



## **PLANNING COMMISSION AGENDA**

**CITY OF SANTA MARIA**

**REGULAR MEETING MARCH 16, 2016**

**CITY COUNCIL CHAMBERS, 6:30 P.M.**

**CALL TO ORDER.** Chair Maribel Hernandez

**PLEDGE OF ALLEGIANCE.**

**ROLL CALL.** Commissioners Adrian Andrade, Robert Dickerson, Gayle Pratt, Tim Seifert and Chair Maribel Hernandez

**APPROVAL OF PLANNING COMMISSION MINUTES OF MARCH 2, 2016.**

**PUBLIC COMMENT PERIOD (not to exceed a total of 15 minutes).**

Each member of the audience may address the Commission on any subject within the Commission's business. Each member of the audience and each subject is limited to discussion of three minutes or as otherwise directed by the Chair.

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Next Resolution No: 2683

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**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.

1. **[SANTA MARIA TIRE COMPANY PERMIT AMENDMENT AT THE 1900 BLOCK OF NORTH PREISKER LANE.](#)** Review of a Permit Amendment (A2016-0004) by Santa Maria Tire Company, for an extension of time to a previously approved Planned Development Permit (PD2013-0004) for an 8,000-square-foot commercial truck and farm equipment tire sales and service facility in the PD/CM (Planned Development/Commercial Manufacturing) zoning district.

**RECOMMENDATION:** That the Planning Commission, by motion, approve Permit Amendment A2016-0004.

2. **[BRADLEY WEST PLANNED DEVELOPMENT PERMIT AT THE NORTHEAST CORNER OF BETTERAVIA ROAD AND COLLEGE DRIVE.](#)** Review of a Planned Development Permit (PD2015-0021) for NKT Commercial to construct up to 131,500 square feet of retail space on 13.3 acres in Area 1 of the Enos Ranchos Specific Plan.

**RECOMMENDATION:** That the Planning Commission, by motion, continue Planned Development Permit PD2015-0021 to a special hearing on March 30, 2016.

3. **BRADLEY EAST PLANNED DEVELOPMENT PERMIT AT THE NORTHWEST CORNER OF BETTERAVIA ROAD AND HIGHWAY 101.** Review of a Planned Development Permit (PD2015-0023) for NKT Commercial to construct up to 230,000 square feet of retail and office space on 16.7 acres in Area 1 of the Enos Ranchos Specific Plan.

**RECOMMENDATION:** That the Planning Commission, by motion, continue Planned Development Permit PD2015-0023 to a special hearing on March 30, 2016.

4. **ENOS RANCHOS FREEWAY TOWER SIGN PLANNED DEVELOPMENT PERMIT AT THE NORTHWEST CORNER OF BETTERAVIA ROAD AND HIGHWAY 101.** Review of Planned Development Permit (PD2015-0026) for NKT Commercial to construct a 75 foot freeway tower sign on 16.7 acres in Area 1 of the Enos Ranchos Specific Plan.

**RECOMMENDATION:** That the Planning Commission, by motion, continue Planned Development Permit PD2015-0026 to a special hearing on March 30, 2016.

5. **COSTCO PLANNED DEVELOPMENT PERMIT ON THE EAST SIDE OF BRADLEY ROAD, SOUTH OF BETTERAVIA ROAD.** Review of a Planned Development Permit (PD2015-0024) for Costco to construct a 156,000-square-foot retail warehouse and 24 pump fueling station on an 18.2 acre site in Area 2 of the Enos Ranchos Specific Plan.

**RECOMMENDATION:** That the Planning Commission, by motion, continue Planned Development Permit PD2015-0024 to a special hearing on March 30, 2016.

## **PUBLIC HEARINGS**

### **ORDER OF PROCEEDINGS FOR PUBLIC HEARING ITEMS:**

Staff presentation.

Applicant presentation.

Questions from Commission.

Written communications/public comment.

Applicant closing statement.

Public hearing to be closed.

6. **HARVEST GLEN PERMIT AMENDMENT AT THE SOUTHEAST CORNER OF SOUTH BLOSSER ROAD AND WEST SONYA LANE.** Review of a Permit Amendment (A2016-0002) by Williams Homes, for an extension of time to a previously approved Planned Development Permit (PD2013-0011) for 126 homes on a 13.1 acre site in a PD/R-3 (Planned Development/High Density Residential) zoning district.

**RECOMMENDATION:** That the Planning Commission, by motion, approve Permit Amendment A2016-0002.

7. **PLANNED DEVELOPMENT PERMIT FOR ELEMENT CHRISTIAN CHURCH LOCATED ON THE SOUTH SIDE OF MERCURY DRIVE BETWEEN AUTO PARK DRIVE AND STATE ROUTE 135.** Review of a Planned Development Permit (PD2015-0018), for Element Christian Church to allow a 30,000-square-foot worship center and Youth Center, administration offices and associated parking, landscaping and stormwater facilities on a 4-acre site in a PD/R-3 (Planned Development/High Density Residential) and PD/C-2 (Planned Development/General Commercial) zoning districts.

