



## AGENDA MINUTES

### SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING MAY 19, 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, and Chairman Rodger Brown.

**ABSENT:** Commissioner Richard Quandt

**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 III – Bill Scott  
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.

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: June 16\*, 2010, and July 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 and Chairman Rodger Brown

**ABSENT:** Commissioner Richard Quandt

**APPROVED PLANNING COMMISSION MINUTES OF MAY 5, 2010, AS WRITTEN.**

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

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**ITEM 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 CLEARWIRE (WIRELESS INTERNET FACILITY), 3404 MERCURY DRIVE, U-2007-016, E-2007-024.** Review of a one year extension of time for a Conditional Use Permit to allow the construction of a 50 foot high mono-pine for a Clearwire wireless internet facility in a PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel No. 111-100-011. (Planner: Brian Halvorson)

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

- b. **ONE-YEAR EXTENSION OF TIME FOR THE REFUGIO TOWNHOME DEVELOPMENT, NORTHWEST CORNER OF WEST MCCOY LANE AND PROFESSIONAL PARKWAY, PD-2006-004, E-2006-011.** Review of a one year extension of time for a Planned Development Permit to allow the construction of 125 attached townhome units on individual lots and one lot for associated common area facilities, in a PD/R-3 (Planned Development/High Density Residential) zoning district, located at the northwest corner of West McCoy Lane and Professional Parkway, Assessor's Parcel Nos. 111-060-015 and -081. (Planner: Bill Scott)

**ACTION:** By motion, continued to the June 16, 2010, Planning Commission public hearing.

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

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**PUBLIC HEARINGS:**

**ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR METRO PCS, 801 SOUTH BROADWAY, PD-2009-011, E-2009-056.** Review of a Planned Development Permit to allow the installation of cellular antennas and a screen wall on top of The Historic Santa Maria Inn

located at 801 South Broadway, in a SP-Town Center (Specific Plan – Gateway) zoning district, Assessor’s Parcel No. 123-184-012. 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 Planned Development Permit.

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

Neda Zayer made the staff presentation, outlining the details of the project as made in the staff report.

Neda Zayer confirmed that the original suggestion was to put the wall around the entire roof.

The applicant, Nick Gonzales, Norcal Consulting, Santa Barbara, addressed the Planning Commission. Mr. Gonzales showed a photo simulation of the project with views from the north and south.

Staff and the Planning Commission discussed the condition to screen the entire roof top. Staff explained that the request to screen the entire roof would be done in phases.

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 Andrade seconded the motion, and it passed, 4-0-1 (Quandt absent).

**ITEM 3 - CONDITIONAL USE PERMIT FOR NEW BEGINNINGS CHRISTIAN FELLOWSHIP, 1290 WEST MCCOY LANE, U-2010-002, E-2010-005.** Review of a Conditional Use Permit to allow the temporary establishment of a church in a portion of an existing building, located at 1290 West McCoy Lane, in a PD/M-1 (Planned Development/Light Manufacturing) zoning district, Assessor’s Parcel Number 111-051-021. This project is a class 1 categorical exemption. 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 Conditional Use Permit.

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

Brian Halvorson made the staff presentation, outlining the details of the report as made in the staff report. Brian Halvorson stated that a condition to review the project after five years would be added, and a condition to replace missing landscaping.

The Planning Commission and staff briefly discussed the landscaping.

The applicant, Wayne Liphold, Pacific Architecture, addressed the Planning Commission.

Shad Springer explained how the traffic mitigation fees are calculated.

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

**ITEM 4 - ZONING TEXT AMENDMENTS TO CHAPTER 27 OF TITLE 12 OF THE MUNICIPAL CODE RELATING TO BARBED WIRE, Z-2010-001, E-2006-001.** Review of recommendations to the City Council regarding a negative declaration and an ordinance amending Chapter 27 of Title 12 of the Municipal Code to place restrictions on the use of

barbed wire, razor wire and other sharp materials in the construction of fencing in all zoning districts Citywide. (Planner: Bill Scott)

**ACTION:**

1. By **Resolution No. 2564**, recommended that the City Council file a negative declaration, E-2006-062, (Exhibit A).

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

and

2. By **Resolution No. 2565**, recommended that the City Council adopt an ordinance amending Chapter 27 of Title 12 (Exhibit B).

**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, outlining the details of the text amendment as made in the staff report. Bill Scott distributed a supplemental memo, and showed photos of examples—barbed and razor wire, and wrought iron with spikes on top.

The Planning Commission and staff discussed performance standards that would require review, and how the review process would work.

The Planning Commission and staff discussed various scenarios under the new ordinance, including barbed wire inside an existing wooden fence, and repair of an existing fence legally constructed.

With no further comments or questions, Chairman Brown closed the public hearing and called for a motion. Commissioner Andrade made the motion to approve **Resolution No. 2564** to recommend that the City Council file a negative declaration, E-2006-062. Commissioner Lopez seconded the motion, and it passed, 4-0-1 (Quandt absent).

Commissioner Andrade made the motion to approve **Resolution No. 2565**, to recommend that the City Council adopt an ordinance amending Chapter 27 of Title 12 (Exhibit B). Commissioner Moats seconded the motion, and it passed, 4-0-1 (Quandt absent).

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**ADJOURNMENT:** The meeting was adjourned at **7:39 p.m.** to a Study Session on **June 3, 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: **June 16, 2010\***

*\*The June 2, 2010, Public Hearing has been cancelled due to the lack of agenda items; therefore there will be no study session on May 20, 2010.*

Respectfully submitted,

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PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION

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