



AGENDA MINUTES

SANTA MARIA CITY PLANNING COMMISSION REGULAR MEETING SEPTEMBER 1, 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: 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 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.

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: 2574

Next Regular Planning Commission Meeting: September 15, 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 AUGUST 18, 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 A WOMEN'S SHELTER FOR GOOD SAMARITAN SHELTER, INC., 401 WEST MORRISON AVENUE, PD-2006-015, E-2006-056.** Review of a request for an extension of time for a Planned Development Permit to allow the construction of a two-story, 16,600 square foot building for counseling and housing perinatal women and their young children, in a PD/CPO (Planned Development/Commercial Office and Professional Office) zoning district, Assessor's Parcel No. 123-172-014. (Planner: Brian Halvorson)

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

- b. **EXTENSION OF TIME FOR A PLANNED DEVELOPMENT PERMIT FOR A MEDICAL OFFICE BUILDING FOR MISSION HOPE CANCER CENTER, 1325 EAST CHURCH STREET, PD-2008-007, E-2008-046.** Review of a request for an extension of time for a Planned Development Permit to allow the construction of a three-story, 37,000 square foot medical office building, in a PD/CPO (Planned Development/Commercial Office and Professional Office) and PD/C-2 (Planned Development/General Commercial) zoning district, Assessor's Parcel Nos. 128-120-008, -012 and 013. (Planner: Bill Shipsey)

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 - CONDITIONAL USE PERMIT FOR CALDERON TIRES, 333 SOUTH BLOSSER ROAD, U-2010-023, E-2010-039. Review of a Conditional Use Permit to establish a retail auto tire store in a C-2 (General Commercial) zoning district, Assessor's Parcel No. 117-210-005. This project qualifies for a Class 3 categorical exemption. No further environmental review is required. (Planner: Greg Stones)

ACTION: By motion, approved the preliminary draft of the Conditional Use Permit, as amended.

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

Greg Stones gave the staff presentation, outlining the proposed project as detailed in the written staff report.

Greg Stones reviewed some proposed revisions suggested by the applicant, including increasing the number of service bays from three to five, an 8-foot high fence with slats on the north western part of property with barbed wire, a work area outside, increasing the number of trellises along the south side of building from two to four, and sprucing up the landscaping. Greg also noted some clean-up items in the conditions of approval, and concluded his presentation.

The Planning Commission and staff discussed the request for barbed wire, and how to handle amendment requests received late in the process from the applicant.

The Planning Commission and staff briefly discussed the parking calculations for the project.

Harrell Fletcher, Fletcher Cross & Associates, building owner and agent for Mr. Calderon, addressed the Planning Commission regarding the request for more service bays and the structural integrity of the building. Mr. Fletcher also spoke about overnight parking, the request for barbed wire, and the problems at the site with vagrants and drinkers.

The Planning Commission and Mr. Fletcher discussed the proposed landscaping and future sign.

The applicant, Daniel Calderon, addressed the Planning Commission.

The Planning Commission and Mr. Calderon discussed the RV lift.

With no further comments or questions, Chairman Brown closed the public hearing and called for a motion. Commissioner Quandt made a motion to approve the project, as amended. Commissioner Andrade seconded the motion, and it passed, 5-0.

Items 3, 4 and 5 were considered together.

ITEM 3 - GENERAL PLAN AMENDMENT, ZONE CHANGE AND SPECIFIC PLAN AMENDMENT FOR HERITAGE AT WESTGATE RANCH, NORTH OF BATTLES ROAD, SOUTH OF LA BREA AVENUE, EAST OF "A" STREET AND WEST OF BLOSSER ROAD, GPZ-2010-002, SPZ-2010-001, E-2010-021. Review of recommendations to the City Council regarding amendments to the General Plan (Land Use Policy Map), zoning and the Blosser-Southwest Specific Plan for a 52.6 acre property located within the Blosser-Southwest Specific Plan, Assessor's Parcel No. 117-240-029. The amendment to the General Plan and Specific Plan (Land Use) would change the 52.6 acres **from** RMH (Residential Mobile Home Park) **to** LMDR-8 (Low Medium Density Residential, 8 dwelling units per acre). The zone change and Specific Plan zone change would change the 52.6 acres **from** PD/RMH (Planned Development/Residential Mobile Home Park, 400 dwelling unit maximum) **to** PD/RSL-1 (Planned Development/Single-Family Small Lot Residential, 300 dwelling unit maximum). The amendments to the Blosser-Southwest Specific Plan would also include minor revisions to text, tables, figures and land uses relating to the land use and zoning changes. 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. (Brian Halvorson)

