



## AGENDA MINUTES

### SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING AUGUST 18, 2010 CITY COUNCIL CHAMBERS, 6:30 P.M.



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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:** Community Development Director – Larry Appel  
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 II – Greg Stones

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: 2568

Next Regular Planning Commission Meeting: September 1, 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 JULY 21, 2010, AS WRITTEN.**

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**PUBLIC COMMENT PERIOD:** Bob Ziener, Santa Maria, addressed the Planning Commission with ideas on how to improve the economy. Mr. Ziener encouraged the City to develop a think tank, and passed out a recent *Time* magazine focusing on the idea factory concept. Mr. Ziener also encouraged a replica of the Santa Maria ship to be placed downtown as a tourist attraction.

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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. **EXTENSION OF TIME FOR A PLANNED DEVELOPMENT PERMIT FOR CALEWEST STREET, 302-308 WEST STREET, PD-2006-002, E-2005-036.** Review of a one year extension of time for a Planned Development Permit for construction of eight (8) single family residential units in a PD/R-2 (Planned Development/Medium Density Residential) zoning district, Assessor's Parcel No.117-340-069. (Planner: Brian Halvorson)

**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:**

*Items 2, 3 and 4 were considered together.*

**ITEM 2 - GENERAL PLAN AMENDMENT, ZONE CHANGE AND SPECIFIC PLAN AMENDMENT FOR THE SIENA APARTMENTS, LOCATED AT THE NORTHWEST CORNER OF BLOSSER ROAD AND SONYA LANE, GPZ-2010-001, SPZ-2010-001, E-2010-001, E-2010-013.** Review of recommendations to the City Council regarding amendments to the General Plan (Land Use), Zoning and Blosser-Southwest Specific Plan for a 10.75 acre property located at the northwest corner of Blosser Road and Sonya Lane. An amendment to the General Plan/Specific Plan (Land Use) **FROM** MDR-12 (Medium Density Residential, 12 dwelling units per acre) **TO** HDR-22 (High Density Residential, 22 dwelling units per acre). A zone change and Specific Plan zone change **FROM** PD/R-2 (Planned Development/Medium Density Residential, 144 dwelling units maximum) **TO** PD/R-3 (Planned Development/High Density Residential, 300 dwelling units maximum). Amendments to the Blosser-Southwest Specific Plan would also include minor revisions to text, tables and figures relating to the land use and zoning changes. Assessor's Parcel No's. 118-018-001 through 060 and 118-019-001 through 057. The environmental impacts of this project have been adequately addressed in a Final Environmental Impact Report (EIR), E-88-10, and the Supplement to the EIR, E-2003-022, (SCH#90010930) for the City of Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Project certified on September 1, 1992. No further environmental review is required. (Planner: Brian Halvorson)

**ACTION:** By **Resolution No. 2568**, recommended that the City Council determine that the environmental impacts of the Siena Apartments, GPZ-2010-001, SPZ-2010-001, Tract 5970 and PD-2010-003 have been adequately addressed in a Final Environmental Impact Report (EIR) and Supplement to the EIR (SCH#90010930) for the City of Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Project certified on September 1, 1992. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15162, preparation of a new EIR is not required.

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

**ACTION:** By **Resolution No. 2569**, recommended that the City Council:

- a) Amend the General Plan (Land Use Policy Map) of the 10.75 acre site **FROM** MDR-12 (Medium Density Residential, 12 dwelling units per acre) **TO** HDR-22 (High Density Residential, 22 dwelling units per acre), as shown on Attachment A of the Planning Commission resolution, incorporated herein by reference; and
- b) Rezone the 10.75 acre site **FROM** PD/R-2 (Planned Development/Medium Density Residential) **TO** PD/R-3 (Planned Development/High Density Residential), as shown on Attachment B of the Planning Commission resolution, incorporated herein by reference.
- c) Include a provision to require secondary access.

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

**ACTION:** By **Resolution No. 2570**, recommended that the City Council:

- a) Amend the Blosser-Southwest Specific Plan (Land Use Plan) of the 10.75 acre site **FROM** MDR-12 (Medium Density Residential, 12 dwelling units per acre) **TO** HDR-22 (High Density Residential, maximum of 211 dwelling units), as shown on Attachment A of the Planning Commission resolution, incorporated herein by reference;
- b) Amend the Blosser-Southwest Specific Plan (Zoning Map) of the 10.75 acre site **FROM** PD/R-2 (Planned Development/Medium Density Residential) **TO** PD/R-3 (Planned Development/High Density Residential, maximum of 211 dwelling units), as shown on Attachment B of the Planning Commission resolution, incorporated herein by reference.

