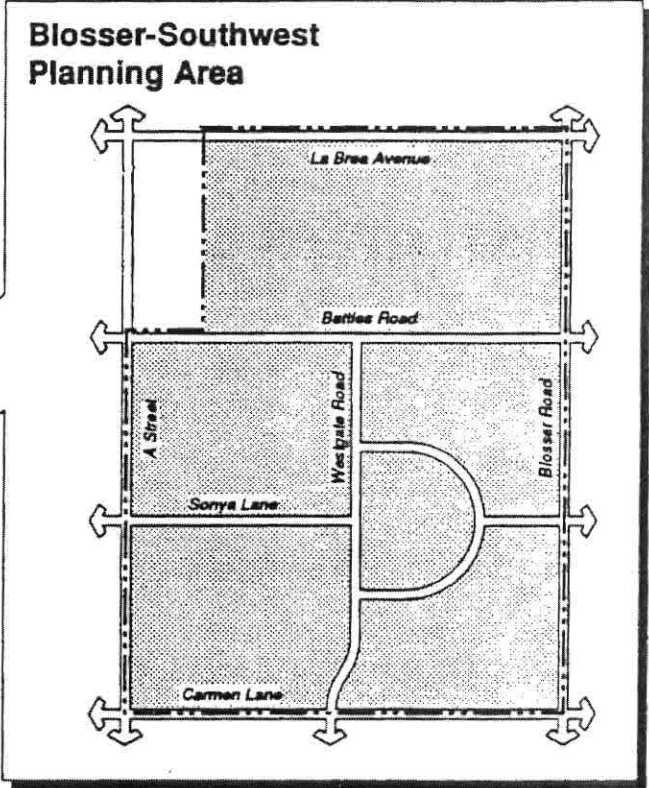
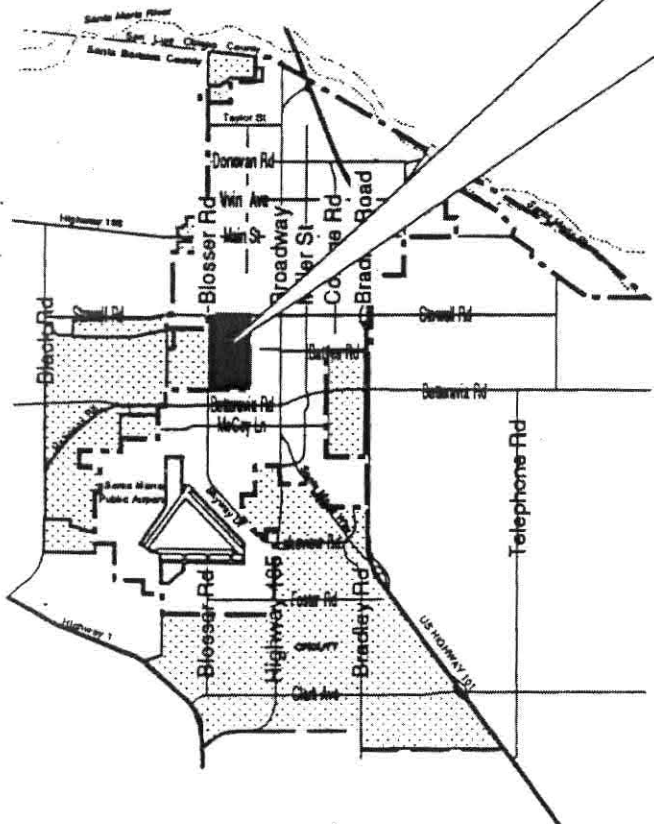


Blosser-Southwest Specific Plan



Prepared for:
City of Santa Maria

August 18, 1994
UPDATED October 5, 2010



BLOSSER-SOUTHWEST SPECIFIC PLAN

* * * * *

Prepared for:

CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT DEPARTMENT

* * * * *

August 18, 1994

UPDATED October 5, 2010

FUGRO WEST, INC.
5855 Olivas Park Drive / Ventura, California 93003-7672

PROJECT TEAM

City of Santa Maria

City Council

George Hobbs, Mayor
Thomas Urbanske
Curtis Tunnell
Robert Orach
Toru Miyoshi

Planning Commission

Vincent Rodriguez, Chairman
George Paden
Gil Guevara
Jim May
Trent Benedetti

Staff

Bill Orndorff, Director of Community Development
Jerry Frasier, Principal Planner
Bill Shipsey, Planner II

Consultant Team

Fugro West, Inc.

Mel Willis, AICP, Vice President
Stephen Svete, AICP, Senior Planner/Project Manager
John Rickenbach, Environmental Planner/Assistant Project Manager
Jean Shepard, Environmental Planner/Landscape Designer
Paul Anderson, Planner
David Romero, Environmental Planner
Annie Meyers, Graphic Artist
Virginia Lordan, Word Processing Supervisor
Tom Blanford, Cartographic Supervisor

Associated Transportation Engineers

Scott A. Schell, Transportation Engineer
James M. Johnson, Transportation Planner

Penfield and Smith

Patrick J. Reeves, P.E., Manager of Infrastructure Tasks
Craig Steward, P.E., Project Engineer

The Natelson Company

Anita Kramer, Senior Economist
Frank Taplin, Economist

Moore, Iacofano, Goltsman

Daniel Iacofano, Public Workshop Facilitator
Jim Oswald, Public Workshop Documentor

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 GENERAL CONCEPTS	1-1
1.1 Introduction	1-1
1.2 Environmental Opportunities and Constraints	1-7
1.3 General Goals and Objectives	1-10
2.0 LAND DEVELOPMENT PATTERN	2-1
2.1 Land Use Plan	2-1
2.2 Circulation Plan	2-7
2.3 Community Design Plan	2-14
2.4 Infrastructure Plan	2-21
3.0 LAND DEVELOPMENT REGULATIONS	3-1
3.1 Land Use Standards	3-1
3.2 Circulation Design Standards	3-26
3.3 Community Design Guidelines	3-33
3.4 Infrastructure Standards.....	3-48
4.0 IMPLEMENTATION AND ADMINISTRATION	4-1
4.1 Specific Plan Approval Procedure.....	4-1
4.2 Specific Plan Reimbursement Fees	4-2
4.3 Implementation Program.....	4-3
4.4 Development Phasing Program	4-6
4.5 Monitoring and Maintenance Program	4-9
4.6 Specific Plan Amendment Procedure.....	4-10
4.7 Relationship of Specific Plan to Subsequent Discretionary Projects	4-11
Appendix A Preliminary Construction Cost Estimates	
Appendix B List of Drought-Tolerant Plants	
Appendix C Maximum Residential Buildout	
Appendix D Pedestrian Greenbelt Concept	
Appendix E Fee Calculations	
Appendix F Parcels of Record	

LIST OF FIGURES

<u>Figure</u>		<u>Page</u>
1-1	Planning Area Location	1-4
1-2	Planning Area Boundaries	1-5
2-1	Land Use Plan	2-2
2-2	Zoning Map	2-3
2-3	Circulation System in Local Context	2-9
2-4	Circulation Plan	2-10
2-5	Santa Maria Transit Routes	2-13
2-6	Community Design Plan	2-16
2-7	Multi-Purpose Trail Design Components	2-17
2-8	Major Intersection Landscape Treatment	2-19
2-9	Arterial Landscape Treatment	2-20
2-10	Conceptual Water System Plan	2-24
2-11	Conceptual Sewer System Plan.....	2-25
2-12	Conceptual Storm Drainage Plan	2-26
3-1	Single-Family Residential (R-1-6000) Zone Development Standards/Minimum Lot Size Configurations	3-2
3-2	Single-Family Small Lot Residential (RSL-1) Zone Development Standards/Minimum Lot Size Configurations	3-6
3-3	Medium Density Residential (R-2) Zone Development Standards/Minimum Lot Size Configurations	3-10
3-4	High Density Residential (R-3) Zone Development Development Standards/Minimum Lot Size Configurations	3-14
3-5	Concept in the Convenience Center (CC) Zone	3-21
3-6	DELETED by Ordinance 2004-10	-----
3-7	Secondary Arterial	3-28
3-8	Commercial/Industrial Collector Road	3-29
3-9	Residential Collector Road	3-30
3-10	Residential Local Street	3-31
3-11	Local Minor Street	3-32
3-12	Intersection Configurations (I)	3-34
3-13	Intersection Configurations (II)	3-35
3-14	Intersection Configurations (III).....	3-36
3-15	Conceptual Treatment for Bus Pullout	3-37
3-16	Typical Industrial Development Design	3-43
3-17	Typical Commercial Development Design	3-44
3-18	Commercial/Residential Land Use Buffer	3-45
3-18(B)	La Brea Avenue Land Use Buffer (B).....	3-46
3-18(C)	La Brea Avenue Land Use Buffer (C)	3-47
4-1	Phasing Plan	4-7
D-1	Pedestrian Greenbelt Concept.....	D-1

LIST OF TABLES

<u>Table</u>		<u>Page</u>
2-1	Blosser-Southwest Land Use and Zoning	2-4
4-1	Blosser-Southwest Development Phasing Schedule	4-8
A-1	Circulation System Construction Preliminary Cost Estimate	A-1
A-2	Community Design Components Preliminary Cost Estimate	A-2
A-3	Infrastructure Construction Preliminary Cost Estimate	A-3
A-4	Estimated Project Cost Summary	A-5
B-1	List of Drought-Tolerant Plants	B-1
C-1	Maximum Residential Buildout	C-1