

PLANNING COMMISSION MEETING MINUTES

CITY OF SANTA MARIA, CALIFORNIA

February 5, 2025, 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 Heather Whitham, Principal Civil Engineer Mark Mueller, Senior Civil Engineer Luis Magallon, Principal Planner Frank Albro, Assistant Planner Greg Vine, Recording Secretary Tracy Rosas

1. PLEDGE OF ALLEGIANCE

Chair Seifert led 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 Yasameen Mohajer

Approve the minutes of the Planning Commission for the meeting of December 4, 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.

Item 6a was moved up before 5a

6. OTHER BUSINESS

6.a ELECTION OF OFFICERS. Election of Planning Commission officers for the 2025 calendar year

RECOMMENDATION: That the Planning Commission elect members for the following positions:

1. Chairperson - *Robert Dickerson*
2. Vice-Chair - *Esau Blanco*
3. Subdivision Committee Member - *Tim Seifert*
4. Downtown Revitalization Committee Member - *Esau Blanco*

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 Mohajer recused herself from 5a citing a conflict of interest.

5.a **COMMUNITY HEALTH CENTER OF THE CENTRAL COAST PLANNED DEVELOPMENT PERMIT AMENDMENT AT 2100 SOUTH BLOSSER ROAD.**

Review of a Permit Amendment (A2024-0003) to Planned Development Permits Z-82-7(PD) and Z-82-23(PD) for Community Health Center of the Central Coast (CHCCC) to modify the building façade of an existing 58,350-square-foot office building to incorporate a covered main entry with parking lot expansion in preparation for a future medical clinic on a 8.11-acre site in a PD/C-2 (Planned Development/ General Commercial) district. The project was adequately covered in a previously adopted document (*Addendum to the 2015 Final Environmental Impact Report for the Betteravia Plaza Project (GPZ-2014-0002)*) dated November 2022, SCH #2015011029) pursuant to California Environmental Quality Act State Guidelines Section 15162.

Moved by: Commission Chair Tim Seifert

Seconded by: Commissioner Tom Lopez

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

Conflict (1): Commissioner Yasameen Mohajer

Motion carried by a recorded vote (4 to 0)

6.b **ORAL REPORTS FROM PLANNING COMMISSION AND STAFF**

7. **ADJOURNMENT**

Next Study Session: February 6, 2025

Next Public Hearing: February 19, 2025

There being no further business, Commission Chair Dickerson declared the Planning Commission meeting adjourned at 6:04 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:

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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