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

Brian Halvorson made the staff presentation, outlining the proposed project as detailed in the written staff report for the Siena Apartment project, combining items 2, 3 and 4.

Mr. Halvorson noted that as a result of an October 2009 request from Chairman Brown, statistics were included in the staff report concerning the Westgate Courtyard Apartments.

Mr. Halvorson stated that the applicant had done their due diligence reviewing the proposed project revisions with the surrounding neighborhood. Mr. Halvorson noted that one opposition letter received in 2009 is included in the packet.

Mr. Halvorson reviewed details of the proposed revised Planned Development Permit.

Mr. Halvorson sited a couple of issues, including a requirement for a secondary access point, and requiring stone wainscoting on the exterior of street-facing buildings. Mr. Halvorson noted an error in the staff report concerning a trash enclosure location, and corrected the location to between Buildings F and H. Mr. Halvorson also reviewed the outdoor laundry hookup feature being offered. Mr. Halvorson concluded his presentation, and indicated that the applicant also had a presentation.

The Planning Commission and staff discussed the requirement for a secondary access point to the site, including location options and the idea of a traffic signal.

The Planning Commission and staff discussed the rezone request and other parcels with similar density.

With no further questions, Chairman Brown invited the applicant to speak.

Michael Towbes, the applicant, representing Towbes Group, 21 Victoria Street, Santa Barbara, made a PowerPoint presentation. Mr. Towbes noted that the applicant had three neighborhood meetings concerning the project, and it had been received well.

Mr. Towbes noted his opposition to the requirement for secondary access on Marsala Avenue, as well as the requirement for stone wainscoting.

The Planning Commission and Mr. Towbes discussed options for placement of a secondary access.

Murray Duncan, architect for the project, addressed the Planning Commission and spoke about the proposed architecture, giving an overview of the redesign and added amenities.

Linda Dirkson, Santa Maria, addressed the Planning Commission and spoke in favor of the project.

Walter Taylor, Santa Maria, addressed the Planning Commission, stating his concern about potential traffic impacts to the intersection at Sonya Lane and Blosser Road.

Chairman Brown closed the public hearing.

Chairman Brown commented on the issues associated with changing the project from condominiums to apartments, and cited the Police Department service calls placed last year to the apartment complex to the south. Chairman Brown also spoke about the potential traffic issues.

Commissioner Quandt spoke about the City goal to provide a diversity of housing, and stated that the economy has changed how that can be achieved. Commissioner Quandt stated his concern with the project's proposed density, and the significant traffic issues that could be intensified with this project. Commissioner Quandt added that overall, he was supportive of the project changing to multi-family apartments instead of condominiums.

Commissioner Moats commented on the potential traffic impacts, stating that congestion would probably be the worst just before and after school, a relatively short period of time during the day. Commissioner Moats also stated he had no opinion on the wainscoting requirement.

Commissioner Lopez agreed with Commissioner Moats, adding his belief that another access point to the project was necessary. Commissioner Lopez stated his biggest concern with the project was the traffic.

Commissioner Andrade stated his concern with the access and traffic issues. Commissioner Andrade noted that the apartment project to the south had three access points with less units, while this project has only one access.

Chairman Brown called for a motion. Commissioner Moats made a motion to approve **Resolution No. 2568**. Commissioner Andrade seconded the motion, and it passed, 5-0.

Commissioner Moats made a motion to approve **Resolution No. 2569**, including the memorandum from Engineering, conditioning a secondary access. Chairman Brown seconded the motion, and it passed, 5-0. Commissioner Moats made a motion to approve **Resolution No. 2570**. Commissioner Quandt seconded the motion, and it passed, 5-0.

**ITEM 3 - TENTATIVE PARCEL MAP FOR SIENA APARTMENTS, LOCATED AT THE NORTHWEST CORNER OF BLOSSER ROAD AND SONYA LANE, TRACT 5970, E-2010-013.**

Review of a tentative parcel map that would create one (1) residential lot from one (1) lot with 117 condominium airspace units and one (1) common lot on a 10.75 acre lot. The existing zoning of the site is PD/R-2 (Planned Development/Medium Density Residential) and the proposed zoning is PD/R-3 (Planned Development/High Density Residential), various Assessor's Parcel Numbers. The environmental impacts of this project have been adequately addressed in a Final Environmental Impact Report (EIR), E-88-10, and the Supplement to the EIR, E-2003-022, (SCH#90010930) for the City of Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Project certified on September 1, 1992. No further environmental review is required. (Planner: Brian Halvorson)

**ACTION:** By motion, continued this item to October 6, 2010.

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

Commissioner Andrade made a motion to continue the item. Commissioner Quandt seconded the motion, and it passed, 5-0.

