

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE GENERAL PLAN LAND USE MAP AMENDMENT, ZONE CHANGE, TENTATIVE TRACT MAP AND PLANNED DEVELOPMENT PERMIT FOR BELLECREST SENIOR RESIDENCES, LOCATED AT 1571 EAST MAIN STREET

WHEREAS, the applicant, Coastal Community Builders, initiated a General Plan Land Use amendment and zone change (GPZ2022-0003) to amend the General Plan Land Use Map and Zoning Map on 14.43 acres of property at 1571 East Main Street; a Tentative Tract Map, Tract 6040 (TR2022-0007); and a Planned Development Permit (PD2022-0008). The project would rezone a 15.23-gross-acre site (including existing Main Street ROW) FROM Lower Density Residential (LWDR-4) land use classification and Planned Development Single Family Residential (PD/R-1) zoning designation TO Medium Density Residential land use designation and zoning (PD/R-2), 12 units per acre maximum. The project also includes a Tentative Tract Map and Planned Development Permit to subdivide the 14.43-net-acre site into 146 lots for the development of 142 age-restricted, senior residential units and 4 common lots., herein referred to as the Project; and

WHEREAS, the provisions of the California Environmental Quality Act of 1970 (CEQA), Public Resources Code Sections 21000 et. seq., as amended, require the evaluation of environmental impacts of said projects; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared for said Project; and the required notices were published and the Mitigated Negative Declaration was circulated for public review, sent to every responsible agency with jurisdiction over the project and placed in a public location; and

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on November 6, 2024, for the purpose of receiving evidence and considering the Initial Study and Mitigated Negative Declaration and the proposed Project; and

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

WHEREAS, the Planning Commission of the City of Santa Maria has reviewed and considered the Initial Study/Mitigated Negative Declaration, incorporated herein by reference for the Project; and

WHEREAS, there is no substantial evidence in the whole record before the Planning Commission supporting a fair argument that the project as described in the Initial

Study/Mitigated Negative Declaration with the mitigation measures applied to the project and the Mitigation Monitoring Program will have a significant effect on the environment; and

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

WHEREAS, the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program reflects the Planning Commission's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED by 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 the City Council adopts the Mitigated Negative Declaration (Attachment B of the Planning Commission staff report dated November 6, 2024, incorporated herein by reference) for the General Plan Land Use Map Amendment, Zone Change, Tentative Tract Map, and Planned Development Permit for the Bellecrest Senior Residences, located at 1571 East Main Street.
- Section 3. The Planning Commission hereby recommends that the City Council adopt the Mitigation Monitoring Program for the project (Attachment B of the Planning Commission staff report dated November 6, 2024, incorporated herein by reference).
- Section 4. 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 5. 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 a regular meeting of the Planning Commission of the City of Santa Maria held November 6, 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:
ABSTAINED:

TIM SEIFERT, CHAIR
Planning Commission

ATTEST:

DANA EADY, ASSISTANT SECRETARY
Planning Commission