

RESOLUTION NO. 2821

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE GENERAL PLAN LAND USE POLICY MAP AND ZONING MAP FOR APPROXIMATELY 0.87-ACRES LOCATED AT THE 600 BLOCK OF EAST NEWLOVE DRIVE

WHEREAS, the applicant, Santa Maria Cemetery District, initiated a General Plan Land Use amendment and zone change (GPZ2021-0003) to amend the General Plan Land Use Map and Zoning Map on 0.87-acres of property at the 600 Block of East Newlove Drive, herein referred to as the Project; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on July 19, 2023, for the purpose of considering amendments to the Land Use Policy Map and Zoning Map of the City's General Plan; and

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

WHEREAS, the Planning Commission recommended the City Council authorize the filing of a Mitigated Negative Declaration on July 19, 2023, in accordance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 et. seq., as amended; and

WHEREAS, at the public hearing, the Planning Commission heard and considered all evidence, including evidence presented in the staff report and all written and oral testimony; and

WHEREAS, the proposed project is consistent with applicable goals and policies of the adopted General Plan, including the Housing Element. The proposed project is not located on a housing site identified in the inventory of sites contained within the Housing Element. In addition, the remaining sites identified in the City's Housing element are adequate to accommodate the City's remaining unmet regional housing need allocation. Also, the proposed Cemetery District Expansion and maintenance building will benefit the City by allowing the Santa Maria Cemetery District to continue to provide burial services and plots which will serve new and existing development (OBJECTIVE L.U.2d); and

WHEREAS, the proposed project would not significantly disrupt any of the various land uses in the vicinity because the Project will establish a public facility use compatible with the same public use and residential intensity and land use pattern in the area, which is consistent with POLICY L.U.6a, to resolve conflicts between existing and proposed land uses, particularly residential and industrial uses, and prevent such conflicts in the future; and

WHEREAS, the proposed project is afforded the appropriate services and facilities in that all infrastructure is currently available to serve the project site because the project vicinity has been previously developed with infrastructure to accommodate commercial, residential and public facilities projects of a similar size. If deficiencies in services and

facilities are identified during the review of future proposed Planned Developments, infrastructure improvements to accommodate the proposals shall be required. The Project will be consistent with POLICY L.U.2 and OBJECTIVE L.U.2a. which is intended to ensure that all urban services and infrastructure are planned and provided for in a timely manner and sufficient land is reserved, and that the Land Use Element is maintained so that the pattern of residential densities can be served by public facilities of the community. The project is a public facility regulated by the State of California and will be less intensive on facilities and services than a residential project in the MDR-12 (Medium Density Residential) land use would be.

NOW, THEREFORE, BE IT RESOLVED that 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 recommends to the City Council that the City Council amend the General Plan (Land Use Policy Map) and the Zoning map of the City of Santa Maria, as shown on Attachment E, of the Planning Commission staff report dated July 19, 2023, incorporated by reference.
- 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 the regular meeting of the Planning Commission of the City of Santa Maria this 19th day of July, 2023, by the following roll call vote:

- AYES: Commissioners Tom Lopez, Esau Blanco and Vice-Chair Robert Dickerson
- NOES: None
- ABSENT: Commissioner Yasameen Mohajer and Chair Tim Seifert
- ABSTAINED: None



ROBERT DICKERSON, VICE-CHAIR
Planning Commission

ATTEST:


DANA EADY, ASSISTANT SECRETARY
Planning Commission