**ITEM 4 - PLANNED DEVELOPMENT PERMIT FOR SIENA APARTMENTS, LOCATED AT THE NORTHWEST CORNER OF BLOSSER ROAD AND SONYA LANE, PD-2010-003, E-2010-013.**

Review of a Planned Development Permit for construction of 211 apartments, including a community center, pool, spa, play equipment and landscaped open space, in a proposed PD/R-3 (Planned Development/High Density Residential, 300 dwelling units maximum) zoning district, various Assessor's Parcel Numbers. The environmental impacts of the Siena Apartments have been adequately addressed in a Final Environmental Impact Report (EIR), E-88-10, and the Supplement to the EIR, E-2003-022, (SCH#90010930) for the City of Santa Maria Sphere of Influence Boundary Amendment and Concurrent Annexation Project certified on September 1, 1992. No further environmental review is required. (Planner: Brian Halvorson)

**ACTION:** By motion, continued this item to October 6, 2010.

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

Commissioner Andrade made a motion to continue the item. Commissioner Quandt seconded the motion, and it passed, 5-0.

*Items 5 and 6 were considered together.*

**ITEM 5 - DEVELOPMENT AGREEMENT FOR COLE ENTERPRISES, LLC, 1525 WEST BETTERAVIA ROAD, SP-2010-021, E-2009-003.**

Review of a recommendation to City Council for a development agreement to permit deferral of some or all of the requisite infrastructure improvements associated with the Cole Enterprises trucking terminal and screened outdoor storage yard, in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-320-008. The project is a class 1 categorical exemption. No further environmental review is required. (Planner: Bill Scott)

**ACTION:** By **Resolution No. 2571**, recommended that the City Council execute a Development Agreement with Cole Enterprises, LLC, which would include specific provisions from the list presented by the City Attorney's Office and an agreement for a two-year review of the development agreement.

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

Bill Scott made the staff presentation, outlining the proposed agreement as detailed in the written staff report. Mr. Scott noted that the applicant is advocating deferral of the public improvements which are required by the Municipal Code and, as such, cannot be waived by staff. The applicant requested a development agreement as an alternative method to defer some of the improvements to a later time.

Wendy Stockton summarized the goal of the development agreement, as shown on the last page of the draft resolution. Ms. Stockton added that staff was seeking direction from the Planning Commission for a recommendation to City Council.

Dave Cross, representing the applicant, addressed the Planning Commission. Mr. Cross spoke about the history of this property being annexed into the City. Mr. Cross noted that the requirement for a Conditional Use Permit triggered the public improvement requirements which the applicant cannot afford to do. The applicant asked for a development agreement as a way to alleviate the impacts, and is requesting to defer those improvements until a Planned Development Permit is applied for.

The Planning Commission and staff discussed the proposed requirements in the draft development agreement.

The applicant, Nancy Cole, Cole Enterprises, Santa Maria, addressed the Planning Commission, and urged them to simplify the requirements.

Kenneth Ford, Santa Maria, addressed the Planning Commission in support of the applicant.

Rudy Enriquez, Santa Maria, spoke in support of the applicant.

Joe Smith, Santa Maria, spoke in support of the applicant.

Chairman Brown expressed his concern for the people involved, and added that ultimately, this will be decided by City Council.

Commissioner Moats opined that the development agreement between the City and the Coles is fundamentally different than the one with Windset Farms. Commissioner Moats commented that this agreement is a reactive phenomenon with people trying to survive, and he is sympathetic to the applicant.

Commissioner Andrade recalled that this property had been cited initially for code enforcement issues. Commissioner Andrade suggested including the items that Mr. Cross agreed to, and if that was proposed as the development agreement and forwarded to City Council, there wouldn't be any serious economic burden on the applicant. Commissioner Andrade also suggested a time limit for this item to be revisited, and perhaps in a couple years, things will have improved.

Commissioner Quandt stated his struggle with the development agreement process, and wondered if perhaps City Council would consider a policy to grandfather in the uses on the properties that had been annexed into the City.

The Planning Commission and staff discussed procedure.

Commissioner Lopez stated his sympathy for the applicant, and agreed with Commissioner Andrade that perhaps the City Council could work out a policy for the rest of the annexed area. Commissioner Lopez commented on the difficulty of moving something forward that would put people out of work.

