CALL TO ORDER: Chair Robert Dickerson called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Led by Commissioner Quigley

PRESENT: Commissioners Adrian Andrade, Rodger Brown, Maribel Hernandez, Fred Quigley and Chair Robert Dickerson

Planning Division Manager – Peter Gilli
Deputy City Attorney – Phil Sinco
Senior Civil Engineer – Hallie Holden
Recording Secretary – Sandy Cachola
Planner II – Frank Albro

APPROVED PLANNING COMMISSION MINUTES OF NOVEMBER 4, 2015, AS CORRECTED.

PUBLIC COMMENT PERIOD: No one present wished to speak.

PUBLIC HEARINGS:

ITEM 1 – VERIZON TELECOMMUNICATION TOWER PLANNED DEVELOPMENT PERMIT AT 1000 WEST FOSTER ROAD. Review of a Planned Development Permit (PD2015-0017) for Sequoia Development/Verizon Wireless to construct a 113-foot-tall telecommunication tower and associated equipment on a partially developed 37.5 acre site in an OS (Open Space) district of the Airport Business Park Specific Plan.

ACTION: By motion, approved Planned Development Permit, PD2015-0017.

VOTE: 5-0 AYES: Commissioners Andrade, Brown, Hernandez, Quigley and Chair Dickerson; NOES: None; ABSTAINED: None; ABSENT: None

Frank Albro gave the staff presentation, giving an overview of the proposed project as presented in the written staff report.

The Planning Commission and staff discussed the proposed location of the tower, whether any trees would be cut down, monitoring the landscaping, and proximity to the industrial area.

Melissa Stamarin, Sequoia Deployment Services, Inc., 22471 Aspan, Suite 209, Lake Forest, addressed the Planning Commission on behalf of Verizon, stating the applicant’s agreement with the conditions set forth by staff.

With no further comments or questions, Chair Dickerson closed the public hearing and called for discussion or a motion.
Commissioner Hernandez made the motion to approve Planned Development Permit PD2015-0017. Commissioner Quigley seconded the motion, and it passed, 5-0.

**ITEM 2 - TEXT AMENDMENTS TO CHAPTER 12-54 OF THE ZONING ORDINANCE RELATED TO MEDICAL MARIJUANA DISPENSARIES AND CULTIVATION.** Review of City-initiated zoning text amendments (Z2015-0006) to Chapter 12-54 (Medical Marijuana Dispensaries) of the Municipal Code addressing medical marijuana dispensaries and cultivation.

**ACTION:** By Resolution No. 2668, recommended that the City Council approve Z2015-0006 with limited cultivation.

Options:
1. Recommend the City Council approve Z2015-0006 with a ban on cultivation; or
2. Recommend the City Council approve Z2015-0006 with limited cultivation.

**VOTE - OPTION 1: 2-3**
- **AYES:** Commissioner Hernandez and Chair Dickerson; Andrade, Brown and Quigley; ABSTAINED: None;
- **NOES:** None

**VOTE - OPTION 2: 3-2**
- **AYES:** Commissioners Andrade, Brown and Quigley;
- **NOES:** Commissioner Hernandez and Chair Dickerson; ABSTAINED: None;
- **ABSENT:** None

Phillip Sinco gave the staff presentation, giving an overview of the proposed project as presented in the written staff report.

With no questions or comments, Chair Dickerson called for a motion on the first option. Commissioner Hernandez made the motion to approve a resolution to approve the project consistent with Option #1. Chair Dickerson seconded the motion, and it did not pass, 2-3 (Andrade, Brown and Quigley against).

Commissioner Andrade made the motion to approve Resolution No. 2668 consistent with Option #2. Commissioner Quigley seconded the motion, and it passed, 3-2 (Hernandez and Dickerson against).

**OTHER BUSINESS:**

**ITEM 3 - DETERMINATION OF GENERAL PLAN CONSISTENCY FOR THE COUNTY OF SANTA BARBARA ACQUISITION OF 110 AND 116 WEST AGNES AVENUE.** Request for a determination of General Plan conformity (SP2015-0022) from the County of Santa Barbara for Alcohol, Drug and Mental Health services on 0.28 acres at 110 and 116 West Agnes Avenue in the CPO (Commercial and Professional Office) Land Use Classification and PD/CPO (Planned Development/Commercial Professional Office) zoning district.
ACTION: By Resolution No. 2669, found that the proposed acquisition by the County of Santa Barbara for the proposed Alcohol, Drug, and Mental Health facility is consistent with the City of Santa Maria General Plan.

VOTE: 3-2 AYES: Commissioners Andrade, Brown, and Quigley; NOES: Commissioner Hernandez, Chair Dickerson; ABSTAINED: None; ABSENT: None

Peter Gilli gave the staff presentation, giving an overview of the proposed project as presented in the written staff report.

The Planning Commission and staff briefly discussed why staff’s position had changed on the project.

Laura Zeitz, a nurse, and Dr. Alice Gleghom, 300 North San Antonio, Santa Barbara, representing the applicant, addressed the Planning Commission and detailed the proposed use for the facility.

Velma Bondietti, 1116 North Lincoln, Santa Maria, addressed the Planning Commission in opposition to the project, citing concerns with parking and neighborhood congestion.

Frank Ricceri, 225 East Inger, Suite 101B, Santa Maria, of Transitions - Mental Health Association, spoke in favor of the project, citing the need for mental health facilities in the community.

Charles Huffines, 117 West Tunnell Street, Suite B-2, Santa Maria, ADMHA Mental Health Commissioner, spoke in favor of the project, referencing the people who have mental illness with nowhere to go for help.

Nancy Stewart, 901 West Main Street, Santa Maria, addressed the Planning Commission, agreeing that there is a need for this type of facility, but opposing this location, citing traffic concerns and safety.

Bob Orach, resident and City Councilman, Santa Maria, addressed the Planning Commission, agreeing that the project is needed, but opposed to the location.

The Planning Commission and staff discussed traffic and related safety issues.

Attorney Phil Sinco confirmed that the Planning Commission could not deny the project for traffic issues, but only make findings to determine its consistency with the General Plan.

The Planning Commission and applicant briefly discussed the staffing of the facility.

Peter Gilli stated that the General Plan specifics relevant to this project concern zoning and neighborhood conflict.

After deliberation, Chair Dickerson closed the public hearing and called for a motion. Commissioner Andrade made the motion to approve Resolution No. 2669. Commissioner Quigley seconded the motion, and it passed, 3-2 (Hernandez and Dickerson against).

ADJOURNMENT: The meeting was adjourned at 8:03 p.m. to a study session on November 19, 2015 at 1:00 p.m. in the Community Development Department’s conference room, 110 South Pine Street, Santa Maria.
Respectfully submitted,

/s/ Peter Gilli
PETER GILLI, ASSISTANT SECRETARY
PLANNING COMMISSION