

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A PLANNED DEVELOPMENT PERMIT PD2021-0014 FOR THE SANTA MARIA CEMETERY DISTRICT EXPANSION, LOCATED AT THE 600 BLOCK OF EAST NEWLOVE DRIVE

WHEREAS, the applicant, the Santa Maria Cemetery District, has applied for a Planned Development Permit (PD2022-0014) to construct a 2,550-square-foot prefabricated storage building with attached 544-square-foot office and break room, with a 15,900-square-foot gravel base storage area and associated site improvements on a 0.87-acre site, herein referred to as the Project; and

WHEREAS, the Planning Commission of the City of Santa Maria held a public meeting on July 19, 2023, to review the Planned Development Permit; and

WHEREAS, on July 19, 2023, with a 3-0-2-0 vote, the Planning Commission made its recommendation by motion that the City Council approve the proposed Planned Development permit as conditioned; and

WHEREAS, a duly noticed public hearing was held on the Planned Development Permit by the Santa Maria City Council on November 7, 2023; and

WHEREAS, the Santa Maria City Council made no modification of the proposed Planned Development Permit which had been previously considered by the Planning Commission; and

WHEREAS, the City Council considered and relied on the Planning Commission's recommendations to adopt a Mitigated Negative Declaration for the Santa Maria Cemetery District Expansion project, in making its decision on the proposed project; and

WHEREAS, the City Council of the City of Santa Maria has reviewed the Cemetery District Planned Development Permit project in accordance with the application submitted and hereby makes the required findings in accordance with Section 12-35.203 of the Municipal Code, including the following:

- A. That the project meets the vision, intent, and requirements of the General Plan. The new maintenance equipment storage building at the cemetery supports a necessary public service for the City of Santa Maria as it grows and develops, consistent with Land Use Element Goal L.U.2, to provide all necessary urban services and facilities for present and future City residents.
- B. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adapt such use with the land and uses in the vicinity. The 0.87-acre site is adequately sized to accommodate the 3,094-square-foot prefabricated maintenance building and office which would be ancillary to the adjacent Santa Maria Cemetery District. The project's parking, loading, and

landscaping is adequate to properly adapt the proposed uses with public facility uses to the east and will be compatible with the existing residential development in the vicinity.

- C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use. The project site is landlocked but is accessed by a local residential road, Newlove Drive, and two secondary arterial roads, College Drive and Battles Road. These roadways are adequately designed to accommodate the quantity and kind of traffic generated by the proposed project, which is limited to between 52 to 135 employee trips per day. The project is not anticipated to generate additional traffic.
- D. That the proposed use will have no adverse effect upon abutting property because the project will not generate additional light, and any noise-creating work will be restricted to normal business hours. Bay doors are oriented away from the residences to the west, and while no new sources of noise are proposed, the project is subject to the City's Commercial performance standards related to noise, light, and vibrations.
- E. That the establishment, maintenance, and/or conducting of the use for which the planned development review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in the neighborhood; nor shall the use be inconsistent with the character of the neighborhood or contrary to its orderly development. The proposed building and use therein is ancillary to the existing and expanding Santa Maria Cemetery District. The conditions of approval for the cemetery, as well as project-specific conditions of approval for the installation of landscaping, stormwater facilities, and other improvements, ensure that the project will be compatible with the uses, character, and improvements in the neighborhood.
- F. That the conditions stated in the decision are necessary to protect the public health, safety, and general welfare.
- G. The proposed modification(s) are otherwise consistent with the General Plan, Municipal Code, and applicable Specific Plans; no modifications are proposed.
- H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modification(s) on the surrounding area; no modifications are proposed.
- I. The proposed modification(s) are essential to the design of the project; no modifications are proposed.
- J. The proposed modification(s) have been minimized to the maximum extent possible consistent with Subsections (a) through (c) of Section 12-35.203 of the Municipal Code. No modifications are proposed.

- K. Environmental Review for this project was completed through the preparation of an Initial Study/Mitigated Negative Declaration (SCH # 2023040484) pursuant to the California Environmental Quality Act State Guidelines. No further environmental review is required.

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

1. The above recitals are true and correct and incorporated herein by reference.
2. The Planned Development Permit as depicted on the Planned Development Plan Set and subject to the Planned Development Permit Conditions, which are each attached to the November 7, 2023, City Council Agenda Report, incorporated herein by reference, is hereby approved subject to approval of the General Plan Amendment and Rezone for the Santa Maria Cemetery District Expansion (GPZ2021-0003).
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, California, held this 7th day of November 2023.

ATTEST:

Mayor

Assistant City Clerk

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO CONTENT:

Department Director

Interim City Manager