

PLANNING COMMISSION MEETING MINUTES

CITY OF SANTA MARIA, CALIFORNIA

October 16, 2024, 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

Members Absent: Commissioner Robert Dickerson, Chair Tim Seifert

Staff Present: Assistant City Attorney Heather Whitham, Principal Planner Frank Albro, Recording Secretary Tracy Rosas

1. PLEDGE OF ALLEGIANCE

Frank Albro, Principal Planner, lead the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Commissioners Esau Blanco, Tom Lopez, and Yasameen Mohajer

Commissioner Robert Dickerson and Chair Tim Seifert absent

Frank Albro, Principal Planner, called the meeting to order at 5:30 p.m.

In the absence of Commission Chair Seifert and Vice-Chair Dickerson, the Planning Commissioners selected Commissioner Lopez to serve as Interim Chair for the meeting.

3. APPROVAL OF MINUTES

Approve the minutes of the Planning Commission for the meeting of October 2, 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.

5.a SANTA MARIA AIRPORT DISTRICT GENERAL PLAN LAND USE MAP AMENDMENT AND ZONE CHANGE

Property Location: 1494 Fairway Drive

Review of a General Plan Land Use Map Amendment and Zone Change (GPZ2023-0001) for RRM on behalf of the Santa Maria Public Airport District to change the land use designation on a 6.95-acre site FROM A-AS (Airport -Airport Service) and the zone district of OS (Open Space) TO LI (Light Industrial) land use designation and PD/M-1 (Planned Development/Light Manufacturing) zone district.

Environmental: Environmental Review for this project was completed through the preparation of an Initial Study/Mitigated Negative Declaration (SCH #2024070374) pursuant to the California Environmental Quality Act State Guidelines.

Planner Contact: Cody Graybehl, 805-925-0951 ext. 2552;

<mailto:cgraybehl@cityofsantamaria.org>

Take the following action:

1. Continued to the November 6, 2024, Planning Commission meeting

Motion carried unanimously

5.b DDS PARTNERSHIP TENTATIVE PARCEL MAP TRACT 6039

Property Location: 1301 and 1313 East Main Street

Review of a Tentative Parcel Map (TR2023-0003) for DDS Partnership to subdivide a 5.8-acre parcel into two parcels of 0.37-acres and 5.35-acres in a PD/C-2 (Planned Development/ General Commercial) district.

Environmental: This Tentative Parcel Map qualifies for a Class 15 categorical exemption based on Section 15315 (Minor Land Divisions). No further environmental review is required.

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

<mailto:cziesenhenn@cityofsantamaria.org>

Moved by: Commissioner Esau Blanco

Seconded by: Commissioner Yasameen Mohajer

By resolution, conditionally approve Tentative Parcel Map No. 6039 (TR2023-0003).

For (3): Commissioner Esau Blanco, Commissioner Tom Lopez, and Commissioner Yasameen Mohajer

Absent (2): Commissioner Robert Dickerson, and Commission Chair Tim Seifert

Motion carried by a recorded vote (3 to 0)

6. **OTHER BUSINESS**

Oral Reports from the Planning Commission and staff.

7. **ADJOURNMENT**

Next Study Session: October 17, 2024

Next Public Hearing: November 6, 2024

There being no further business, Commission Interim Chair Lopez declared the Planning Commission meeting adjourned at 5:53 p.m.

8. 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 posting the agenda online will be available for public inspection during normal business hours in the Community Development Department Office, 110 South Pine Street, Room 101, Santa Maria or by calling the Community Development Department at 805-925-0951 ext. 2244.

REASONABLE ACCOMMODATION:

To receive reasonable accommodation under the Americans with Disabilities Act during the meeting, please notify the Community Development Department of 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. 2244. 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 interpretation by Spanish-only speaking persons. To allow the City to coordinate and request a Spanish interpreter from the volunteer corps, contact the Office of the City Clerk at (805) 925-0951 x2307 by 1:00 p.m. on Monday before the meeting. Equipo también puede ser utilizado para la asistencia de interpretación para esas personas que solamente hablan español. Para permitirle a la Ciudad que coordine y solicite un interprete de un grupo de voluntarios, llame al (805) 925-0951 extensión 2307 a la 1:00 de la tarde el lunes antes de la junta.

Dana Eady, Assistant Secretary

Tim Seifert, Planning Commission Chair