



CITY OF SANTA MARIA

Airport Business Park Specific Plan Amendment and Foxenwood Mini Warehouse Planned Development Permit

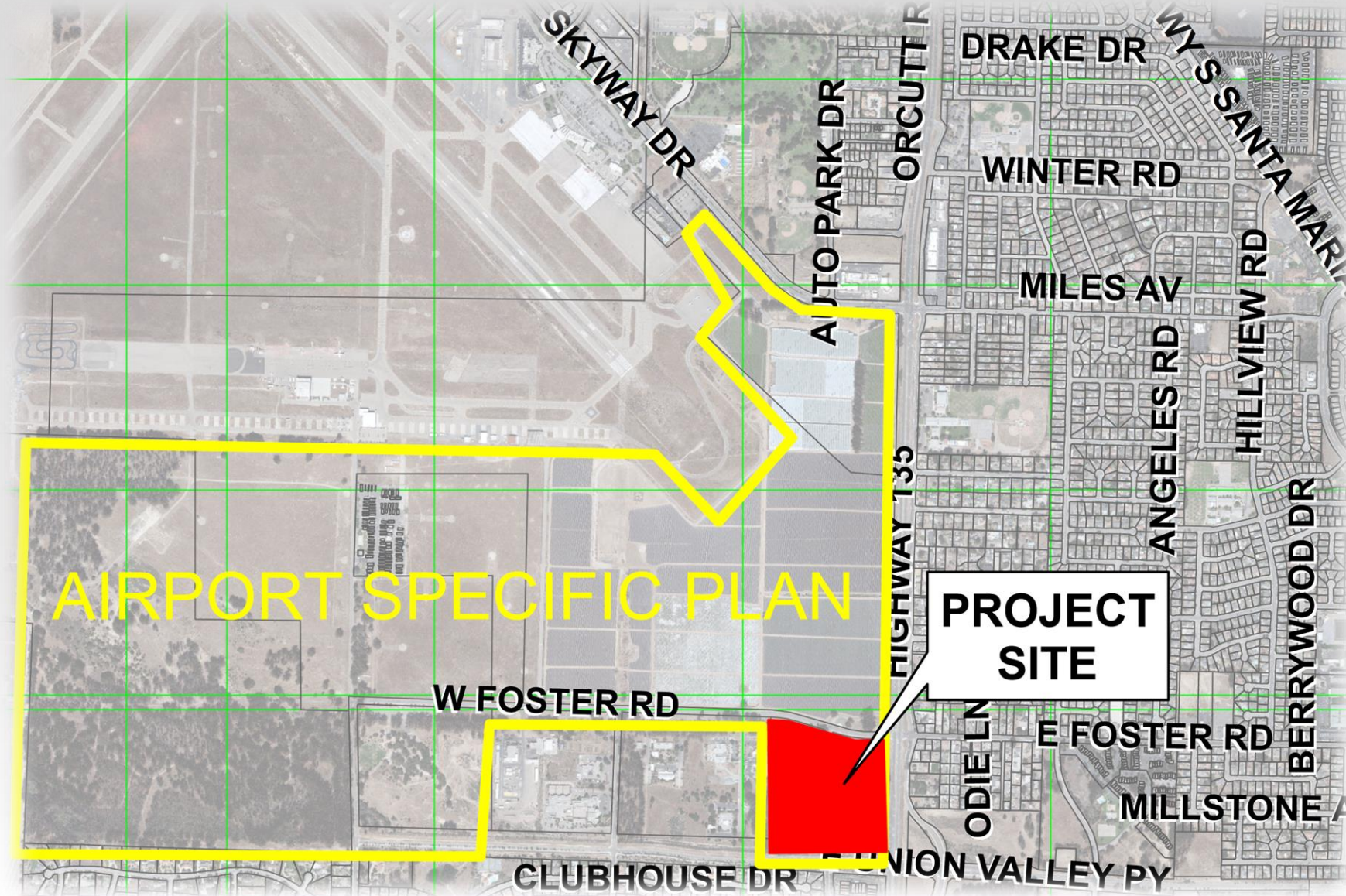
SPZ2022-0001, PD2022-0017

NWC of Orcutt Expressway and Union Valley Parkway

January 16, 2024



Project Location





Application Components

1. Specific Plan Amendment:
 - a. Expand M1-PF/A zone land use category to permit “Heavy Retail Business” as a permitted use.
 - b. Revise the Foxenwood Street Section to better accommodate the adjacent existing land use categories.
2. Foxenwood Mini-Warehouse Planned Development Permit