After a brief discussion, Chairman Brown closed the public hearing and called for a motion. Commissioner Andrade made the motion to approve **Resolution No. 2571**, to include item 4 on page 1, and on page 3, items A through F, excluding item C (to join the Southwest Landscape District), and the Santa Maria Municipal Code requirements be modified for the duration of the agreement which would be for two years and reviewed on a yearly basis as required by State law. Commissioner Moats seconded the motion, and it passed, 5-0.

**ITEM 6 - CONDITIONAL USE PERMIT FOR COLE ENTERPRISES, LLC, FOR SCREENED OUTDOOR STORAGE AND A TRUCK TERMINAL, 1525 WEST BETTERAVIA ROAD, U-2009-002, E-2009-003.** Review of a Conditional Use Permit to allow a screened materials storage yard(s); trucking terminals, including outdoor truck storage; a diesel fuel tank/dispenser; indoor vehicle maintenance and repair; contractors yards; associated offices uses; limited outdoor maintenance and servicing; limited retail; driveways and parking, in a PD/CM (Planned Development/Commercial Manufacturing) zoning district, Assessor's Parcel No. 117-320-008. The project is a class 1 categorical exemption. No further environmental review is required. (Planner: Bill Scott)

**ACTION:** By motion, continued this item to October 6, 2010.

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

Commissioner Andrade moved to continue the item to October 6, 2010. Commissioner Moats seconded the motion, and it passed, 5-0.

*The Planning Commission took a 5 minute recess.*

**ITEM 7 - TENTATIVE TRACT MAP FOR BISHOP GRANDE, WEST STOWELL ROAD, TRACT 5953, E-2009-012.** Review of a mitigated negative declaration and a tentative tract map to subdivide a 9.22 acre parcel into twelve (12) lots, in a M-2 (Heavy Manufacturing) zoning district, Assessor's Parcel No. 117-240-021. (Planner: Greg Stones)

**ACTION:** By **Resolution No. 2572**, filed a mitigated negative declaration, E-2009-012, for the project (Exhibit C) and adopted the mitigation monitoring program.

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

**ACTION:** By **Resolution No. 2573**, approved the tentative map, Tract 5953, for Tract Bishop Grande, subject to the following:

- a. The design as shown on the Official Tentative Map.
- b. The conditions set forth in the October 13, 2009 (Revised June 24, 2010), Subdivision Committee Minutes.
- c. The mitigation measures contained in Initial Study/Mitigated Negative Declaration E-2009-012.

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

Greg Stones made the staff presentation, outlining the proposed project as detailed in the written staff report. Mr. Stones noted two issues that the applicant was objecting to: the requirement for a 10-foot bike path easement, and the conditions pertaining to a reciprocal drainage agreement, and parking agreement. Mr. Stones discussed the background and issues for the conditions.

The Planning Commission and staff briefly discussed placement of Class I bike paths.

Bill Orndorff, Orndorff Planning Services, representing the applicants Scott Coleman, Chuck Hebard, and Robin Ventura, addressed the Planning Commission. Mr. Orndorff commented on the conditions for a reciprocal drainage easement and shared parking access agreement, and explained why the applicant believed they were not necessary. Mr. Orndorff also explained the applicant's opposition to the 10-foot bike path easement requirement, and argued that the trail could be placed in the railroad right of way.

The Planning Commission and Mr. Orndorff discussed the likelihood of bike paths crossing the railroad tracks.

Charles Hebard, Arroyo Grande, the applicant, addressed the Planning Commission. Mr. Hebard advocated placing the bike path easement in the railroad easement instead of taking buildable land from the applicant.

The Planning Commission, staff and the applicant discussed the bike path easement condition, and the reciprocal drainage easement and shared parking access agreement requirements. Staff reiterated that staff was only requiring an easement dedication, not the construction, of the bike path.

Commissioner Quandt stated his agreement with the staff recommendation. Commissioner Quandt added that if the bike bath easement requirement was not required, then staff would be eliminating an opportunity.

Commissioner Andrade agreed, citing the need to follow regulations, and that the proposed conditions are consistent with the General Plan and the bike plan.

Commissioner Moats concurred.

Commissioner Lopez added his support to staff's recommendation.

Shad Springer clarified that the bike path easement could be vacated at some point in the future if its purpose was no longer needed.

Chairman Brown closed the hearing and called for a motion. Commissioner Quandt made the motion to approve **Resolution No. 2572**. Commissioner Andrade seconded, and it passed, 4-1 (Brown against). Commissioner Quant made the motion to approve **Resolution No. 2573**. Commissioner Andrade seconded the motion, and it passed, 4-1 (Brown against).

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**ADJOURNMENT:** The meeting was adjourned at **10:38 p.m.** to a Study Session on **August 19, 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: **September 1, 2010**

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY  
CITY PLANNING COMMISSION

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