

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SANTA MARIA, CALIFORNIA, AMENDING THE GENERAL  
PLAN LAND USE POLICY MAP FOR APPROXIMATELY 0.87  
ACRES FROM MDR-12 (MEDIUM DENSITY RESIDENTIAL) TO CF  
(COMMUNITY FACILITIES) FOR THE SANTA MARIA CEMETERY  
DISTRICT EXPANSION, LOCATED AT THE 600 BLOCK OF EAST  
NEWLOVE DRIVE**

**WHEREAS**, the applicant, the 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; and a Planned Development Permit (PD2022-0014), is on file 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, herein referred to as the Project; and

**WHEREAS**, on July 19, 2023, with a 3-0-2-0 vote, the Planning Commission recommended the City Council authorize the filing of a Mitigated Negative Declaration for the Santa Maria Cemetery District Expansion Project, in accordance with the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 et. seq., as amended; and

**WHEREAS**, on July 19, 2023, with a 3-0-2-0 vote, the Planning Commission made its recommendation in writing that the City Council amend the Official Zoning Map of the City of Santa Maria for the Project site (Resolution No. 2821); and

**WHEREAS**, a duly noticed public hearing was held on this amendment to the General Plan Land Use Policy Map by the City Council on November 7, 2023; and

**WHEREAS**, the City Council made no substantial modification of the proposed amendment to the General Plan Land Use Policy Map which had not been previously considered by the Planning Commission; and

**WHEREAS**, the City Council considered all written and oral testimony; and

**WHEREAS**, the City Council considered and relied on the Planning Commission's recommendations to adopt a Mitigated Negative Declaration for the Project, in making its decision on the amendment to the Land Use Policy Map of the City's General Plan.

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

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1. The above recitals are true and correct and incorporated herein by reference.
2. The City Council finds that:
  - (a) 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
  - (b) 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
  - (c) 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.
3. The City Council of the City of Santa Maria approves an amendment to the General Plan Land Use Policy Map for 0.87 acres **FROM** MDR (Medium Density Residential) **TO** CF (Community Facilities) as shown on Attachment D of the Council Agenda Report dated November 7, 2023, incorporated herein by reference.
4. The Director of Community Development, or designee, is hereby authorized and directed to make corresponding changes to the Land Use Policy Map of the General Plan in conformity with this Resolution.

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.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Santa Maria, California, held this 7<sup>th</sup> day of November 2023.

ATTEST:

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Mayor

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Assistant City Clerk

APPROVED AS TO FORM:

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City Attorney

APPROVED AS TO CONTENT:

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Department Director

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Interim City Manager