**RECOMMENDATION:** That the Planning Commission, by motion, approve Planned Development Permit PD2015-0018.

8. **ENOS RANCHOS TRACT MAP FOR THE ENOS RANCHOS SPECIFIC PLAN AREA.** Review of a Tract Map (TR2015-0001) for NKT Commercial to subdivide 113.4 acres into 20 parcels in the Enos Ranchos Specific Plan Area.

**RECOMMENDATION:** That the Planning Commission, by resolution, approve Tract 6000, TR2015-0001.

#### **OTHER BUSINESS.**

9. **2015 GENERAL PLAN ANNUAL REPORT.** Review of the General Plan Annual Report (SP2016-0003) summarizing development activity in the City of Santa Maria for the 2015 calendar year.

**RECOMMENDATION:** That the Planning Commission, by motion, recommendation the City Council receive the 2015 General Plan Annual Report.

10. **REPORT ON CITY COUNCIL ACTIONS.**

11. **ORAL REPORTS FROM PLANNING COMMISSION AND STAFF.**

#### **ADJOURNMENT.**

Next Study Session: March 17, 2016

Next Public Hearing: March 30, 2016

## ANNOUNCEMENTS.

### DISCLOSURE:

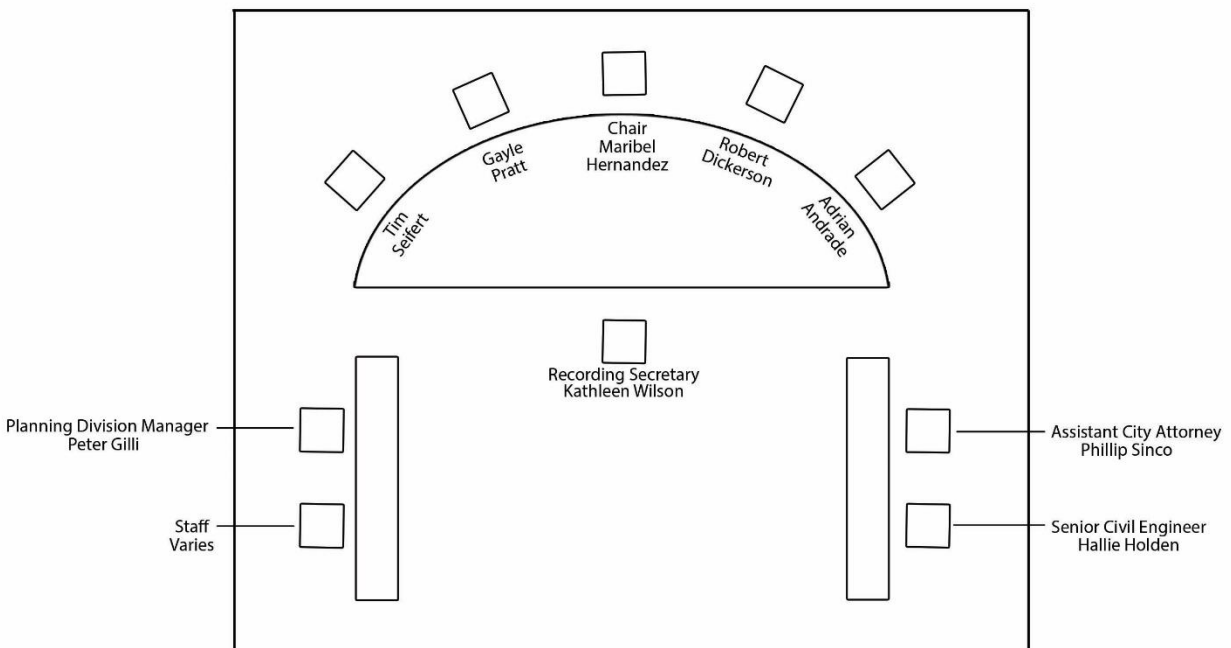
This agenda is prepared and posted pursuant to the requirements of Government Code Section 54954.2. By listing a topic on this agenda, the Planning Commission has expressed its intent to discuss and act on each item. In addition to any action identified in the brief general description of each item, 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.

If you challenge a determination made on a matter on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in written correspondence to the Planning Commission at, or prior to, the public hearing.

Materials related to an item on this agenda submitted after distribution of the agenda packet will be available for public inspection during normal business hours in the Community Development Department Office, 110 S. Pine Street, Suite 101, Santa Maria.

### REASONABLE ACCOMMODATION:

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.



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