Vice-Chairman Moats called the meeting to order at 6:30 p.m.

PRESENT: Commissioners Fred Quigley, Etta Waterfield, and Vice-Chairman Michael W. Moats

ABSENT: Commissioner Tom Lopez 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 – Sandy Cachola
Planner II – Neda Zayer
Planner III – Brian Halvorson

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.

To receive reasonable accommodation under the Americans with Disabilities Act during the meeting, please notify the Community Development Department what you need **during business hours** at least 48 hours in advance of the meeting. The Community Development Department office is at 110 South Pine Street, Santa Maria; (805) 925-0951, ext. 244. The City will give primary consideration to your request in providing assistance. Examples of assistance may include exhibits in large-sized format, use of assisted listening equipment, use of the California Relay Service, texting by cellular phone, or the services of a live interpreter. Assisted listening 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, ext. 307 by 1:00 p.m. on Monday 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, ext. 307 a la 1:00 de la tarde el lunes 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: 2614
Next Regular Planning Commission Meeting: February 6, 2013

CALL TO ORDER: Vice-Chairman Michael Moats

PLEDGE OF ALLEGIANCE TO THE FLAG.

PRESENT: Commissioners Michael W. Moats, Fred Quigley, Etta Waterfield

APPROVED PLANNING COMMISSION MINUTES OF DECEMBER 19, 2012, AS WRITTEN.

PUBLIC COMMENT PERIOD: No one present requested 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 THE SANTA MARIA FREEWAY CENTER INTERCHANGE DIRECTORY SIGN, 1000 EAST BETTERAVIA ROAD, PD-2008-010, E-2008-052. Review of a request for an extension of time for a Planned Development Permit to allow construction of a 70-foot high, 193 square-foot interchange directory sign in a PD/FS (Planned Development/Freeway Service) zoning district, Assessor’s Parcel No. 128-136-009. (Project Planner: Brian Halvorson)

ACTION: By motion, approved the extension of time for one year to January 15, 2014.

VOTE: 3-0-2 AYES: Commissioners Quigley, Waterfield and Vice-Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: Chairman Brown and Commissioner Lopez.

PUBLIC HEARINGS:

ITEM 2 - TENTATIVE PARCEL MAP FOR THE SANTA MARIA FREEWAY CENTER, 1000 EAST BETTERAVIA ROAD, TRACT 5977, E-2011-015. Review of a tentative parcel map that would create two additional lots on a 4.9 acre lot. The total number of lots on the project site will increase from two (2) lots to four (4) lots and will range in size from 0.80 to 1.86 acres. The zoning of the site PD/FS (Planned Development/Freeway Service), Assessor’s Parcel Nos. 128-136-008 and 128-136-009. This project qualifies for a Class 15 categorical exemption. No further environmental review is required. (Project Planner: Brian Halvorson)

ACTION: By Resolution No. 2614 approved the tentative map, Tract 5977, for the Santa Maria Freeway Center Parcel Map, subject to the following:

a. The design as shown on the Official Tentative Map.

b. The revised conditions set forth in the May 3, 2011, Subdivision Committee Minutes.

VOTE: 3-0-2 AYES: Commissioners Quigley, Waterfield and Vice-Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: Chairman Brown and Commissioner Lopez.
Brian Halvorson gave a brief staff presentation, outlining the proposed project as detailed in the written staff report.

Gordon Gill spoke and thanked staff for their assistance with this project.

With no further comments or questions, Vice-Chairman Moats closed the public hearing and called for a motion. Commissioner Waterfield made the motion to approve the project. Commissioner Quigley seconded the motion, and it passed, 3-0-2.

**ITEM 3 - PLANNED DEVELOPMENT PERMIT FOR A MONOPINE AT GREAT AMERICAN STORAGE, 851 EAST ENOS DRIVE, PD-2012-0006, E-2012-0037.** Review of a Planned Development Permit for the installation of a 50 foot monopine with associated telecommunications equipment at Great American Storage, in a PD/M-1 (Planned Development/Light Manufacturing) zoning district, Assessor’s Parcel No. 128-139-003. This project qualifies for a Class 1 categorical exemption. No further environmental review is required. (Project Planner: Neda Zayer)

**ACTION:** By motion, approved subject to the conditions contained in the preliminary draft of the Planned Development Permit.

**VOTE:** 3-0-2 AYES: Commissioners Quigley, Waterfield and Vice-Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: Chairman Brown and Commissioner Lopez.

Neda Zayer gave a brief staff presentation, outlining the proposed project as detailed in the written staff report.

The applicant, Jerry Ambrose, addressed the Planning Commission and showed them samples of the “pine clusters” that will cover the monopine.

With no further comments or questions, Vice-Chairman Moats closed the public hearing and called for a motion. Commissioner Quigley made the motion to approve the project. Commissioner Waterfield seconded the motion, and it passed, 3-0-2.

**ITEM 4 - GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR WESTERN SKY COMMUNITIES, LLC FOR A 91-UNIT APARTMENT COMPLEX, 1318 NORTH BROADWAY AND 1329 NORTH MCCLELLAND STREET, GPZ-2012-0001, E-2012-0016.** Review of recommendations to City Council regarding an amendment to the General Plan (Land Use Policy Map) to change the land use designation on 0.87 acre from CC (Community Commercial) to HDR-22 (High Density Residential) and a zone change on 0.87 acre 1.71 acres from PD/C-2 (Planned Development/General Commercial and R-3 (High Density Residential), respectively, to PD/R-3 (Planned Development/High Density Residential), and approving 35 percent density bonus on the 2.58 acres, Assessor’s Parcel No.121-031-009. This project qualifies for Class 5 and Class 32 categorical exemptions; no further environmental review is required. (Project Planner: Bill Shipsey)

**ITEM 5 - PLANNED DEVELOPMENT PERMIT FOR WESTERN SKY COMMUNITIES, LLC FOR A 91-UNIT APARTMENT COMPLEX, 1318 NORTH BROADWAY AND 1329 NORTH MCCLELLAND STREET, PD-2012-0002, E-2012-0016.** Review of a Planned Development Permit to allow the conversion of an existing retirement facility into a 91-unit apartment complex, including an addition of approximately 27,504 square feet, and a 700 square foot community building on 2.58 acres, Assessor’s Parcel No.121-031-009. This project qualifies for Class 5 and Class 32 categorical exemptions. No further environmental review. (Project Planner: Bill Shipsey)
ACTION: By motion, removed items 4 and 5 from the agenda.

VOTE: 3-0-2 AYES: Commissioners Quigley, Waterfield and Vice-Chairman Moats; NOES: None; ABSTAINED: None; ABSENT: Chairman Brown and Commissioner Lopez.

ADJOURNMENT: The meeting was adjourned at 6:55 p.m. to a Study Session on January 3, 2013, at 10:00 a.m. in the Community Development Department Conference Room, 110 S. Pine Street, Santa Maria.

Next study session: January 24, 2013*
Next regular Public Hearing: February 6, 2013*

Respectfully submitted,

/s/ Peggy Woods
PEGGY WOODS, ASSISTANT SECRETARY
CITY PLANNING COMMISSION