

PLANNING COMMISSION MEETING MINUTES

CITY OF SANTA MARIA, CALIFORNIA

July 19, 2023, 6:30 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

Members Present: Commissioner Esau Blanco
Commissioner Robert Dickerson
Commissioner Tom Lopez

Members Absent: Commissioner Yasameen Mohajer
Chair Tim Seifert

Staff Present: Planning Division Manager Dana Eady
Assistant City Attorney Heather Whitham
Senior Planner Carol Ziesenhenne
Recording Secretary Kathleen Wilson

1. PLEDGE OF ALLEGIANCE

Commissioner Blanco led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Vice-Chair Dickerson called the meeting to order at 6:30 p.m.

Commissioners Esau Blanco, Robert Dickerson, Tom Lopez present; Yasameen Mohajer, and Commission Chair Tim Seifer absent.

3. APPROVAL OF MINUTES

Moved by: Commissioner Blanco
Seconded by: Commissioner Lopez

Approve the minutes of the Planning Commission for the meeting of June 21, 2023.

Moved by: Commissioner Esau Blanco
Seconded by: Commissioner Tom Lopez
3 – 0 – 2 (Mohajer and Seifert absent)

4. 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 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.

6.a **SANTA MARIA CEMETERY DISTRICT EXPANSION GENERAL PLAN AMENDMENT, ZONE CHANGE AND PLANNED DEVELOPMENT PERMIT AT THE 600 BLOCK OF EAST NEWLOVE DRIVE**

Property Location: 600 Block of East Newlove Drive; APN 128-076-032

Review of a General Plan Land Use Map Amendment and Zone Change (GPZ2021-0003) FROM MDR-12 (Medium Density Residential) land use designation and R-2 (Medium Density Residential) zoning TO CF (Community Facilities) land use designation and PF (Public Facilities and Institutional) zoning designation and a Planned Development Permit (PD2022-0014) for the Santa Maria Cemetery District to construct a 2,550-square-foot prefabricated storage building with attached 544-square foot office and break room, with a 15,900-square-foot gravel base storage area and associated site improvements on a 0.87-acre site.

Environmental: Environmental Review for this project was completed through the preparation of an Initial Study/Mitigated Negative Declaration (SCH # 2023040484) pursuant to the California Environmental Quality Act State Guidelines.

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

cziesenhenne@cityofsantamaria.org

Moved by: Commissioner Tom Lopez

Seconded by: Commissioner Esau Blanco

Took the following actions:

1. By resolution, recommend that the City Council adopt a resolution to adopt a Mitigated Negative Declaration (MND) prepared for the Santa Maria Cemetery District Expansion project;

Moved by: Commissioner Tom Lopez
Seconded by: Commissioner Esau Blanco
3 – 0 – 2 (Mohajer and Seifert absent)

2. By resolution, recommend that the City Council approve the General Plan Land Use Map Amendment and Zone Change, GPZ2021-0003;

Moved by: Commissioner Tom Lopez
Seconded by: Commissioner Esau Blanco
3 – 0 – 2 (Mohajer and Seifert absent)

3. By motion, recommend that the City Council approve Planned Development Permit PD2022-0014.

Moved by: Commissioner Tom Lopez
Seconded by: Commissioner Esau Blanco
3 – 0 – 2 (Mohajer and Seifert absent)

6.b CITY OF SANTA MARIA GENERAL PLAN UPDATE PREFERRED LAND USE ALTERNATIVE

Review of the City of Santa Maria General Plan Update Preferred Land Use Alternative for target year 2045.

Environmental: The activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (CEQA) State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required.

Planner Contact: Dana Eady, Planning Division Manager, 805-925-0951 ext. 2444;

<mailto:deady@cityofsantamaria.org>

Action: The Planning Commission, by motion, continued item to September 6, 2023, public hearing.

Moved by: Commissioner Tom Lopez
Seconded by: Commissioner Esau Blanco
3 – 0 – 2 (Mohajer and Seifert absent)

7. OTHER BUSINESS

Oral Reports from the Planning Commission and staff.

8. ADJOURNMENT

Next Study Session: July 20, 2023
Next Public Hearing: August 16, 2023

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

Dana Eady, Assistant Secretary

Robert Dickerson, Planning Commission Vice-Chair