

# PLANNING COMMISSION MEETING MINUTES

## CITY OF SANTA MARIA, CALIFORNIA

October 2, 2024, 5:30 p.m.  
City Hall Council Chambers  
110 East Cook Street  
Santa Maria

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

Staff Present: Planning Division Manager Dana Eady, Assistant City Attorney Jeffrey Patrick, Principal Planner Frank Albro, Principal Civil Engineer Mark Mueller, Senior Civil Engineer Luis Magallon, Recording Secretary Tracy Rosas

---

### 1. PLEDGE OF ALLEGIANCE

Commissioner Lopez lead the Pledge of Allegiance.

### 2. CALL TO ORDER/ROLL CALL

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

Chair Seifert called the meeting to order at 6:30 p.m.

### 3. APPROVAL OF MINUTES

**Moved by:** Commissioner Robert Dickerson

**Seconded by:** Commissioner Esau Blanco

Approve the minutes of the Planning Commission for the meeting of September 18, 2024.

**Motion carried unanimously**

### 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.*

Commissioner Lopez recused himself citing a conflict of interest.

5.a RICHARDS RANCH ANNEXATION, PRE-ZONING

**Property Location: Southeast and Northeast Corners of the intersection of Highway 135 and Union Valley Parkway**

Review of Annexation (AN2021-0001), General Plan Amendment, and Pre-Zoning (GPZ2024-0001) applications for MD3 Investments to: 1) annex approximately 44 acres located within the unincorporated area of Santa Barbara County into the City of Santa Maria City limits, and 2) amend the General Plan Land Use Designation and zoning of the property from the Commercial/Professional Office designation and C-2 (General Commercial) Zoning to High Density Residential (HDR-22) and Community Commercial (CC) designation with a corresponding pre-zoning of Planned Development/High Density Residential (PD/R-3) and Planned Development/General Commercial (PD/C-2).

Environmental: Environmental Review for this project was completed through the preparation of an Environmental Impact Report (SCH# 2022020194) pursuant to the California Environmental Quality Act (CEQA) State Guidelines.

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

*Public Comment:*

Socorro Orozco, Santa Maria, spoke against the project, stating more discussion concerning density and resources was needed, including traffic and water.

Lindy Hatcher, Home Builders Association of the Central Coast, San Luis Obispo, spoke in favor of the project, calling it a benefit to the City and County both.

Don Flagg, Orcutt, spoke against the annexation request, stating the project should stay in the County.

Juan Pablo Cal y Mayor, Santa Maria, spoke in favor of the project, citing the local cost of living and housing and the need for more housing.

Steve LeBard, Orcutt, spoke against the project, saying while it was a good project, it should stay in the County.

Joseph Pivovarov, Santa Maria, spoke in favor of the project, saying it would give families more housing opportunities.

Molly Peters, Orcutt, spoke against the project, citing concerns about the strain on police and fire services, and the impact to local schools.

Kenneth Dalebout, Marian Medical Center Dignity Health, spoke in favor of the project, citing the need for affordable, attractive housing.

Glenn Morris, Santa Maria, spoke in favor of the project, stating that LAFCO encourages development within the umbrella of city services.

**Moved by:** Commissioner Robert Dickerson

**Seconded by:** Commissioner Esau Blanco

1. By resolution, recommend that the City Council certify the Environmental Impact Report prepared for the Richards Ranch project;
2. By resolution, recommend that the City Council adopt a Resolution of Application for Annexation AN2021-0001; and
3. By resolution, recommend that the City Council approve the General Plan Land Use Map Amendment and Pre-Zoning of the property, GPZ 2024-0001.

For (4): Commissioner Esau Blanco, Commissioner Robert Dickerson, Commissioner Yasameen Mohajer, and Commission Chair Tim Seifert

Conflict (1): Commissioner Tom Lopez

**Motion carried by a recorded vote (4 to 0)**

**6. OTHER BUSINESS**

Oral Reports from the Planning Commission and staff.

**7. ADJOURNMENT**

Next Study Session: October 3, 2024

Next Public Hearing: October 16, 2024

There being no further business, Commission Chair Seifert declared the Planning Commission meeting adjourned at 7:37 p.m.

**8. ANNOUNCEMENTS**

---

Dana Eady, Assistant Secretary

---

Tim Seifert, Planning Commission Chair