ACTION: By **Resolution No. 2574**, recommended that the City Council determine that the environmental impacts of the Heritage at Westgate Ranch, GPZ-2010-002, SPZ-2010-001, Tract 5969 and PD-2010-004 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: 4-1 AYES: Commissioners Lopez, Moats, Quandt and Chairman Brown; NOES: Commissioner Andrade; ABSTAINED: None; ABSENT: None.

ACTION: By **Resolution No. 2575**, recommended that the City Council:

- a. Amend the General Plan (Land Use Policy Map) of the 52.6 acre site **FROM** MHP (Mobile Home Park) **TO** LMDR-8 (Low Medium Density Residential, 8 dwelling units per acre), as shown on Attachment A of the Planning Commission resolution, incorporated herein by reference; and
- b. Rezone the 52.6 acre site **FROM** PD/RMH (Planned Development/Residential Mobile Park) **TO** PD/RSL-1 (Planned Development/Single Family Small Lot Residential), as shown on Attachment B of the Planning Commission resolution, incorporated herein by reference.

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

ACTION: By **Resolution No. 2576**, recommended that the City Council:

- a. Amend the Blosser-Southwest Specific Plan (Land Use Plan) of the 52.6 acre site **FROM** MHP (Mobile Home Park) **TO** LMDR (Low Medium Density Residential, maximum of 296 dwelling units), as shown on Attachment A of the Planning Commission resolution, incorporated herein by reference; and
- b. Amend the Blosser-Southwest Specific Plan (Zoning Map) of the 52.6 acre site **FROM** PD/RMH (Planned Development/Residential Mobile Home Park) **TO** PD/RSL-1 (Planned Development/Single Family Small Lot Residential, maximum of 296 dwelling units), as shown on Attachment B of the Planning Commission resolution, incorporated herein by reference; and
- c. Amend Sections 2 and 3 of the Blosser Southwest Specific Plan, as shown on Attachment C of the Planning Commission resolution, incorporated herein by reference, as amended.

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

ITEM 4 - TENTATIVE TRACT MAP FOR HERITAGE AT WESTGATE RANCH, 1300 TO 1400 BLOCK OF LA BREA AVENUE, TRACT 5969, E-2010-021.

Review of a recommendation to City Council for a tentative tract map that would create 300 residential lots and 19 common lots on a 58.8 acre lot. The residential lots range in size from 3,360 square feet to 9,070 square feet. The common lots total 2.6 acres. The existing zoning of the site is PD/RMH (Planned Development/Residential Mobile Home Park, 400 dwelling unit maximum) and the proposed zoning is PD/RSL-1 (Planned Development/Single Family Small Lot Residential), Assessor's Parcel No. 117-240-029. 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 2577**, recommended that the City Council approve the tentative tract map, Tract 5969, for Heritage at Westgate Ranch Tract, subject to the following:

- a. The design as shown on the Official Tentative Map.
- b. The conditions set forth in the June 22, 2010 (Revised), Subdivision Committee Minutes.

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

ITEM 5 - PLANNED DEVELOPMENT PERMIT FOR HERITAGE AT WESTGATE RANCH, 1300 TO 1400 BLOCK OF LA BREA AVENUE, PD-2010-004, E-2010-021.

Review of a Planned Development Permit to allow construction of 300 single family residential homes, a community park, play equipment and walking/bicycle trails, in a proposed PD/RSL-1 (Planned Development/Single Family Small Lot) zoning district, Assessor's Parcel No. 117-240-029. 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 20, 2010.

