

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA MARIA RECOMMENDING THAT THE CITY COUNCIL
APPROVE THE BELLECREST SENIOR RESIDENCES TENTATIVE
TRACT MAP, TRACT 6040, LOCATED AT 1571 EAST MAIN STREET**

WHEREAS, the applicant, Coastal Community Builders, has applied for a Tentative Tract Map (TR2022-0007) to subdivide two lots to create 142 single-family, 100-percent age-restricted for seniors, lots, and four common lots for private roadways, a detention basin, and a community center on a 14.43-acre site of the proposed PD/R-2 (Planned Development/Medium Density Residential) zone designation; and

WHEREAS, the Subdivision Committee reviewed the Tentative Tract 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 November 6, 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 Bellecrest Senior Residences Tentative Tract Map, Tract 6040, and makes the following findings in accordance with Santa Maria Municipal Code Section 11-3.03(f):

- A. The proposed map is consistent with The City of Santa Maria General Plan and applicable specific plans because the subdivision of the property into developable residential lots is consistent with the design, use, and future development parameters and density of the associated Planned Development permit, and meets all applicable General Plan goals, specifications, and requirements. All of the residential parcels are smaller than the R-2 standards in frontage width and lot area according to Section 12-7.07(a) of the Municipal Code. The average lot width for the proposed residential lots in the subdivision (not including the common lots) is approximately 45-feet and the average lot area is 2,500 square feet. Per Section 12-7.07(b), the City Council, through a subdivision map may create lots smaller than specified, provided the overall density of the lots is consistent with the General Plan. Per the Medium Density Residential Land Use Classification (MDR-12), lots of this size could be developed with 1 unit which would accommodate smaller living for seniors wishing to downsize to a smaller living area. Each of the newly created lots would contain one new residential unit. The proposed residential density of approximately ten units per acre for the tract map area is consistent with the MDR-12 land use density provisions of the General Plan. Further, the width of the

proposed parcels is consistent with the adjacent La Ventana neighborhood to the east, where the lots are of the same land use/density and are also narrow.

- B. The design or improvement of the proposed subdivision is consistent with the City of Santa Maria General Plan because the lots of this size (2,500 square feet) could be developed with one small residential unit for seniors wishing to downsize to a smaller living area. With the approval of the requested modifications to setbacks, and corner visibility standards discussed in the Planned Development Permit (PD2022-0008), all future development on the resulting parcels will be consistent with applicable Municipal Code design measures and development standards.
- C. The site is physically suitable for the proposed density of development because no physical constraints are known to exist on the project site that would preclude the density of allowable development, and the proposed public improvements provide the infrastructure needed for the proposed 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 development. The project site does not contain any significant or unique features, is adjacent to existing roadways, and contains no physical constraints that would preclude the proposed residential development. The proposed public improvements will provide the infrastructure needed for the proposed residential 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. These and other potential environmental impacts resulting from the development of the age-restricted senior residential subdivision were analyzed in the Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2024090050) and, where necessary, mitigation measures were applied to the project to reduce any identified potentially significant impacts to less than significant levels.
- 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. Where the project deviates from specific Municipal Code development standards, Conditions of Approval are incorporated to require the project to meet industry accepted standards as alternatives, such as the CalTrans Highway Design Manual – 405.1(2)(c) for corner visibility in this small-lot subdivision where City standards cannot be met by the proposed project design.
- 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 affected easements have been identified and depicted on the proposed map. New easements for access, utilities, landscaping, and shared use facilities shall be established through this map. The

map will identify the location and depiction of all easements, and the party responsible to maintain the easement. 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 the project conditions require the installation of new sewer utility lines and wastewater facilities in conformance with Municipal Code Title 8, and the development of the new lots will be completed in accordance with the Regional Water Quality Control Board standards. The City of Santa Maria Utilities Department has reviewed the proposed map to ensure conformity with existing requirements and has included conditions of approval to ensure adequate sewer service is provided for each parcel.

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.
- Section 2. The Planning Commission recommends the City Council approve the Bellecrest Senior Residences Tentative Tract Map, Tract 6040, included as Attachment E in the Planning Commission staff report, dated November 6, 2024, and subject to the conditions and mitigation measures, Attachments B.1 and D to the Planning Commission staff report dated November 6, 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 6th day of November 2024, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

TIM SEIFERT, CHAIR
Planning Commission

ATTEST:

DANA EADY, ASSISTANT SECRETARY
Planning Commission