

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING AN ADDENDUM TO THE BETTERAVIA PLAZA FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PLANNED DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT FOR BETTERAVIA PLAZA CHEVRON, LOCATED AT LOT 5 OF TRACT 6008, CORNER OF EAST BETTERAVIA ROAD AND WALKER AVENUE

WHEREAS, the applicant Morris Kautz, Jr. applied for a Planned Development Permit (PD2021-0010) and Conditional Use Permit (U2023-0015) on Lot 5 of Tract 6008, to allow for the construction of a 10-pump fueling station, electric vehicle charging facility, and carwash with a 6,100-square-foot convenience store with second-floor office/storage area, and a 2,500-square-foot drive-through restaurant on a 2.9-acre site in a PD/C-2 (Planned Development/General Commercial) district, herein referred to as the Project; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., as amended, require the evaluation of environmental impacts of said projects; and

WHEREAS, the City of Santa Maria as the Lead Agency adopted a Final Environmental Impact report (SCH# 2015011029) for the General Plan Amendment, Land Use and Zone Change and Development Agreement with a master conceptual Planned Development Permit (GPZ2014-0002, PD2015-0006, DA2015-0001 recorded as Instrument No. 2016-0031428 on file with the County of Santa Barbara Clerk Recorder's office) for the Betteravia Plaza mixed-use project for up to 285,400-square-feet of retail commercial development, up to 60,400-square-feet of office development, and up to 272 high density residential units on January 19, 2016; and

WHEREAS, an Addendum to the Betteravia Plaza Final Environmental Impact Report was prepared for said Project; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on August 16, 2023, for the purpose of receiving evidence and considering the Addendum to the Final Environmental Impact Report, incorporated herein by reference for the Project; and

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

WHEREAS, the Planning Commission of the City of Santa Maria has reviewed and considered the Addendum to the Final Environmental Impact Report, incorporated herein by reference for the Project; and

WHEREAS, there is no substantial evidence of new significant environmental effects or a substantial increase in the severity of previously identified significant effects in the whole record before the Planning Commission supporting a fair argument that the project as described in the Addendum to the Final Environmental Impact Report will produce the conditions as provided in Section 15162 of the CEQA Guidelines under which a subsequent Environmental Impact Report must be drafted and distributed for public review; and

WHEREAS, at the completion of the public hearing, the Planning Commission duly considered all evidence presented at said hearing; and

WHEREAS, the Addendum to the Final Environmental Impact Report reflects the Planning Commission's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Maria, that

- Section 1. The above recitals are true and correct and incorporated herein by reference.
- Section 2. The Planning Commission adopts the Addendum to the Betteravia Plaza Final Environmental Impact Report for the Planned Development Permit and Conditional Use Permit for the Betteravia Plaza Chevron project, located at the northeast Corner of Betteravia Road and Walker Avenue.
- Section 3. The records of these proceedings are located in the Planning Division of the City of Santa Maria, 110 South Pine Street #101, Santa Maria, California 93458.
- Section 4. The Assistant Secretary of the Planning Commission is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance to the intent of this document is maintained. In doing so, the Assistant Secretary of the Planning Commission shall consult with the City Manager and the City Attorney concerning any changes deemed necessary.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Santa Maria held August 16, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

TIM SEIFERT, CHAIR
Planning Commission

ATTEST:

DANA EADY, ASSISTANT SECRETARY
Planning Commission