



DDS PARTNERSHIP TENTATIVE PARCEL MAP TRACT 6039

Property Location: 1301 and 1313 East Main Street

Review of a Tentative Parcel Map (TR2023-0003) for DDS Partnership to subdivide a 5.8-acre parcel into two parcels of 0.37-acres and 5.35-acres in a PD/C-2 (Planned Development/General Commercial) district.

Environmental: This Tentative Parcel Map qualifies for a Class 15 categorical exemption based on Section 15315 (Minor Land Divisions). No further environmental review is required.

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RECOMMENDATION:

By resolution, conditionally approve Tentative Parcel Map No. 6039 (TR2023-0003).

BACKGROUND

The 5.8-acre parcel is located at 1301 and 1313 East Main Street between Highway 101 and Concord Avenue (Attachment A – Vicinity Map). The subject property is fully developed with complete sidewalk, curb, and gutter, an existing automobile dealership, Home Motors of Santa Maria, and a recently completed Starbucks coffee shop with drive through (Planned Development Permit PD2021-0011). Existing land uses surrounding the site include a shopping center to the west, medical offices both northwest (Dignity Health Wellness Center) and east, residential to the north, and a gas station and medical offices to the south. The zoning surrounding the project site is C-2 (General Commercial), CPO (Commercial Office Professional Office) and FS (Freeway Service). The entire Main Street corridor is located within the Entrada Specific Plan area. No new development is proposed as a part of the subject Tentative Parcel Map.

DISCUSSION

The proposed Tentative Parcel Map would subdivide the 5.8-acre parcel map into two commercial parcels. Parcel 1 would be 0.47 acres with approximately 142 feet of street frontage. This parcel would contain the recently constructed Starbucks coffee shop. Parcel 2 would be 5.35-acres with approximately 976 feet of street frontage on Main Street and Concord Avenue. Parcel 2 has three driveways on Concord Avenue and one driveway on Main Street. The remaining existing businesses and land uses associated with Home Motors are proposed to remain on Parcel 2.

The C-2 zone requires a minimum lot area of 7,000-square-feet (s.f.), and a minimum frontage of 50-feet on a public street. The proposed Tentative Parcel Map meets the minimum requirement for parcel size and street frontages. The parcel area and dimension specifications are listed in Table 1, below.

Table 1

	Size		Frontage	
	Proposed	Required	Proposed	Required
Parcel 1	0.47-acre	7,000 s.f. (0.16-acre)	142 ft.	50 ft.
Parcel 2	5.35-acres	7,000 s.f. (0.16-acre)	976 ft.	50 ft.

Access and Circulation

Parcel 1 will have vehicular access to East Main Street via a shared driveway with blanket reciprocal ingress, egress and parking easement over Parcel 2. Dignity Health Wellness Center, located at 1207 East Broadway on a landlocked parcel to the west of Parcel 2 and northwest of Parcel 1, will also have access to Main Street through both parcels via a 30- to 43-foot-wide access easement. This access and circulation configuration was approved by the Planning Commission on November 16, 2022, as part of the Planned Development Permit review for Starbucks.

Utilities

Municipal Code Requires that each lot within a subdivision be served by a sanitary sewer system. The map provides a 20- to 30-foot-wide public sewer easement along the northern and western boundary of Parcel 2 so that Parcel 1 can comply with this requirement.

Subdivision Committee

The Subdivision Committee reviewed the Tentative Parcel Map at their September 17, 2024, meeting. The Subdivision Committee recommended that the Tentative Parcel Map should move forward for Planning Commission review subject to the conditions of approval.

Environmental

The design of the proposed subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no new development is proposed. The small scope of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Buildings and paved surfaces cover the project site, and therefore have been found to have no value as habitat for endangered, rare or threatened species. Therefore, this project qualifies as a Class 15 (Minor Land Division) categorical exemption based on Section 15315 of the State CEQA Guidelines, and no further environmental review is required.

Attachments

- A – Vicinity Map
- B – Permit
- C – Plan Set