

PLANNING COMMISSION MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA

June 4, 2025, 5:30 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

Members Present: Commissioner Esau Blanco, Commissioner Tom Lopez, Commissioner Yasameen Mohajer, Commissioner Tim Seifert, and Chair Robert Dickerson

Staff Present: Planning Division Manager Dana Eady, Assistant City Attorney Heather Whitham, Principal Civil Engineer Mark Mueller, Senior Civil Engineer Zoe Glick, Principal Planner Frank Albro, Senior Planner Carol Ziesenhenne, Recording Secretary Tracy Rosas

1. PLEDGE OF ALLEGIANCE

Commissioner Lopez led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Commissioners Esau Blanco, Tom Lopez, Yasameen Mohajer, Tim Seifert and Chair Robert Dickerson.

Chair Dickerson called the meeting to order at 5:35 p.m.

3. APPROVAL OF MINUTES

Moved by: Commission Chair Tim Seifert

Seconded by: Commissioner Tom Lopez

Approve the minutes of the Planning Commission for the meeting of May 21, 2025

For (3): Commissioner Tom Lopez, Commissioner Tim Seifert, and Chair Robert Dickerson

Abstained (2): Commissioner Esau Blanco, and Commissioner Yasameen Mohajer

Motion carried by a recorded vote (3 to 0)

4. PUBLIC COMMENT PERIOD

Each member of the audience may address the Commission on any subject within the Commission's business that is not on the agenda. Each member of the audience is limited to discussion of three minutes or as otherwise directed by the Commission Chair.

There were no requests to speak.

5. PUBLIC HEARINGS

ORDER OF PROCEEDINGS FOR PUBLIC HEARING ITEMS:

Staff presentation.

Disclose any Commissioner communications.

Applicant presentation.

Questions from the Commission.

Open meeting to the public:

Written communications

Public comment

Any rebuttals to be heard

*Questions of the public or applicant the from Commission.
Public hearing to be closed.
Discussion and decision on the item.*

5.a INDUSTRIAL PARKWAY BATTERY STORAGE REQUEST FOR TIME EXTENSION

Property Location: 2916 Industrial Parkway

Consideration of a request for a two-year Time Extension (A2025-0004) for Planned Development Permit (PD2021-0012) to extend the expiration date for RPCA Storage 1, LLC to establish a battery energy storage system on a 1-acre site in a PD/M-1 (Planned Development/Light Manufacturing) district.

Environmental: On August 3, 2022, this project was determined to be eligible for a Class 32 (Infill Development Projects) categorical exemption based on Section 15332 of the California Environmental Quality Act Guidelines. No new environmental determination is necessary for this time extension request.

Planner Contact: Frank Albro, 805-925-0951 ext. 2379; <mailto:falbro@cityofsantamaria.org>

Moved by: Commissioner Tim Seifert

Seconded by: Commissioner Esau Blanco

By motion, approved Time Extension A2025-0004 granting a two-year time extension for Planned Development Permit PD2021-0012.

For (5): Commissioner Esau Blanco, Commissioner Robert Dickerson, Commissioner Tom Lopez, Commissioner Yasameen Mohajer, and Commissioner Tim Seifert

Motion carried by a recorded vote (5 to 0)

Item 5.c was moved up in the order:

5.c ZONING TEXT AMENDMENTS FOR ACCESSORY DWELLING UNITS, TITLE 12 OF THE CITY OF SANTA MARIA MUNICIPAL CODE

Review of Zoning Text Amendments (Z2025-0001) to amend Chapter 12-56, Accessory Dwelling Units, of Title 12 of the City of Santa Maria Municipal Code.

Environmental: The proposed Zoning Text Amendments are statutorily exempt from the California Environmental Quality Act (CEQA) per Public Resources Code Section 21080.17.

Planner Contact: Dana Eady, 805-925-0951 ext. 2444; <mailto:deady@cityofsantamaria.org>

Moved by: Commissioner Tom Lopez

Seconded by: Commissioner Tim Seifert

By resolution, recommended that the City Council approve Zoning Text Amendment Z2025-0001.

For (4): Commissioner Esau Blanco, Commissioner Tom Lopez, Commissioner Yasameen Mohajer, and Commissioner Tim Seifert

Abstained (1): Chair Robert Dickerson

Motion carried by a recorded vote (4 to 0)

5.b SPLASH N' DASH CARWASH PLANNED DEVELOPMENT PERMIT AMENDMENT AND CONDITIONAL USE PERMIT

Property Location: 1703 South Bradley Road

Review of a Planned Development Permit Amendment (A2024-0014) to Planned Development Permit (PD2018-0005) and a Conditional Use Permit (U2025-0005) for Splash Auto Center LLC to construct a proposed 16,300-square-foot carwash facility with a 3,200-square-foot carwash tunnel, a customer cafe/wait room and drive-through cafe pickup lane, offices, restrooms, covered

vacuum/dry down areas, and a water tower feature on a 1.6-acre site in a PD-f-a/C-2 (Planned Development-freeway tower-auto overlay/General Commercial) district.

Environmental: The project was adequately covered in a previously certified Final Supplemental Environmental Impact Report (SEIR) for the Enos Ranchos Specific Plan (SCH#2007011082) pursuant to California Environmental Quality Act State Guidelines Section 15162.

Planner Contact: Carol Ziesenhenne, 805-925-0951 ext. 1607;

<mailto:cziesenhenne@cityofsantamaria.org>

Moved by: Commissioner Esau Blanco

Seconded by: Commissioner Tim Seifert

By motion, approved Planned Development Permit Amendment A2024-0014 and Conditional Use Permit U2025-0005.

For (3): Commissioner Esau Blanco, Chair Robert Dickerson, and Commissioner Tim Seifert

Abstained (2): Commissioner Tom Lopez, and Commissioner Yasameen Mohajer

Motion carried by a recorded vote (3 to 0)

6. OTHER BUSINESS

Oral Reports from the Planning Commission and staff.

7. ANNOUNCEMENTS

Next Study Session: June 5, 2025

Next Public Hearing: June 18, 2025

8. ADJOURNMENT

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.

I, Dana Eady, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of Santa Maria City Hall and Santa Maria Public Library and made available at <https://www.cityofsantamaria.org/services/departments/city-clerk-records/agendas-reports-meeting-videos> on this ##th day of Month 2025.

There being no further business, Chair Dickerson declared the Planning Commission meeting adjourned at 7:16 p.m.

Dana Eady, Assistant Secretary

Robert Dickerson, Planning Commission Chair