



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING JULY 21, 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.

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: 2568

Next Regular Planning Commission Meeting: August 18, 2010.

CALL TO ORDER: Chairman Rodger Brown

PLEDGE OF ALLEGIANCE TO THE FLAG.

PRESENT: Commissioners Adrian Andrade, Tom S. Lopez, Michael W. Moats, Richard Quandt, and Chairman Rodger Brown.

APPROVED PLANNING COMMISSION MINUTES OF JUNE 16, 2010, AS WRITTEN.

PUBLIC COMMENT PERIOD: No one present wished to speak.

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. **EXTENSION OF TIME FOR A PLANNED DEVELOPMENT PERMIT FOR LAKEVIEW PROMENADE, 3596 SKYWAY DRIVE, PD-2006-024, E-2005-088.**

Review of request for extension of time for a Planned Development Permit to allow the construction of a commercial and residential mixed use development consisting of 12 buildings, and including 263 airspace condominiums, Assessor's Parcel Nos.111-100-008 and -009. (Planner: Bill Scott)

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

b. **EXTENSION OF TIME FOR A PLANNED DEVELOPMENT PERMIT FOR TERRACES AT PACIFIC CREST, LOCATED AT THE SOUTHWEST INTERSECTION OF BATTLES ROAD AND SOUTH DEPOT STREET, PD-2006-003, E-2006-007.**

Review of request for extension of time for a Planned Development Permit to allow the construction of 112 townhomes ranging in size from 1,380 square feet to 1,660 square feet in a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor's Parcel No.118-010-058. (Planner: Brian Halvorson)

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

c. **EXTENSION OF TIME FOR A PLANNED DEVELOPMENT PERMIT FOR SEVILLA, LOCATED AT THE INTERSECTION OF SUNRISE DRIVE, SANTA MARIA WAY AND MILLER STREET, PD-2007-010, E-2007-041.**

Review of request for extension of time for a Planned Development Permit to allow the construction of 69 single family homes located in a PD/R-3 (Planned Development/High Density Residential) zoning district, Assessor's Parcel Nos. 128-090-023 and 109-010-029. (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:

ITEM 2 - PLANNED DEVELOPMENT PERMIT FOR MARQUEZ OFFICE BUILDING, 109 AND 111 WEST PERSHING STREET, PD-2009-010, E-2009-051. Review of a Planned Development Permit to allow the conversion of a 1,238 square foot duplex into commercial offices in a PD/CPO/H (Planned Development/Commercial-Professional Office/Historical overlay) zoning district, Assessor's Parcel No. 123-230-018. The project is a class 1 categorical exemption. No further environmental review is required. (Planner: Neda Zayer)

ACTION: By motion, approved 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 how involved the applicant has been through the process, the size of the parking lot, and the merging of the lots.

The Planning Commission and staff discussed the Public Works condition concerning the street light fee assessment, the background on the fees and what the trigger is.

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, 5-0.

ADJOURNMENT: The meeting was adjourned at **6:47 p.m.** to a Study Session on **August 5, 2010**, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: **August 18, 2010** (*August 4, 2010 Public Hearing cancelled*)

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION