

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE GENERAL PLAN LAND USE POLICY MAP AND ZONING MAP FOR APPROXIMATELY 14.43 (NET) ACRES 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, herein referred to as the Project; 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 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 adopt Mitigated Negative Declaration on November 6, 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 proposed residential project will benefit the City by providing for: 1) the provision of a variety of home sites, housing types, and lifestyles; 2) the promotion of neighborhood integrity; and 3) the protection of individual property values by encouraging compatible uses and proper standards for design and development (OBJECTIVE L.U.1a). The Project will help the City to assure that adequate housing is provided for all economic segments of the population through a diversity of housing types, sizes, and density (POLICY L.U.9), and will provide a balance of areas for all housing types and sizes which are compatible with the surrounding land uses (OBJECTIVE L.U.9d); and

WHEREAS, the proposed project would not significantly disrupt any of the various land uses in the vicinity because the Project will establish a residential area compatible with the same residential intensity and land use pattern in the area, which is consistent with POLICY L.U.6a, to resolve conflicts between existing and proposed land uses, particularly residential and industrial uses, and prevent such conflicts in the future; and

WHEREAS, 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 residential projects of a similar size. No deficiencies in services and facilities were identified during the review of the proposed Planned Development. The Project will be consistent with OBJECTIVE L.U.2g as the conditions applied to the project will assure that development "pays its own way" by minimizing publicly financed and maintained facilities, that development will be phased with construction and provision of supporting infrastructure and applicable development fees and enrollment into applicable maintenance districts occurs so that adequate community facilities are provided as development occurs.

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 C, of the Planning Commission staff report dated November 6, 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 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