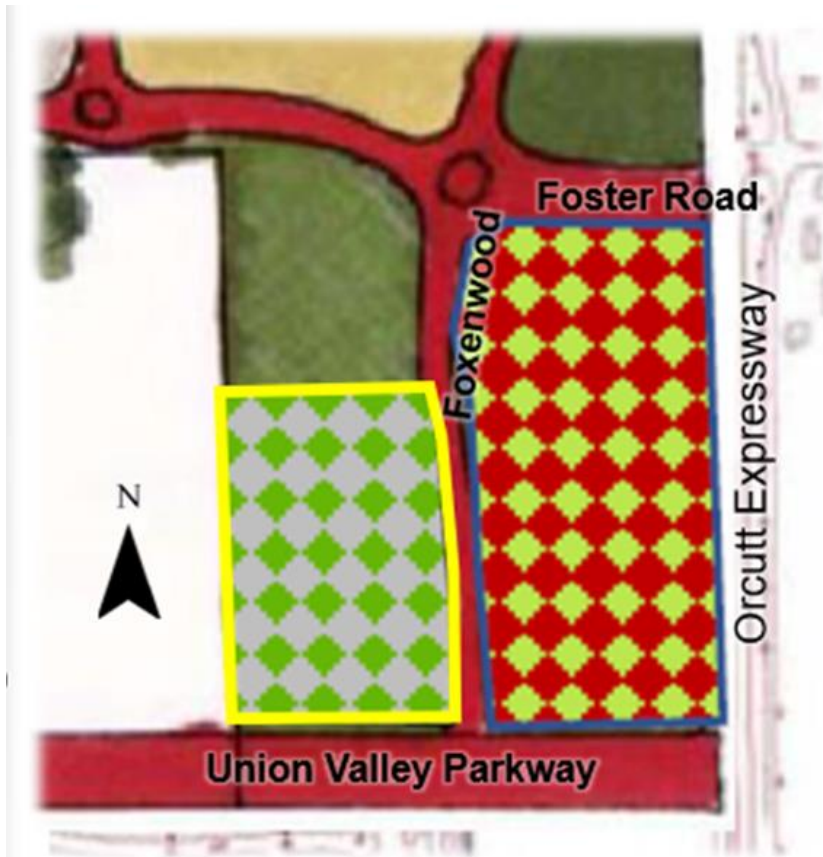


Specific Plan Amendment



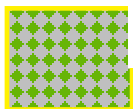


“Heavy Retail Business” Permitted Use



“Heavy Retail Business”

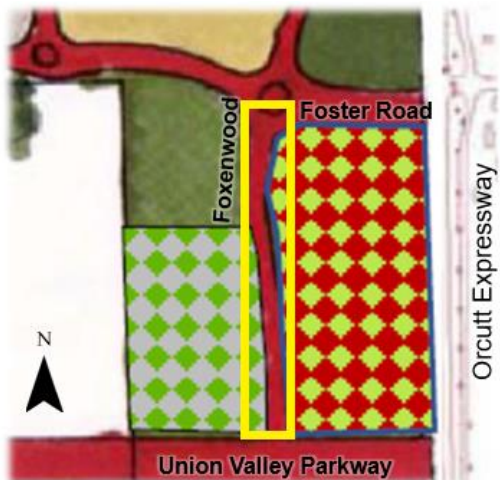
The Heavy Retail Business entails the retail sale of large and/or bulk goods such as lumber, building equipment and supplies, landscape plants and materials, or other related home-improvement and garden materials and other similarly themed sundries.



