

PLANNING COMMISSION MEETING MINUTES

CITY OF SANTA MARIA, CALIFORNIA

March 19, 2025, 5:30 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

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

Staff Present: Planning Division Manager Dana Eady, Assistant City Attorney Heather Whitham, Principal Civil Engineer Mark Mueller, Principal Planner Frank Albro, Assistant Planner Greg Vine, Recording Secretary Tracy Rosas

1. PLEDGE OF ALLEGIANCE

Commissioner Blanco led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

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

Commissioner Tom Lopez absent.

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

3. APPROVAL OF MINUTES

Approve the minutes of the Planning Commission for the meeting of February 5, 2025.

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 WEYRICK LUMBER PLANNED DEVELOPMENT PERMIT AMENDMENT AT 1306 WHITE COURT

Review of a Planned Development Permit Amendment (A2024-0012) for Weyrick Lumber to construct four new pole supported 4,500-square-foot lumber storage canopies and site improvements on a combined 1.88-acre site in a PD/M-1 (Planned Development/Light Industrial and PD/M-2 (Planned Development/General Manufacturing) zoning district. This project qualifies as a Class 32 (In-fill Development) Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION:

Approve the Planned Development Permit Amendment, A2024-0012.

STAFF: Greg Vine, (805) 925-0951, ext. 2415; gvine@cityofsantamaria.org

Moved by: Commission Chair Tim Seifert

Seconded by: Commissioner Esau Blanco

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

Absent (1): Commissioner Tom Lopez

Motion carried by a recorded vote (4 to 0)

5.b ZONING TEXT AMENDMENTS FOR BATTERY ENERGY STORAGE SYSTEMS (BESS), TITLE 12 OF THE CITY OF SANTA MARIA MUNICIPAL CODE

Review of Zoning Text Amendments (Z2025-0002) amending Title 12 – Zoning, to add a new definition for Battery Energy Storage Systems (“BESS”) to Chapter 12-2, limiting their location to the City’s General Manufacturing District contained in Chapter 12-17 with a Conditional Use Permit and/or Planned Development Permit, and establishing specific development standards for certain BESS uses. The proposed Zoning Text Amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15061(b)(3), 15307, and 15308

RECOMMENDATION:

By Resolution, recommend that the City Council approve Zoning Text Amendment Z2025-0002.

STAFF: Frank Albro, (805) 925-0951, ext. 2379; falbro@cityofsantamaria.org

James Austin, Santa Maria Fire Marshal, addressed the Planning Commission's questions regarding Fire Codes, smoke plumes, and keeping up with technology.

Public Comment:

Rienk Ayers, Santa Maria, addressed the Planning Commission regarding State requirements for battery storage systems.

Moved by: Commissioner Robert Dickerson

Seconded by: Commissioner Esau Blanco

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

Absent (1): Commissioner Tom Lopez

Motion carried by a recorded vote (4 to 0)

6. **REGULAR BUSINESS**

Oral Reports from the Planning Commission and staff.

7. ADJOURNMENT

Next Study Session: March 20, 2025

Next Public Hearing: April 2, 2025

There being no further business, Chair Dickerson declared the Planning Commission meeting adjourned at 7:47 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

Robert Dickerson, Planning Commission Chair