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

Brian Halvorson gave the staff presentation, outlining the proposed project as detailed in the written staff reports. Brian corrected an inconsistency in the staff report, clarifying that the General Plan designation was MHP (Mobile Home Park), not RMH (Residential Mobile Home Park). Brian also noted other changes for the record, including adding "large family day care" as a use, and the request to divert from City standards regarding frontage improvements, including narrower streets, no sidewalks, a diversion from the street light standards, and a reduction in corner cutback requirements. Brian added that the applicant had conducted several community meetings to inform neighbors of the proposed changes.

Brian Halvorson clarified that the project site size is 52.6 acres, and the zoning is RMH (Residential Mobile Home Park). Brian spoke about a proposed resident-only gate, and a letter received from the applicant requesting clarity on some mitigation measures.

Brian Halvorson read into the record an opposition letter received from Mr. Ron Faas opposing the removal of a potential mobile home park in the Santa Maria Valley.

Brian Halvorson concluded his presentation.

The Planning Commission and staff discussed the potential ramifications of the proposed zone change, and the processing procedures of the project.

The applicant, Jon Martin, Martin-Farrell Homes, representing The Towbes Group, Urban Planning Concepts, and RRM Design, addressed the Planning Commission, and gave a PowerPoint presentation.

The Planning Commission and the applicant discussed landscaping, parking on the street, including "lodges and clubs" as a permitted use, and the mobile home market and losing the mobile home park designation to get another low entry level housing development.

The Planning Commission and staff discussed the garages, tandem garages, and having space available that is not of the required parking that could be used for storage.

The Planning Commission, staff and the applicant discussed including large family day care homes as a permitted use, the rear yard setback requirements, guest parking, traffic calming devices within the project, and gates on La Brea for residents only.

With no further comments or questions, Chairman Brown closed the public hearing and called for a motion.

Commissioner Quandt requested some deliberation.

Commissioner Andrade expressed concern with balancing the zone change request with the General Plan policy which provides for a variety of home sites and housing types. Commissioner Andrade also expressed concern with the proposed reduced side yard setbacks, approval of small homes and questioned what segment of the population the project would serve.

Commissioner Moats opined that he would favor a project of stick built houses on occupant-owned land in lieu of manufactured houses on leased land.

Commissioner Lopez pointed out that the proposed project was not originally a traditional mobile home project, and is proposed to be nicer now. Commissioner Lopez added his concern about the setbacks and the changes to the City standards.

Commissioner Quandt commented on the importance of having diversity in housing types, and cautioned that market conditions should not dictate all Planning policies.

Chairman Brown agreed with Commissioners Quandt and Moats, adding that the proposed project seemed better than the mobile home plan.

Chairman Brown called again for a motion.

Commissioner Moats made the motion to adopt Resolution No. 2574. Commissioner Lopez seconded the motion, and it passed, 4-1 (Commissioner Andrade against).

Commissioner Moats made the motion to adopt Resolution No. 2575. Commissioner Lopez seconded the motion, and it passed; 4-1 (Commissioner Andrade against).

Commissioner Moats made the motion to adopt Resolution No. 2576, as amended. Brian Halvorson read the amended language into the record: "The City Council, through a subdivision map, may create lots with frontage improvements that do not contain sidewalks and do contain streets narrower than City standard, provided that the streets meet City standards in all other respects and are in no case narrower than 28 feet measured from curb to curb. Any such frontage improvements and streets shall be privately maintained in perpetuity in a safe and functional condition at all times, using a mechanism acceptable to the City. The applicant through easements or other mechanism acceptable to the City shall provide access to such streets for public utilities, public passage, safety services, and such other purposes as the City may require." Commissioner Lopez seconded the motion, and it passed, 4-1 (Commissioner Andrade against).

Commissioner Moats made the motion to adopt Resolution No. 2577. Commissioner Lopez seconded the motion, and it passed, 4-1 (Commissioner Andrade against).

