

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA APPROVING THE DDS PARTNERSHIP TENTATIVE PARCEL MAP LOCATED AT 1301 AND 1313 EAST MAIN STREET, TRACT 6039

WHEREAS, the applicant, DDS Partnership, has applied for a Tentative Parcel Map (TR2023-0003) 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; and

WHEREAS, the Subdivision Committee reviewed the Parcel Map on September 17, 2024, and proposed recommended conditions, as amended, which are attached as conditions of approval; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on October 16, 2024; and

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

WHEREAS, at the completion of said hearing, the Planning Commission duly considered all oral and written evidence presented at said hearing; and

WHEREAS, the Planning Commission of the City of Santa Maria has reviewed the DDS Partnership Tentative Parcel Map, Tract 6039, and makes the following findings in accordance with Santa Maria Municipal Code Section 12-3.03(f):

- A. The proposed map is consistent with the City of Santa Maria General Plan and applicable specific plans because future development parameters and intensity would meet all applicable General Plan goals, specifications, and requirements.
- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans because all future development on the resulting parcels will be consistent with the Municipal Code and Entrada Specific Plan design measures and development standards. The size and dimensions of the resulting parcels conform to the requirements of the Specific Plan.
- C. The site is physically suitable for the proposed density of development because no physical constraints are known to exist on the property, which would preclude the density of allowable development, and the proposed public improvements provide the infrastructure needed for the development density.
- D. The site is physically suitable for the type of development because no physical constraints are known to exist on the project site that would preclude the type of allowable commercial development, and the proposed public improvements will provide the infrastructure needed for future commercial development.

- E. 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.
- F. The design of the subdivision or type of improvements are not likely to cause a serious public health hazard because development on the resulting parcels shall implement all applicable Municipal Code design measures and development standards to ensure for the health and safety of the users of the site(s) and for the surrounding properties.
- G. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision because any future development shall identify and locate any affected easements; and furthermore, any future development shall avoid encroachment upon any existing easements; and shall establish and maintain any required easements.
- H. The discharge of waste from this proposed land division into the existing community sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board because development on the resulting parcels shall implement all applicable Municipal Code design measures and development standards to ensure for the health and safety of the users of the site(s) and for the surrounding properties.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Maria, that:

- Section 1. The above findings are true and correct and incorporated herein.
- Section 2. The Planning Commission approves the Tentative Parcel Map for DDS Partnership, Tract 6039, attached in the Planning Commission staff report, dated October 16, 2024, and subject to the conditions, also attached to the Planning Commission staff report dated October 16, 2024, both 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