

# PLANNING COMMISSION MEETING MINUTES

## CITY OF SANTA MARIA, CALIFORNIA

April 1, 2026, 5:30 p.m.  
City Hall Council Chambers  
110 East Cook Street  
Santa Maria

Members Present: Commissioner Tom Lopez, Commissioner Tim Seifert, Chair Esau Blanco

Members Absent: Commissioner Robert Dickerson, Commissioner Yasameen Mohajer

Staff Present: Planning Division Manager Dana Eady, Assistant City Attorney Heather Whitham, Principal Planner Frank Albro, Associate Planner Daisey Miranda, Principal Civil Engineer Mark Mueller, Senior Civil Engineer Zoe Glick, Recording Secretary Kathleen Wilson

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### 1. PLEDGE OF ALLEGIANCE

Commissioner Seifert led the Pledge of Allegiance.

### 2. CALL TO ORDER

Commissioners Tom Lopez, Tim Seifert, and Chair Esau Blanco.

Absent: Commissioners Robert Dickerson and Yasameen Mohajer

Chair Blanco called the meeting to order at 5:30 p.m.

### 3. CONSENT CALENDAR

The consent calendar is approved with one motion. These items are read only on the 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.

**Moved by:** Commissioner Tim Seifert

**Seconded by:** Commissioner Tom Lopez

Approve the consent calendar.

For (3): Commissioner Tom Lopez, Commissioner Tim Seifert, and Chair Esau Blanco

Absent (2): Commissioner Robert Dickerson, and Commissioner Yasameen Mohajer

**Motion carried by a recorded vote (3 to 0)**

#### 3.a Approval of Minutes

Approve the minutes of the Planning Commission for the meeting of March 18, 2026.

**Motion carried unanimously**

#### 3.b BLOSSER RANCH LOT 7 APARTMENTS TIME EXTENSION

**Property Location: Southeast Corner of Blosser Road and La Brea Avenue**

Review of a Permit Amendment (A2026-0009) to Planned Development Permit (PD2022-0013) to allow a time extension of two-years for Canfield Development, Inc. to construct 301 apartments on 9.31-acres in a PD/R-3 (Planned Development/High-Density Residential) District of the Blosser Southeast Area 5B Specific Plan.

Environmental: The project was adequately covered in a previously adopted Final Supplemental Environmental Impact Report (State Clearinghouse #1994107909) pursuant to California Environmental Quality Act State Guidelines Section 15162.

**Planner Contact:** Carol Ziesenhenne, 805-925-0951 ext. 1607;  
[cziesenhenne@cityofsantamaria.org](mailto:cziesenhenne@cityofsantamaria.org)

Approve Permit Amendment A2026-0009 granting a two-year time extension for Planned Development Permit PD2022-0013.

**Motion carried unanimously**

3.c BLOSSER RANCH LOT 2 APARTMENTS TIME EXTENSION

**Property Location: Southwest Corner of Stowell Road and Western Avenue**

Review of a Permit Amendment (A2026-0010) to Planned Development Permit (PD2023-0006) to allow a time extension of two years for Blosser Fee Owner, LLC to construct 285 apartments, a community center, and associated onsite improvements on 10.23-gross acres in the PD/R-3 (Planned Development/High Density Residential) District of the Blosser Southeast Area 5B Specific Plan.

Environmental: The project was adequately covered in a previously adopted Final Supplemental Environmental Impact Report (State Clearinghouse #1994107909) pursuant to California Environmental Quality Act State Guidelines Section 15162.

**Planner Contact:** Carol Ziesenhenne, 805-925-0951 ext. 1607;  
[cziesenhenne@cityofsantamaria.org](mailto:cziesenhenne@cityofsantamaria.org)

Approve Permit Amendment A2026-0010 granting a two-year time extension for Planned Development Permit PD2023-0006.

**Motion carried unanimously**

3.d BLOSSER RANCH LOT 3 APARTMENTS TIME EXTENSION

**Property Location: Southeast Corner of Stowell Road and Western Avenue**

Review of a Permit Amendment (A2026-0011) to Planned Development Permit (PD2023-0011) to allow a time extension for Blosser Fee Owner, LLC to construct 246 apartments, a community center, and associated onsite improvements on 8.88-gross acres in the PD/R-3 (Planned Development/High Density Residential) District of the Blosser Southeast Area 5B Specific Plan.

Environmental: The project was adequately covered in a previously adopted Final Supplemental Environmental Impact Report (State Clearinghouse #1994107909) pursuant to California Environmental Quality Act State Guidelines Section 15162.

**Planner Contact:** Carol Ziesenhenne, 805-925-0951 ext. 1607;  
[cziesenhenne@cityofsantamaria.org](mailto:cziesenhenne@cityofsantamaria.org)

Approve Permit Amendment A2026-0011 granting a two-year time extension for Planned Development Permit PD2023-0011.

**Motion carried unanimously**

**4. PUBLIC COMMENT PERIOD**

Speakers may provide public comments on any matter within the subject matter jurisdiction of the Commission. Each speaker will be limited to 3 minutes, maximum 15 minutes for Public Comment Period. Unless a majority of the Commission objects, the Chair may provide speakers more or less time to speak. All comments or queries shall be addressed to the Commission as a body and not to any specific member thereof. Pursuant to Government Code §54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the Commission shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

There were no requests to speak.

**5. PUBLIC HEARINGS**

ORDER OF PROCEEDINGS FOR PUBLIC HEARING ITEMS:

*Agenda Report to be given.*

*Questions from the Commission.*

*Written communications/Public Input.*

*Commission discussion and action.*

**5.a A STREET DELI PLANNED DEVELOPMENT PERMIT**

**Property Location: 1500 W Betteravia Road**

Review of a Planned Development Permit PD2025-0005 for Rami Zakour to construct a 4,420 square foot market/deli on a 0.5-acre site in a PD/C-2 (Planned Development/ General Commercial) zoning district.

Environmental: The project was adequately covered in a previously adopted initial study/ negative declaration pursuant to California Environmental Quality Act (CEQA) State Guidelines Section 15162.

**Planner Contact:** Daisey Miranda, 805-925-0951 ext. 2016; [dmiranda@cityofsantamaria.org](mailto:dmiranda@cityofsantamaria.org)

By motion, approve Planned Development Permit PD2025-0005, as amended.

For (3): Commissioner Tom Lopez, Commissioner Tim Seifert, and Chair Esau Blanco

Absent (2): Commissioner Robert Dickerson, and Commissioner Yasameen Mohajer

**Motion carried by a recorded vote (3 to 0)**

**6. REPORTS BY STAFF**

**7. ORAL REPORTS OF COMMISSIONERS**

**8. ADJOURNMENT**

Next Study Session: April 16, 2026

Next Public Hearing: April 15, 2026

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 27th day of March 2026.*

There being no further business, Chair Blanco declared the Planning Commission meeting adjourned at 6:45 p.m.

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Dana Eady, Assistant Secretary

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Esau Blanco, Planning Commission Chair