



PLANNING COMMISSION AGENDA

CITY OF SANTA MARIA

REGULAR MEETING OF DECEMBER 16, 2020 - 6:30 P.M.

PUBLIC ADVISORY: THE CITY COUNCIL CHAMBERS WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this regular meeting of the Planning Commission will be conducted live through a link to an online ZOOM meeting. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the hearing chambers will not be open for the meeting, nor is City Hall open to the public. Commissioners will be participating through an online ZOOM meeting link listed here in this agenda below.

How to observe the meeting:

To maximize public safety while still maintaining transparency and public access, members of the public can observe and participate in the meeting through an online Zoom meeting link here:

Register in advance to make public comments during the meeting:

https://us02web.zoom.us/webinar/register/WN_tK6wH6z3Qn-diNy2AaanWA

After registering, you will receive a confirmation email containing information about joining the meeting.

To view the live stream of the meeting, go to the City's YouTube page the night of the meeting (<https://www.youtube.com/channel/UCAmcDZPVzV6jUnVlof3F7dw>) and click the three lines in the upper left corner next to YouTube to get a dropdown box. Then select *LIVE*.

How to submit public comment:

If you wish to address the Planning Commission, you may submit comments via email by 3:00 p.m. on Wednesday (the day of the meeting). Please submit comments to the Principal Planner, Dana Eady, at deady@cityofsantamaria.org or by phone 805-925-0951 ext. 2444. Your comments will be provided to the Commissioners, and summarized into the record at the meeting.

If you wish to participate during the meeting, please use the "raise hand" feature and the host will unmute raised hands one at a time in the order received. *The Chat feature will not be available.* If you are using a phone to dial into the meeting, please use *9 in order to raise your hand. Each item on the agenda will have a public comment period, as well as a general comment period at the beginning of the meeting for other items not listed on the agenda. Comments on the agenda item must be submitted prior to the time the Chair closes public comments on the agenda item.

MEETING AGENDA:

CALL TO ORDER. Chair Tom Lopez

PLEDGE OF ALLEGIANCE.

ROLL CALL. Commissioners Esau Blanco, Robert Dickerson, Maribel Hernandez, Tim Seifert, and Chair Tom Lopez

APPROVAL OF PLANNING COMMISSION MINUTES OF DECEMBER 2, 2020.

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 Chair.

PUBLIC HEARINGS.

ORDER OF PROCEEDINGS FOR PUBLIC HEARING ITEMS:

Staff presentation.

Disclose any Commissioner communications.

Questions of staff from Commission.

Open meeting to public:

Those in favor to be heard (such as the applicant)

Those in opposition to be heard.

Any rebuttals to be heard

Questions of the public or applicant from Commission.

Public hearing to be closed.

Discussion and decision of the item.

1. **BLOSSER SOUTHEAST AREA 5B TENTATIVE TRACT MAP AT THE NORTHEAST CORNER OF BLOSSER ROAD AND BATTLES ROAD.** Review of a Tentative Tract Map (TR2019-0003) for the Maretti-Blosser Family, LP to create 12 lots for residential, commercial, public facility, and open space use on a 146.5-acre site with various zoning designations in the Blosser Southeast Area 5B Specific Plan.

RECOMMENDATION: That the Planning Commission, by resolution, approve Tentative Tract Map TR2019-0003.

STAFF: Dana Eady, 805-925-0951, extension 2444;
deady@cityofsantamaria.org

2. **VINO BELLO APARTMENTS DOWNTOWN PERMIT AT 120 WEST CHAPEL STREET.** Review of a Downtown Permit (DT2020-0017) for Ben Nikfarjam to construct a 32-unit, 3-story apartment building on a 0.3-acre site in the Bungalow District of the Downtown Specific Plan.

RECOMMENDATION: That the Planning Commission, by motion, approve Downtown Permit DT2020-0017.

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

OTHER BUSINESS.

ORAL REPORTS FROM PLANNING COMMISSION AND STAFF.

ADJOURNMENT.

Next Public Hearing: January 6, 2021

Next Study Session: January 7, 2021

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 of 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 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 translation by Spanish-only speaking persons. To allow the City to coordinate and request a Spanish translator from the volunteer corps, call 805-925-0951, ext. 2307 by 1:00 p.m. on Monday before the meeting. Para permitir a la Ciudad el poder coordinar y solicitar a un traductor para español del cuerpo de voluntarios, llame al 805-925-0951, ext. 2307 a la 1:00 de la tarde el lunes antes de la junta.