Commissioner Moats made the motion to continue the Planned Development Permit for Heritage at Westgate Ranch to October 20, 2010. Commissioner Lopez seconded the motion, and it passed, 4-1 (Commissioner Andrade against).

The Planning Commission took a five minute break.

Items 6 and 7 were considered together.

ITEM 6 - TENTATIVE TRACT MAP FOR THE BETTERAVIA INDUSTRIAL PARK (ZIMMERMAN), LOCATED NEAR THE NORTHEAST CORNER OF SOUTH BLOSSER ROAD AND WEST BETTERAVIA ROAD, TRACT 5962, E-2009-025. Review of a Mitigated Negative Declaration and a tentative tract map to subdivide one parcel (55.17 acres net/ 57.53 gross) into thirty-eight (38) individual lots for industrial purposes, located in a PD/M-1 (Planned Development/Light Manufacturing) zoning district, Assessor's Parcel No. 117-330-082. (Planner: Greg Stones)

ACTION: By **Resolution No. 2578**, filed a mitigated negative declaration, E-2009-025, for the project and adopt the mitigation monitoring program, as amended, and found that these mitigation measures, as amended, are substantially equivalent to those proposed in the mitigated negative declaration.

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

ACTION: By **Resolution No. 2579**, approved the tentative map, Tract 5962, for Betteravia Industrial Park (Zimmerman Tract), subject to the following, as amended:

- a. The design as shown on the Official Tentative Map.
- b. The conditions set forth in the January 19, 2010 (Revised August 18, 2010), Subdivision Committee Minutes.
- c. The mitigation measures contained in Initial Study/Mitigated Negative Declaration E-2009-025.

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

ITEM 7 - MASTER PLANNED DEVELOPMENT PERMIT AND DESIGN GUIDELINES FOR THE BETTERAVIA INDUSTRIAL PARK (ZIMMERMAN), LOCATED NEAR THE NORTHEAST CORNER OF SOUTH BLOSSER ROAD AND WEST BETTERAVIA ROAD, PD-2009-006, E-2009-025. Review of a Master Planned Development Permit and design guidelines for the Betteravia Industrial Park to allow future development on thirty-eight (38) industrial lots, in a PD/M-1 (Planned Development/ Light Manufacturing) zoning district, Assessor's Parcel No. 117-330-082. A Mitigated Negative Declaration was prepared for the project under the provisions of the California Environmental Quality Act. No further environmental review is required. (Planner: Greg Stones)

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.

Greg Stones made the staff presentation, outlining the proposed project as detailed in the written staff report. Greg distributed a memorandum clarifying some proposed changes to the mitigation measures pertaining to the tract and the Planned Development Permit, and concluded his presentation.

Brian Schwartz, Urban Planning Concepts, representing the applicant, addressed the Planning Commission, introduced the design team, and gave a PowerPoint presentation.

The Planning Commission and Brian Schwartz discussed the City standard for the proposed screening wall, the proposed bicycle trail, the proposed intersections at Western and Betteravia Road, and Falcon and Betteravia Road, and the proposed design guidelines.

With no further comments or questions, Chairman Brown closed the public hearing and called for a motion.

Commissioner Moats made the motion to approve **Resolution No. 2578**, as amended. Chairman Brown seconded the motion, and it passed, 5-0.

Commissioner Moats made the motion to approve **Resolution No. 2579**, as amended. Commissioner Quandt seconded the motion, and it passed, 5-0.

The Planning Commission and staff briefly discussed the proposed design guidelines.

Commissioner Lopez made a motion to continue the Master Planned Development Permit and Design Guidelines to the October 6, 2010 public meeting to allow time to work out additional details in the design guidelines. Commissioner Andrade seconded the motion, and it passed, 5-0.

ADJOURNMENT: The meeting was adjourned at **9:46 p.m.** to a Study Session on **September 2, 2010**, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next regular Public Hearing: **September 15, 2010**

Respectfully submitted,

/s/ Peggy Woods

PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION