

AGENDA

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, March 17, 2009

Regular Meeting 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk. **Note:** Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer, and Chair Frances Romero.

1. **CALL TO ORDER.**
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer and Chair Frances Romero.
4. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes of the Planning Commission meeting of January 20, 2009 to be ordered filed.

5. **COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

6. **DESIGN REVIEW OF PROPOSED VAPOR RECOVERY SYSTEM FOR YK MARKET GAS STATION, 752 GUADALUPE STREET (PLANNING APPLICATION #2008-008-DRP, - ZC).** That the Planning Commission receive a presentation from staff and take action on the request for a Design Review Permit.

- a. Written Staff Report (Rob Mullane)
- b. Provide an opportunity for the applicants to present the proposed project.
- c. Public Comments.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission take action on the request for a Design Review Permit.

7. **CAL POLY COMMUNITY PLANNING PROCESS FOR GUADALUPE 2030 PRESENTATION.** That the Planning Commission receive a presentation from Cal Poly staff on the Guadalupe Community Plan.

- a. Presentation from Cal Poly staff.
- b. Planning Commission discussion and consideration.
- c. It is recommended that the Planning Commission receive a presentation from Cal Poly staff on the Guadalupe Community Plan.

8. **PLANNING DIRECTORS REPORT.**

9. **FUTURE AGENDA ITEMS.**

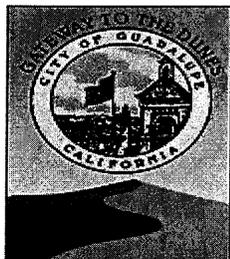
10. **ANNOUNCEMENTS.**

11. **ADJOURNMENT.**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's office, and Rabobank not less than 72 hours prior to the meeting. Dated this 13th day of March 2009.

By:


Carolyn Galloway-Cooper, Deputy City Clerk



Draft MINUTES

CITY OF GUADALUPE PLANNING COMMISSION

Tuesday, January 20, 2009

Special Meeting 6:00 p.m.

City Hall, Council Chambers
918 Obispo Street, Guadalupe, CA 93434

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MEMBERS OF THE PLANNING COMMISSION: Commissioners Monika Huntley, Alejandro Ahumada, Jesse Ramirez, Vice-Chair Carl Kraemer, and Chair Frances Romero.

Staff present: Rob Mullane, City Planner, and Rob Fitzroy, Associate Planner.

1. **CALL TO ORDER.** 6:00 by Chair Romero
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Commissioners Alejandro Ahumada, Monika Huntley, Jesse Ramirez, Vice-Chair Carl Kraemer and Chair Frances Romero present.
4. **CONSENT CALENDAR.** The following routine items are presented for Planning Commission approval without discussion as a single agenda item in order to expedite the meeting. Should a Commissioner wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
 - a. Minutes of the Planning Commission meeting of January 6, 2009 to be ordered filed.

Motion: Kraemer/Ramirez moved to approve the consent calendar.

VOTE: Ayes: 5
Noes: 0
Motion passed

5. COMMUNITY PARTICIPATION FORUM.

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The Planning Commission may direct Staff to investigate and/or schedule certain matters for consideration at a future Planning Commission meeting.

Speaker #1, George Alvarez: regarding state government and finances and local finances. Mr. Alvarez also noted that a critique of City government is forthcoming.

6. DESIGN REVIEW OF PROPOSED TWO-STORY ADDITION AND REMODEL FOR THE HERNANDEZ RESIDENCE, 4468 AMBER STREET (PLANNING APPLICATION #2009-004-DRP). That the Planning Commission receive a presentation from staff and take action on the request for a Design Review Permit.

- a. Written Staff Report (Rob Mullane)
- b. Written Communications.
- c. Public Comments.
- d. Planning Commission discussion and consideration.
- e. It is recommended that the Planning Commission receive a presentation from staff and take action on the request for a Design Review Permit.

Associate Planner Rob Fitzroy gave a staff report summarizing the request. City Planner Rob Mullane also provided more information on the permit process for this project, and why it was before the Commission for a Design Review Permit.

Chair Romero asked if there were any written communications. Staff responded no. Chair Romero then invited speakers to address the Commission.

Speaker #1: Monica Miranda, applicant. Ms. Miranda stated that the design has addressed staff concerns with privacy to neighbors, that the neighbors are aware of the request for the second story addition and have no concerns. She also expressed frustration with the length of the permitting process.

Speaker #2: George Alvarez: noting that the addition makes the house quite high and asking how it will affect the neighborhood.

The Commission discussed the proposal, had some questions about setbacks and where the windows between the subject house and the neighbor to the west line up. These were addressed by staff and by the applicant.

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Vice Chair Kraemer noted that the proposed height of 25 feet is a fairly standard second story addition.

Commissioners Ramirez and Huntley expressed their support for the addition and the possibility of having the second story windows be clear (not glazed) as was initially proposed by the applicant.

The Commission discussed the treatment of the 3 west-facing, second-story windows and asked the applicant what her preference was. Ms. Miranda stated that they would rather have the bedroom windows clear, as originally proposed. The Commission came to the consensus that given the lack of controversy with the application, it would be appropriate and more aesthetically pleasing to have the bedroom windows clear (not glazed). The Commission noted that the second-story bathroom window should be glazed.

Motion: Huntley/Ramirez moved that the Design Review Permit be granted, including the requisite design review findings for approval in Section 18.73.100, with the following change to the proposed design: that the second-story bedroom windows be clear, and second-story bathroom window be glazed.

VOTE: Ayes: 5
Noes: 0
Motion passed

7. **PLANNING COMMISSION WORKSHOP # 10: FISCAL ISSUES.** That the Planning Commission receive a presentation from staff.
- a. Written Staff Report (Rob Mullane)
 - b. Planning Commission discussion and consideration.
 - c. It is recommended that the Planning Commission receive presentation from staff.

Mr. Mullane gave a brief staff summarizing this final chapter of the handbook.

Chair Romero noted that a fiscal analysis is required for any proposed annexation to justify that the annexation will not result in an adverse impact on City fiscal resources.

8. **PLANNING DEPARTMENT REPORT**

Mr. Mullane informed the Commission that Planning Technician Alice Saucedo's father recently passed away. Mr. Mullane also informed the Commission that the terms of three Commissioners were up: (Huntley, Kraemer, and Romero) and that the City Council was scheduled to consider directing staff to start the reappointment or appointment application process. Mr. Mullane also stated that Chair Romero had informed staff that she would not be seeking reappointment to the Commission. The Commission expressed their thanks to Chair Romero for her service and stated that she will be missed. Finally, the Commission asked if there was anything further to report on the Ruiz stockpile. Staff replied that there was not.

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Regular Meeting – January 20, 2009

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9. FUTURE AGENDA ITEMS

The Commission requested that the City Council consider better lighting for bus stops in the City. Staff committed to forwarding this request to the City Administrator.

10. ANNOUNCEMENTS.

Chair Romero noted that she was recently informed that City procedures call for Commissioners to be compensated for each meeting, rather than on a per month basis.

Vice Chair Kraemer asked if there was any support among the Commission to move the meeting time to 6:30 pm. The question had some discussion, but no direction was given to make this change.

Commissioner Huntley reminded the audience to please spay and neuter their pets, and Chair Romero noted the importance of keeping pets in people's yards or on leash and not roaming free.

Commissioner Ahumada noted that the country has a new president, and Commissioner Ramirez asked for support of the new administration by doing more for the community.

11. ADJOURNMENT.

Meeting adjourned by motion (Huntley/Ahumada) and vote (5-0) at 7:34 pm.

Submitted by:

Affirmed by:

Robert A. Mullane, City Planner
Planning Commission Secretary

Frances Romero, Chair

6a.

REPORT TO THE PLANNING COMMISSION

March 17, 2009

151
Prepared By:
Rob Mullane, City Planner

CGM
Approved By:
Carolyn Galloway-Cooper

SUBJECT: Design Review of a proposed vapor recovery system for YK Market Gas Station, 752 Guadalupe Street (Planning Application #2008-008-DRP, -ZC)

EXECUTIVE SUMMARY:

The City received an application for the addition of a vapor recovery system located at 752 Guadalupe Street (APN 115-092-002, -003). The Vapor Polisher (a device which collects excess gasoline vapor) would mount to the existing vent lines that run along the canopy's post mount. The project is subject to a design review permit (DRP) because it would be visible from Guadalupe Street, although its visibility would be minimal. At tonight's meeting, the Planning Commission can approve, conditionally approve, or continue the item. Any approval or conditional approval would be done by motion and majority vote of the Commission.

RECOMMENDATION:

- 1) Receive a presentation from staff
- 2) Provide an opportunity for the applicant to present the proposed project
- 3) Take any comments from the public
- 4) Take action on the request for a Design Review Permit

BACKGROUND:

The City first received an application for a minor DRP for a clean air separator tank on August 15, 2008 (Planning Application # 2008-008-DR, -ZC). The clean air separator tank (a device that collects excess gasoline vapor from pump stations) would have been located on the ground along the northern boundary of the property. The tank would have been approximately 8' in length, 3 1/2' in height and would have included a cinder block wall 13' in length and 4'6" in height. The project would have involved substantial construction and trenching, and would have been highly visible from Guadalupe Street. Staff issued the first review memo on September 2, 2008, which informed the applicant of potential issues related to aesthetics, parking and landscaping. The applicant subsequently submitted a revised project on January 13, 2009, which included a significantly different vapor collection system of a smaller size and different location. The applicant is Ed Carpio and the owner is Yon Kim. After clarification-oriented discussions with the applicant, the application was deemed complete for processing on March 6, 2009.

DISCUSSION:

The request is for the addition of a Vapor Polisher system as a part of a vapor recovery system upgrade, a requirement of the Santa Barbara County Air Pollution Control District. The Vapor Polisher is a cylindrical device approximately 5 feet in height and 12.5 inches in width; please refer to Attachment 1 for a sketch of the Polisher. The gas station has an existing canopy over its gasoline pumps. The canopy is 15 feet in height and supported by two post mounts. The Vapor Polisher would mount to the existing vent lines that run along the northernmost post mount; please refer to Attachment 2 for the approximate location. The Polisher would be mounted at an elevation of 11 feet, and would protrude through the canopy approximately 1 foot, to a maximum height of 16 feet. The canopy's fascia is approximately 3 feet in width, and as such, only 1 foot of the Vapor Polisher would be exposed from the underside of the canopy and 1 foot would be exposed atop of the canopy, as the fascia would screen most of the new equipment. It should be noted that the canopy's existing vent lines protrude 2 feet above its 15-foot elevation and are not visible from Guadalupe Street. The project would also include an access ladder that would be mounted to the same post mount as the Polisher at an elevation of 8 feet.

With respect to the revisions that have occurred with the project, it is now of a reduced scale as compared to the original project and its potential for visual impacts along Guadalupe Street are largely eliminated. Because the Vapor Polisher and associated access ladder would be mounted to the existing canopy such that their visibility is very limited from Guadalupe Street, the issues for consideration are also limited. Although the project would have a minimal visual impact; it does require a DRP as required by Section 18.72.

Site Information

LOCATION	752 Guadalupe Street
APN	115-092-002, -003
ZONING	G-C General Commercial
LOT SIZE	14,250 square feet
PRESENT USE	Market and Gasoline Station
SURROUNDING USES AND ZONING	G-C General Commercial to the North, South and East. R-3 High Density Residential to the West.

The property is developed with a convenience market and four gasoline pumping stations. The surrounding uses are noted in the above table. A vicinity map is below, and site photos are provided in Attachment 2.

Zoning Conformity

Staff has reviewed the request's conformity to zoning requirements and standards and notes no inconsistencies with zoning requirements.

CEQA Review

The project is exempt from CEQA pursuant to Section 15301, Existing Facilities (Class 1 Categorical Exemptions). This class of categorical exemptions includes projects

proposing a minor alteration to an existing use or structure, where the alteration results in a negligible or no expansion of the existing use.

The request is for design review the addition of a 5 foot by 1 foot Vapor Polisher system as a part of an APCD-required upgrade to the facility. The request is in conformity to zoning requirements, and the scope of the Planning Commission's review is aesthetic considerations, with such review ensuring that significant aesthetic impacts do not result.



Planning Commission Consideration

The Design Review Permit process is set forth in Chapter 18.73 of the City's Zoning Code. Item 10 of the list in Section 18.73.010, part (b) requires a DRP for:

Any other project not otherwise on this list that, in the opinion of the Planning Director of City Planner, would benefit from design review because of its visibility, scope, or historic merit, or potential for deprivation of private property right of other landowners.

In considering a DRP, the Planning Commission may approve as submitted, approve with conditions of approval, or provide direction to the applicant on recommended changes and continue the item to a future meeting of the Commission. As a reminder to the Commission, should the PC approve the application, as a part of the motion to approve the PC should explicitly state that Commission is above to make findings for approval per Section 18.73.100.

In addition, the applicant was instructed on the requirement to post notice of the pending DRP on-site as required by Section 18.73.070.

Next Steps

Should the Commission approve or conditionally approve the DRP, staff would issue the associated Zoning Clearance once any prior to issuance conditions—if any—have been met and once the 10-day appeal period has run.

ATTACHMENTS:

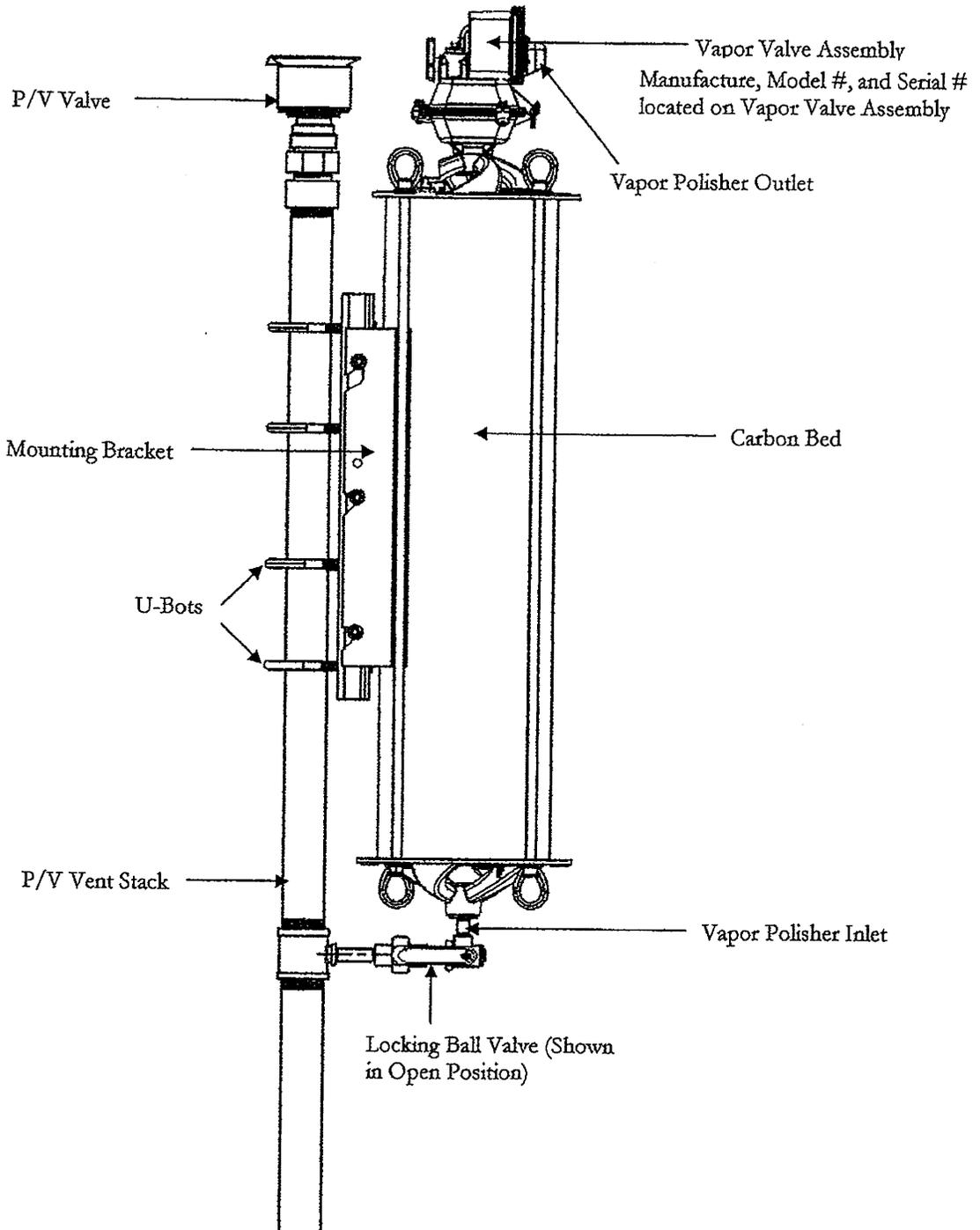
1. Vapor Polisher sketch/elevation
2. Site Photographs

AGENDA ITEM:

ATTACHMENT 1

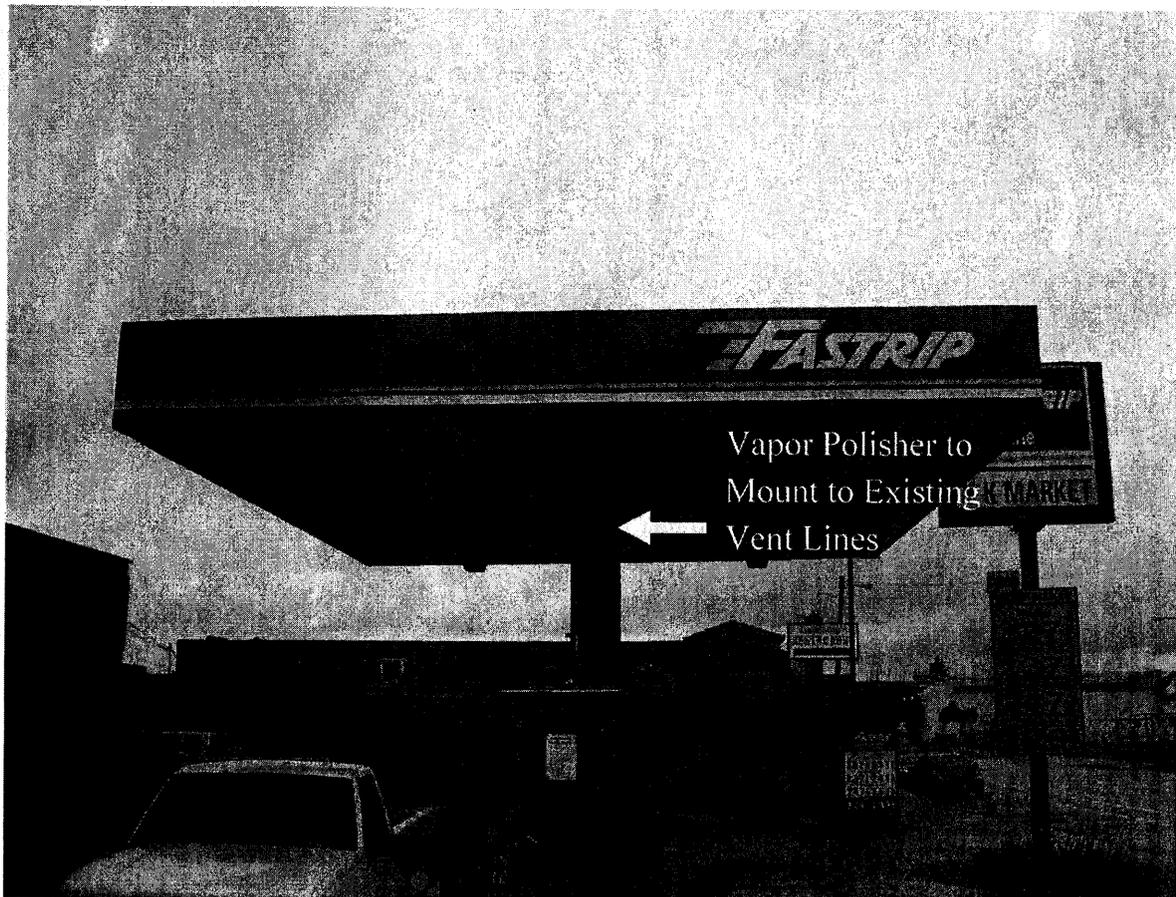
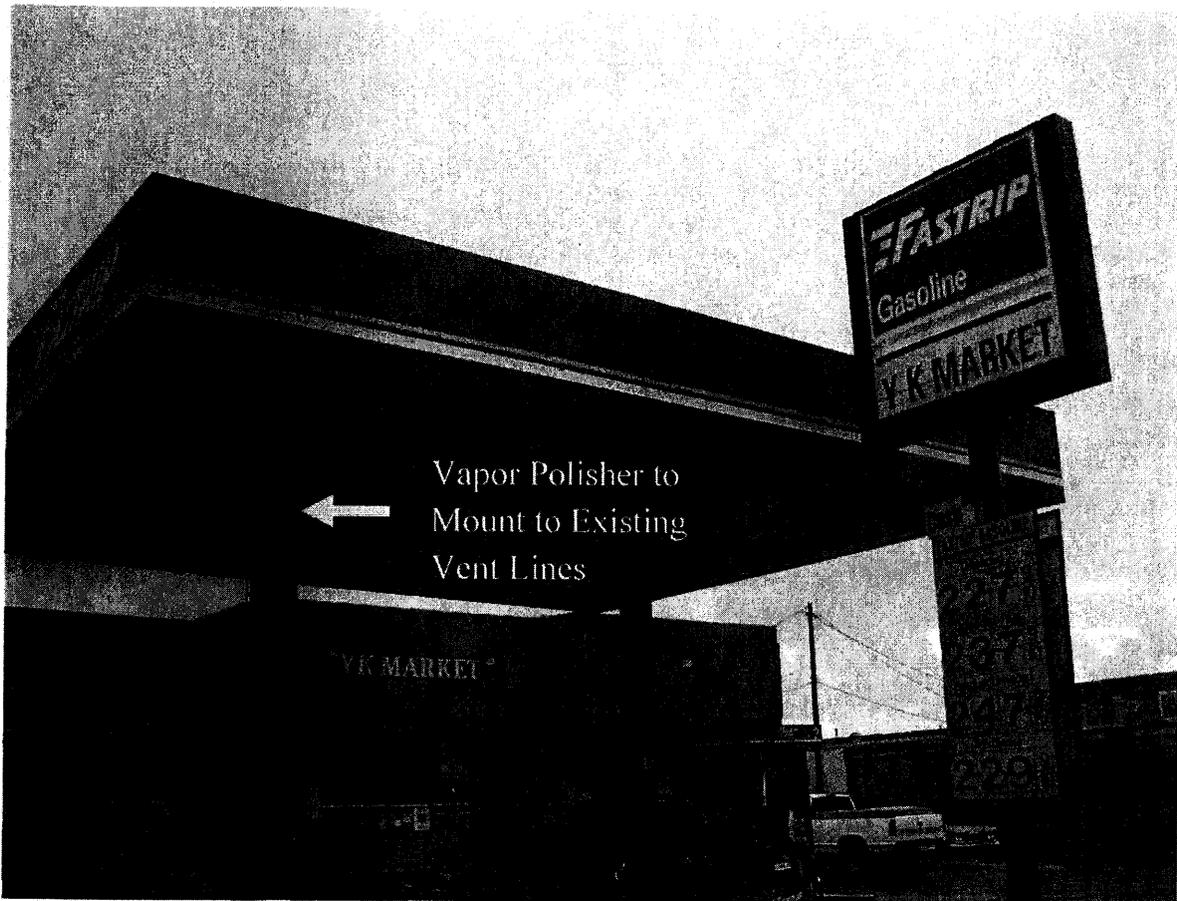
Vapor Polisher Sketch

Figure 1A-5
Typical Veeder-Root Vapor Polisher



ATTACHMENT 2

Site Photographs and Vapor Polisher Location



Cal Poly Community Planning Process for Guadalupe, 2030

Summary Points

Presentation to the Planning Commission – March 17, 2009

Planning Process and Research

- Project is covered two of the three steps of a General Plan update process: (1) research of current conditions and trends in the form of a Background Report document; and (2) proposed future land uses and policies in the form of a Community Plan policy document. The scope of this project did not include an Environmental Impact Report
- Data gathering included inventories of land use and building conditions in Guadalupe; review of previous plans on Guadalupe; support research of best practices in similar places; and a series of community meetings

Objectives of the Guadalupe 2030 Community Plan Preferred Scenario

- Infill development on vacant lands first, then concentrating development in the downtown core and eventually expanding into DJ Farms area.
- Improve jobs/housing ratio to eventually achieve a jobs/housing balance
- Maximize efficiency of existing public services and infrastructure
- Park/Open Space in downtown
- Northern area of DJ Farms Specific Plan area to be developed as required to accommodate commercial and/or housing needs
- New elementary school to address excess demand
- Transit Hub at Amtrak Station
- Hotel and tourist facilities

Land Uses under the Guadalupe 2030 Community Plan Preferred Scenario

- Downtown Mixed Use Designation - Focus on commercial, specifically ground floor retail, but accommodate office and residential uses on upper floors.
- Downtown Residential Designation – Focus on residential but accommodate commercial uses on ground floor.
- Corridor Mixed Use Designation – Mix of light industrial and commercial as needed. Can be achieved through industrial live-work units.
- Intensified Industrial – Increase floor-area ratio (FAR) on existing industrial land, focus industrial uses to the east of the train tracks and west of Obispo Street.

Growth Projections

- Population growth largely attributable to natural growth
- Increase in all age groups: school age, workers, and seniors

- 1,340 potential new residents by 2030
- 450 new housing units to accommodate growth
- Target 800 jobs within City for more balance between jobs and housing

Implications of Projected Growth on Community Needs

- Water demand projected to be met with available supply by 2030; water sources include State Water Board assistance and the Santa Maria Groundwater Basin.
- Waste water capacity adequate to meet growth beyond 2030
- 1515 potential new housing units under the plan is three times projected need by 2030
- SR 1 and SR 166 have capacity to handle anticipated growth in daily trips

By 2030, to meet applicable standards/levels of service, Guadalupe will need...

- 1 additional firefighter
- 2 additional police officers
- 1 additional middle school
- 3 additional acres of park space for two community parks on the east side of the City.
- Expansion of public transit bus service
- Two bypass connections (northern and southern) for emergency response during train blockage of east-west travel.

Proposed Land Use Map, March 2009

City of Guadalupe Proposed Land Use Map

March 2009