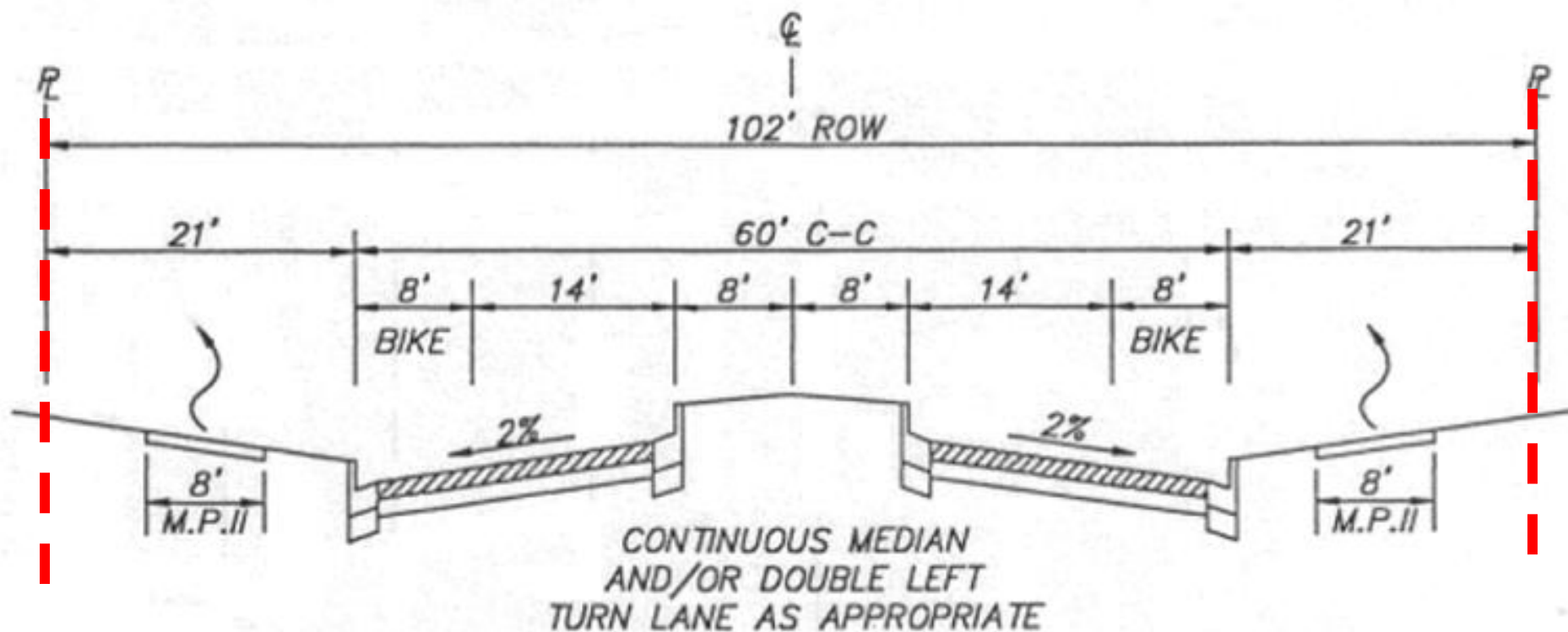
M-1/ PF-A Light Manufacturing/ Public
Facilities - Airport



Foxenwood Street Section

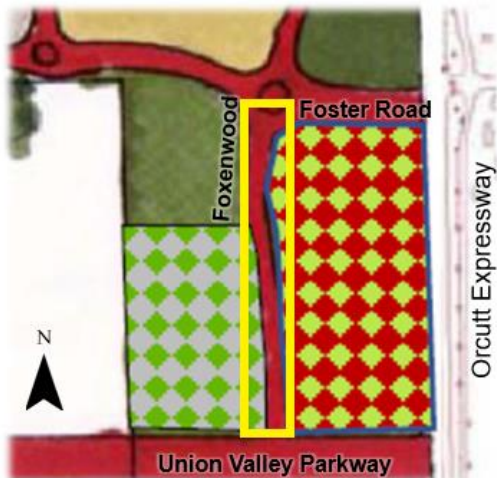


Existing Foxenwood Street Section

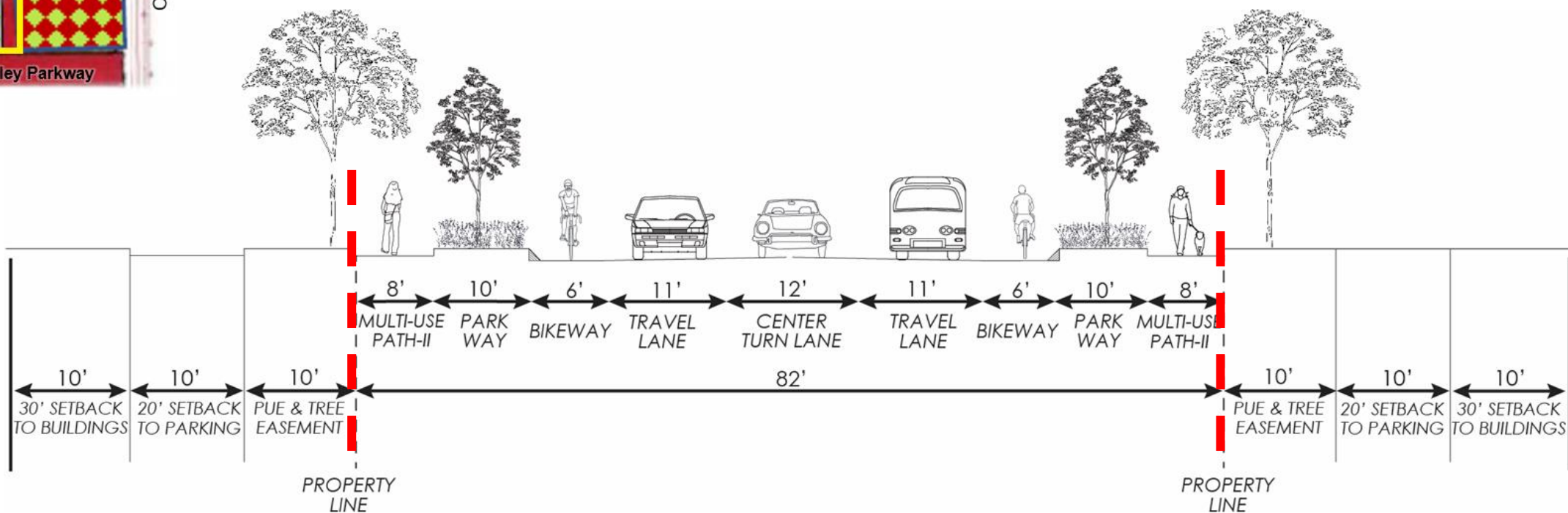




Foxenwood Street Section



Proposed Foxenwood Street Section





Planned Development Permit

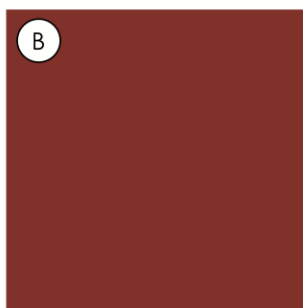




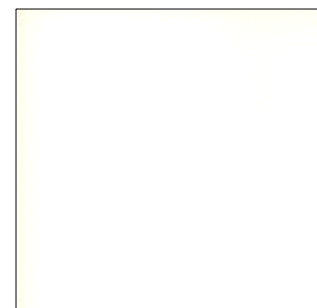
Architecture - Entry



METAL SIDING
MCELROY
COLOR: IVORY



METAL SIDING
MCELROY
COLOR: AUTUMN RED



ACCENT AND TRIM
MCELROY
COLOR: BRITE WHITE



Architecture



5 **PROJECT - SOUTH END OF FOXENWOOD**



6 **PROJECT - UNION VALLEY PARKWAY**



Environmental

- Past Specific Plan Environmental Reviews
- The proposed project does not exceed the thresholds cited in the provisions of CEQA section 15162.
- The project was adequately covered in the previously adopted Supplemental Environmental Impact Report and no further environmental review is necessary.



Recommendation

That the City Council take the following actions:

1. Adopt a Resolution for General Plan consistency to amend the Santa Maria Airport Business Park Specific Plan to add “Heavy Retail Business” as a permitted land use in the Planned Development/Light Industrial/Public Facilities - Airport (PD/LI/PF-A) zone district, and to modify the Foxenwood Lane roadway design;
2. Introduce an Ordinance for zoning consistency to amend the Santa Maria Airport Business Park Specific Plan to add “Heavy Retail Business” as a permitted land use in the Planned Development/Light Industrial/Public Facilities-Airport (PD/LI/PF-A) zone district, and to modify the Foxenwood Lane Roadway design;
3. Adopt a resolution approving a Planned Development Permit (PD2022-0017) for a 101,450-square-foot Mini-Warehouse Facility on a five-acre site within a PD/M-1/PF-A (Planned Development/Light Manufacturing/Public Facilities) Zone District of the Santa Maria Airport Business Park Specific Plan.