

RESOLUTION 2022-92

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SANTA MARIA AND VERNON PROPERTY GROUP, LLC FOR SURPLUS LAND LOCATED ON THE SOUTHEAST CORNER OF MAIN STREET AND BROADWAY (LOT 3)**

**WHEREAS**, the City of Santa Maria (property owner) and Vernon Property Group, LLC, wish to enter into a Disposition and Development Agreement (DDA) for the construction of a 5-story mixed-use development, consisting of ground-floor commercial retail and above-ground apartment housing units, to be located on approximately 0.32 acre of land at the southeast corner of Main and Broadway (APN: 125-320-050); and

**WHEREAS**, the City has adopted plans to establish a vision and develop regulations and guidelines to facilitate the redevelopment of the Downtown area (Downtown), including an update to the Downtown Specific Plan in 2015 and the adoption of the Downtown Streetscape Plan in 2019; and

**WHEREAS**, in 2020, to further stimulate Downtown development, the City identified specific City-owned parcels for development, and in cooperation with the Santa Maria Chamber of Commerce, issued a Request for Proposals for development of the City-owned parcels; and

**WHEREAS**, on June 1, 2021, the City of Santa Maria designated specific City-owned parcels as surplus land, and subsequently completed Surplus Land Act requirements (Government Code Section 54221), including statutory notifications and good-faith negotiations with interested parties; and

**WHEREAS**, the Downtown Revitalization Committee selected Vernon Property Group, LLC as a development partner for the revitalization of certain City-owned parcels located in Downtown; and

**WHEREAS**, City staff worked with Vernon on project and design expectations to meet the Downtown Specific Plan's vision of a pedestrian-oriented city center, and principles of enhancing downtown identity and economic viability; and

**WHEREAS**, a duly noticed meeting was held on the DDA by the Santa Maria City Council on August 16, 2022; and

**WHEREAS**, the City Council heard and considered all evidence, including evidence presented in the staff report and all written and oral comments, and considered all written and oral comments; and

**WHEREAS**, the City Council finds the following:

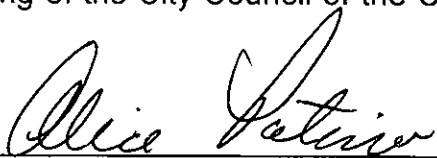
- The DDA is consistent with the goals, objectives, policies, general land uses, and programs specified in the City's General Plan.

- The DDA is compatible with the uses authorized in and the regulations prescribed in the 2015 Downtown Specific Plan.
- The DDA is in conformity with public convenience, general welfare, and good land use practice.

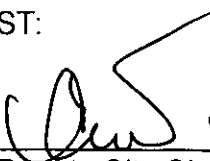
**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Santa Maria, California, as follows:

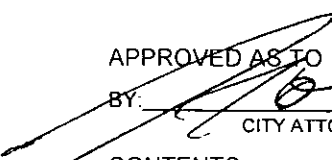
1. That the City Council hereby approves the Disposition and Development Agreement, substantially in the form incorporated herein by reference and attached as Attachment C to the August 16, 2022, Council Agenda Report, subject to such minor and clarifying changes consistent with the terms thereof as may be approved by the City Attorney prior to execution thereof.
2. That the City Manager and/or his designee is hereby authorized and directed to perform all acts required by the City in the administration of the Disposition and Development Agreement pursuant to the terms of the Disposition and Development Agreement. The City Manager, or designee, is further authorized and directed to perform all other acts, enter into all other agreements and execute all other documents necessary or convenient to carry out the purposes of this Resolution and the Disposition and Development Agreement.
3. 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.


**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Santa Maria held this 16<sup>th</sup> day of August 2022.

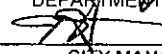
  
 \_\_\_\_\_  
 Mayor

ATTEST:

 8/19/2022  
 \_\_\_\_\_  
 Chief Deputy City Clerk

APPROVED AS TO FORM:  
 BY:   
 \_\_\_\_\_  
 CITY ATTORNEY

CONTENTS:  
 BY:   
 \_\_\_\_\_  
 DEPARTMENT DIRECTOR

BY:   
 \_\_\_\_\_  
 CITY MANAGER

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA   ) ss.  
CITY OF SANTA MARIA            )

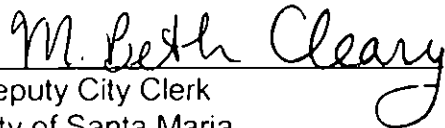
I, **M. Beth Cleary**, Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council **DO HEREBY CERTIFY** that the foregoing is a full, true and correct copy of **Resolution No. 2022-92** which was duly and regularly introduced and adopted by said City Council at a regular meeting held **August 16, 2022**, and carried on the following vote.

AYES:            Councilmembers Cordero, Soto, Waterfield, and  
                      Mayor Patino.

NOES:            Councilmember Escobedo.

ABSENT:         None.

ABSTAIN:        None.

  
\_\_\_\_\_  
Deputy City Clerk  
City of Santa Maria