for a Conditional Use Permit to allow the construction of an 18,260 square feet Vocational Training Building and to demolish six buildings and two canopies totaling 20,533 square feet in a Public Facility (PF) zoning district, Assessor's Parcel No.111-040-041. The project is a Class 2 categorical exemption. No further environmental review is required. (Planner: Neda Zayer)

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

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

*Item B was removed from Consent and considered separately.*

b. **ONE YEAR EXTENSION OF TIME FOR BARCELLUS PLAZA, 502, 510, AND 524 EAST BARCELLUS AVENUE, U-2008-032, E-2008-032.** Review of a one year extension of time for a Conditional Use Permit to allow the construction of three office buildings totaling 24,046 square feet on 2.37 acres, located in a CPO (Commercial Office and Professional Office) zoning district, Assessor's Parcel Nos. 128-067-020, -021, -022, and -023. The project is a Class 32 categorical exemption. No further environmental review is required. (Planner: Neda Zayer)

Larry Appel corrected the time extension on the following project, to April 15, 2011.

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

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

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**PUBLIC HEARINGS:**

2. **GENERAL PLAN ANNUAL REPORT, SP-2010-002.** The Planning Commission reviews the Annual Report, accepts public comment, and forwards a recommendation to the City Council, in accordance with Government Code Section 65400 (a) (2). The Annual Report provides information about the General Plan status and progress in its implementation, including the Housing Element, and reports on the affordability of the dwelling units constructed in 2009. The Annual Report is not a project and no environmental review is required. (Planner: Bill Shipsey)

**ACTION:** By motion, recommended that City Council receive the 2009 General Plan Annual Progress Report, accept oral testimony and written comments, and direct that the report be filed with the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

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

Bill Shipsey made the staff presentation, outlining the details of the report as made in the staff report.

The Planning Commission and staff discussed the term "no net loss of land," the timing of the Housing Element, and Table A-2 and Table B as cited in the report.

The Planning Commission and staff discussed how to meet the goals listed, and encourage mixed use in the downtown area.

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 Quandt seconded the motion, and it passed, 5-0.

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**ADJOURNMENT:** The meeting was adjourned at **7:13 p.m.** to a Study Session on **April 22\***, 2010, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

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Next regular Public Hearing: **May 5, 2010\***

*\*The April 21, 2010, Public Hearing has been cancelled due to the lack of agenda items; therefore there will be no study session on April 8, 2010.*

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION