

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF A GENERAL PLAN LAND USE POLICY MAP AMENDMENT AND ZONE CHANGE FOR APPROXIMATELY 6.95-ACRES LOCATED AT 1494 FAIRWAY DRIVE

WHEREAS, the applicant, RRM on behalf of the Santa Maria Public Airport District, initiated a General Plan Land Use Map Amendment and Zone Change (GPZ2023-0001) to change the land use designation on a 6.95-acre site FROM A-AS (Airport -Airport Service) and the zone district of OS (Open Space) TO LI (Light Industrial) land use designation and PD/M-1 (Planned Development/Light Manufacturing) zone district, herein referred to as the Project; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on October 16, 2024, 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 October 16, 2024, 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 General Plan. The purpose of the Light Industrial General Plan Land Use designation as described on page LU-19 of the City's General Plan Land Use section is, "To accommodate industrial uses which contain the process primarily within the building, do not generate negative environmental impacts, and which are most compatible with adjacent nonindustrial uses." The site location and the proposed conceptual industrial or manufacturing development would be consistent with the Light Industrial Land Use description. The designation is meant to provide for the future development of permitted and/or conditionally permitted industrial or manufacturing uses at the site under the M-1 zone, Chapter 12-15 of the City of Santa Maria Municipal Code; and

WHEREAS, the proposed project would not significantly disrupt any of the various land uses in the vicinity because the Project would extend the industrial land use pattern in the area, and facilitate future industrial or manufacturing uses of similar intensity to, and therefore compatible with, the existing adjacent industrial uses. No land use conflicts would be established as identified in the City's General Plan Land Use Element (Goal L.U.7) because the project site is adjacent to development and zoning that is either the same Land Use designation as proposed by the project, or is designated for other compatible designations. The project site is not adjacent to sensitive land uses, and does not have the potential to create conflicts with sensitive uses; therefore the project site an acceptable location for future industrial or manufacturing proposals; and

WHEREAS, the proposed PD/M-1 zoning, and LI land use designation would align the property with the existing properties zoned PD/M-1 adjacent to the site that are across A Street to the east of the project site. The project is consistent with the safety and noise policies in the Airport Land Use Compatibility Plan. Therefore, the proposed modifications are required for the public necessity, convenience and general welfare; 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 industrial projects of a similar size in the project vicinity including business parks and warehouses.

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 B, of the Planning Commission staff report dated October 16, 2024, 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 16th day of October 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

TIM SEIFERT, CHAIR
Planning Commission

ATTEST:

DANA EADY, ASSISTANT SECRETARY
Planning Commission