

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF SANTA MARIA, CALIFORNIA  
APPROVING A ZONING MAP AMENDMENT (Z2026-0001)  
REPEALING AND REENACTING THE CITY OF  
SANTA MARIA OFFICIAL ZONING MAP**

**WHEREAS**, Government Code Section 65300, *et seq.* requires the City of Santa Maria (“City”) to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develop policies and programs to achieve those goals; and

**WHEREAS**, the City Council adopted the Santa Maria 2045 General Plan on May 5, 2026 through Resolution No. \_\_\_\_\_, and as part of the comprehensive update there were new goals and policies adopted and changes to the Land Use Policy Map, including the creation of new land use designations and changes to the land use designations for properties within the City of Santa Maria; and

**WHEREAS**, on May 5, 2026, through adoption of Resolution No. \_\_\_\_\_, the City Council certified the Environmental Impact Report (EIR) (SCH ##2025020584) for the Santa Maria 2045 General Plan, including certification of the Final EIR, adoption of CEQA Findings for significant environmental impacts and a statement of overriding considerations, and adoption of the Mitigation Monitoring and Reporting Program (MMRP); and

**WHEREAS**, given the adoption of the new Santa Maria 2045 General Plan, the current City of Santa Maria Official Zoning Map required a comprehensive update to be consistent with the Land Use Policy Map; and

**WHEREAS**, the Zoning Map update substantially conforms to the goals and policies set forth in the Santa Maria 2045 General Plan that were analyzed in the Final EIR for the Santa Maria 2045 General Plan. No further environmental review is necessary.

**WHEREAS**, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on March 4, 2026, for the purpose of receiving evidence and considering the proposed Zoning Map; and

**WHEREAS**, notices of said public hearing were made at the time and in the manner required by law; and

**WHEREAS**, on March 4, 2026, the Planning Commission of the City of Santa Maria made its recommendation in writing that the City Council repeal and reenact the City of Santa Maria Official Zoning Map to be consistent with the Land Use Policy Map approved as a part of the Santa Maria 2045 General Plan; and

**WHEREAS**, a duly noticed public hearing was held for the purpose of considering the proposed Zoning Map by the City Council of the City of Santa Maria on May 5, 2026; and

**WHEREAS**, the City Council made no substantial modification of the proposed Official Zoning Map which had not been previously considered by the Planning Commission and considered all written and oral testimony; and

**WHEREAS**, the City Council considered and relied on the Planning Commission's recommendations to certify the EIR and adopt the Mitigation Monitoring and Reporting Program for the City of Santa Maria 2045 General Plan, in making its decision to amend the Official Zoning Map.

**NOW, THEREFORE, IT IS HEREBY ORDAINED** by the City Council of the City of Santa Maria, State of California, as follows:

**SECTION 1.** The above recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The Official Zoning Map of the City of Santa Maria is hereby repealed and reenacted as shown on Attachment I of the City Council Agenda Report dated May 5, 2026, incorporated herein by reference.

**SECTION 3.** The Director of Community Development, or designee, is hereby authorized and directed to make corresponding changes on the Official Zoning Map with this Ordinance.

**SECTION 4.** The City Council finds that the proposal is in accordance with the provisions of the General Plan of the City, that the proposed modifications are required for the public necessity, convenience, and general welfare, and that in the case of the zone change, the area is afforded the services and facilities appropriate for the zone proposed.

**SECTION 5.** The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

**SECTION 6.** This Ordinance shall be in full force and effect 30 days after its passage. Within fifteen days following its passage, the City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members

voting for and against the Ordinance.

**INTRODUCED** at a regular meeting of the City Council held on the 5<sup>th</sup> day of May 2026, and **PASSED AND ADOPTED** at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Chief Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Department Director

\_\_\_\_\_  
City Manager