



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING MAY 5, 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 I – 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: May 19, 2010, and June 2, 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 APRIL 7, 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 A PLANNED DEVELOPMENT PERMIT FOR THE MONTIAVO CONDOMINIUM CONVERSION, 2460 S. RUBEL WAY, PD-2006-014, E-2006-055.** Review of a one-year extension of time for a Planned Development Permit to allow the conversion of 208 multi-family rental units to airspace condominiums. The project site is 18.75 acres and located within a PD/R-2 (Planned Development/Medium Density Residential) zoning district, Assessor's Parcel No. 128-128-010. (Planner: Brian Halvorson)

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

b. **ONE-YEAR EXTENSION OF TIME FOR A PLANNED DEVELOPMENT PERMIT FOR SKYWAY BUSINESS PARK, 3070 AND 3130 SKYWAY DRIVE, PD-2007-016.** Review of a one-year extension of time for a Planned Development Permit to allow an existing multi-tenant industrial complex that proposes to subdivide two lots into ten lots under Tract 5931; some of the lots would be smaller than the 15,000 square foot minimum allowed by the current PD/M-1 (Planned Development/Light Manufacturing) zoning district, Assessor's Parcel Nos. 111-292-001 and -022. (Planner: Bill Scott)

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.

PUBLIC HEARINGS:

2. **PLANNED DEVELOPMENT PERMIT FOR CLARK PEST CONTROL FOR A NEW WAREHOUSE, 1220 W. BETTERAVIA ROAD, PD-2010-002, E-2010-012.** Review of a Planned Development Permit to allow the construction of a new 4,000 square foot warehouse and the conversion of an existing 2,400 square foot warehouse into office space located at 1220 W. Betteravia Road in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 111-400-002. The project is a class 3 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 Planned Development 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, outlining the proposed project as detailed in the written staff report.

The Planning Commission and staff briefly discussed the zoning requirements for the site.

Randy Rea, project architect, Rea & Luker Architects Inc., San Luis Obispo, addressed the Planning Commission. Mr. Rea stated that the applicant had read the conditions of approval, including the ratio requirement, and planned on building and remodeling all three buildings at the same time with no phasing. Mr. Rea also extended appreciation to Neda Zayer for helping them with this project.

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.

ADJOURNMENT: The meeting was adjourned at **6:48 p.m.** to a Study Session on **May 6, 2010**, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: **May 19, 2010**

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION