

ORDINANCE NO. 2008-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF SANTA MARIA, CALIFORNIA, APPROVING
AMENDMENTS TO SECTIONS 3.0 (LAND
DEVELOPMENT REGULATIONS) OF THE WEST MAIN
SPECIFIC PLAN SPZ-2007-003**

The City Council of the City of Santa Maria finds as follows:

Project Description

WHEREAS, the applicant Ms. Tracy Stone has applied for an amendment to Section 3.0 (Land Development Regulations) of the West Main Specific Plan, on property located on the southwest corner of West Main Street and South Blosser Road, Assessor's Parcel No.: 117-200-18; and

Planning Commission Actions

WHEREAS, the Planning Commission held a duly noticed public hearing on March 19, 2008, for the purpose of considering the proposed amendment to the West Main Specific Plan; and

WHEREAS, the Planning Commission made its recommendation in writing that the City Council change Section 3.0 (Land Development Regulations) of the West Main Specific Plan (Resolution No. 2500) on a 5-0 vote; and

City Council Actions

WHEREAS, a duly noticed public hearing was held on these amendments to the West Main Specific Plan by the Santa Maria City Council on April 15, 2008; and

WHEREAS, the Santa Maria City Council made no modification of the proposed project which had not been previously considered by the Planning Commission; and

WHEREAS, the environmental impacts of this project have been reviewed under the Sphere of Influence Boundary Amendment and Concurrent Annexation Study (Sphere Study) E-88-10, Final Environmental Impact Report (FEIR), E-88-10 (SCH90010930) for the West Main Specific Plan; and

The City Council of the City of Santa Maria, State of California, does ordain as follows:

SECTION 1. The West Main Specific Plan of the City of Santa Maria, State of California, dated August 18, 1994, amended by changing Section 3, Land Development Regulations, of the Specific Plan, as shown on Exhibit A, attached hereto and incorporated.

SECTION 2. This Ordinance shall be in full force and in effect thirty (30) days after its passage. Within fifteen (15) days following its passage, the City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five (5) days prior to the City Council meeting at which the proposed Ordinance is to be prepared and adopted. If a summary is published at least five (5) days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within fifteen (15) days after adoption of the Ordinance the City Clerk shall publish a summary of the Ordinance with the names of those City Council members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members voting against the Ordinance.

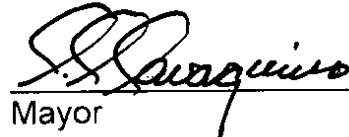
INTRODUCED at a regular meeting of the City Council held on the 15th day of April, 2008, and **PASSED AND ADOPTED** at a regular meeting held May 6, 2008, by the following roll call vote:

AYES: Councilmembers Orach, Trujillo, Zacarias, and Mayor Lavagnino.

NOES: Councilmember Patino.

ABSENT: None.

ABSTAINED: None.



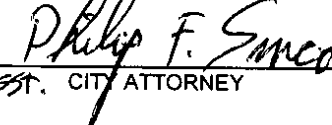
Mayor

ATTEST:



Chief Deputy City Clerk

APPROVED AS TO FORM:

BY: 

ASST. CITY ATTORNEY

CONTENTS:

BY: 

DEPARTMENT HEAD

BY: 

CITY MANAGER

Exhibit A – Amendments to Section 3.0 of the West Main Specific Plan

EXHIBIT A
Text Amendments and Figure Modifications to
Section 3.0 of the
West Main Specific Plan
SPZ-2007-003
E-2007-087
APRIL 15, 2008

West Main Specific Plan Text Amendments

Chapter 3.0 Land Development Regulations

Section 3-2 – Circulation Design Standards

Amend the West Main Specific Plan “Commercial and Collector Design” text, paragraph “c” on pages 3-19 is as follows:

c. Commercial/Industrial Collector Design.

Typical Commercial/Industrial Collector overhead plans and cross sections for Hanson Way and the Cypress Street extension are shown in Figure 3-6. These roads would include a 76-foot-right-of-way section which would accommodate a paved width of 44 feet. There would be two-lane facilities with 10-foot paved shoulders suitable for bike lanes. Six foot sidewalks would also be provided on both sides of the streets along with ten (10)-foot-wide public utility and tree planting easements at the back of the sidewalks.

Add the alternative text language to the above-described paragraph as follows:

c.1. Alternative Commercial/Industrial Collector Design with Diagonal Parking.

1. A reduction of on-site parking for new development may be considered on a case by case basis by the Zoning Administrator if it can be found that the on-street parking spaces are conveniently located in proximity to the proposed use properties in which the parking reduction is being proposed and no adverse impact would result to adjacent properties.
2. The allowable reduction of on-site parking should be equivalent to the number of conveniently located diagonal on-street parking spaces provided. The allowable on-street parking should be located within the same sub-area (e.g., North of West Main Street or South of West Main Street) of the West Main Specific Plan as the proposed use and within

300-feet of the proposed use. This provision only applies within the boundaries of the West Main Street Specific Plan

3. The reduction in the number of required on-site parking spaces should not exceed a ratio of one (1) on-street parking space for each one (1) required off-street parking space for the proposed use as specified by Municipal Code 12-32.03.
4. The location and design of the on-street diagonal parking is found to be safe by the Department of Public Works, Engineering Division.

Amend Specific **Plan Circulation Design Standards** to add a paragraph "f" at the bottom of page 3-19 to include language to permit alternative diagonal on-street parking as follows:

f. **Parking.** Alternative on-street parking may be allowed on designated Commercial/Industrial Collector streets in areas located within the C-2 (General Commercial) zoning district if the following criteria are met:

- a. Appropriate street right-of-way width has been determined to be available to accommodate the required travel lanes, parking stall dimensions, sidewalk and landscaped parkway to meet City standards. This determination must be made by the Subdivision Committee through the subdivision review process.
- b. The design and configuration of diagonal on-street parking must be found to be consistent with conceptual Figure 3-2 (as amended) and all applicable provisions of Municipal Code Chapter 12-32 (Parking Standards).

Section 3.3 – Community Design Guidelines.

Amend text language "**Exterior Design Requirements**" beginning at the bottom of pages 3-27, and 3-28 (Subsections 1, 2 and 3) as follows:

3.3.2 Private Improvements

- a. **Exterior Design Requirements.** The exterior design requirements as set forth below are intended to create a unified effect and take advantage of the agricultural context to establish the planning area as an entrance to the City of Santa Maria. The design requirements are not intended to impose any specific architectural style, but rather are intended to foster functional and aesthetically pleasing urban design.

- (1) Limit exterior surface materials of those building elevations facing a street to stucco, slump stone, split face block or wood except for industrial development, where metal buildings will be allowed. This does not exclude the use of veneer materials over metal or the use of ornamental metal work such as sculptured or accent features that compliment the building design. However, projects located in the C-2 (General Commercial) or CM (Commercial Manufacturing) zoning districts which abut industrial development or agricultural lands may use

metal cladding as a surface material, in historical reference to the surrounding agricultural buildings and agricultural context.

- (2) Limit exposed roof materials to tile or simulated tile, except for industrial development and C-2 or CM projects abutting industrial development or agricultural lands where metal roof materials will be permitted. Roof tiles may be constructed of clay, masonry or metal, and may simulate wood materials in design. The intent of this provision is to ensure quality materials which provide the widest and safest range of roofing materials and comply with all provisions of the Uniform Building Code and Fire Code for the area encompassed by this Plan. “Environmentally sustainable practices including the incorporation of a “Green Roof” in which plant material can thrive on the roof itself is encouraged to reduce storm water runoff, provide habitat, and reduce the heat island effect. “The design for all green roof facilities must be provided by a qualified architect or civil engineer and reviewed on a case by case basis to be certified by the Department of Public Works, Engineering Division, and the Community Development Department, Building Division.”
- (3) Limit exterior color scheme to earth colors and/or the natural color of the material(s) used. Earth colors are those colors that range from yellow through muted shades of buff, brown and green to red. The intent of this provision is to provide a diverse range of colors compatible with the natural and agricultural setting of the community.

Amend Landscape Design (exceptions) text on pages 3-28 and 3-29 as follows:

b. Landscape Design

- (1) Maintain an average front yard setback of fifteen (15) feet on each building site for front yards along Main Street. (Note that this provision supersedes whatever setback is required by zoning as allowed in Section 3.1 of this document.) The entire front yard shall be landscaped with trees, shrubs, and ground cover.

Exceptions to front yard setback and landscaping requirements are:

- Permeable paving is encouraged in pedestrian areas to improve on-site storm water retention and to enhance, but not replace required landscaping.

Section 3.4 – infrastructure Standards

Add text to subsections 12 and 18 to 3.4.a, “Grading” on pages 3-33 and 3-34 as follows:

- a. **Grading.** All grading activities shall be in conformance with the following provisions:

EXHIBIT A

- (12) Runoff from roof drains and gutter downspouts shall be collected and conveyed to the street or catch basins or approved on site retention systems.
- (18) Drainage which cannot be directed to roadways shall be collected in drainage swales and then conveyed toward off-site drainage systems or approved on-site retention systems.

Add text to 3.4.c. subsection 5, "**Water Regulations**" on page 3-35 as follows:

c. Water Regulations.

- (5) Storm water detention basins shall be constructed as part of this project unless the project is provided with approved compensatory onsite retention systems. The basins will help recharge the groundwater basin and lessen the negative impact to groundwater resources. Any alternative, compensatory or supplemental retention facility must be approved by the Santa Barbara County Flood Control District and the City of Santa Maria Department of Public Works, Engineering Division.

EXHIBIT A

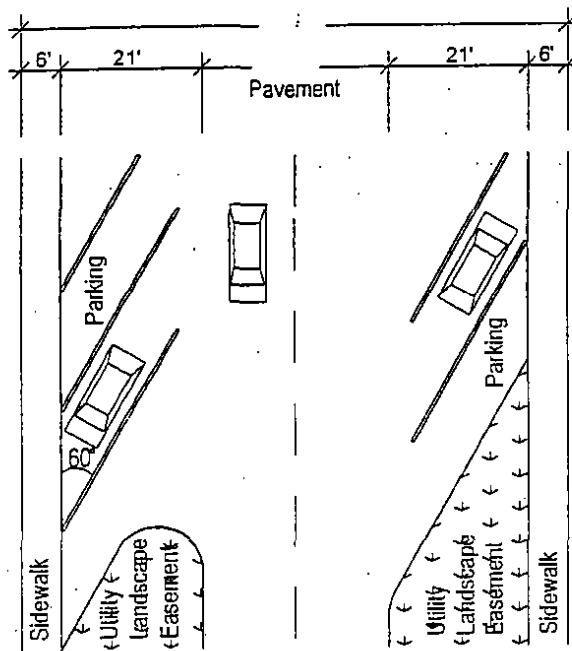
**Commercial/Industrial Collector Road
Alternative**

SPZ-2007-003

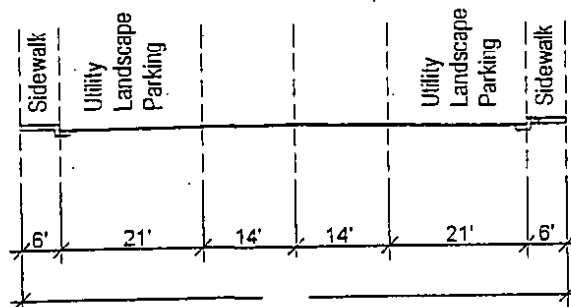
E-2007-087

April 15, 2008

**Figure 3.6 alternative 1, Commercial/Industrial
Collector Road (conceptual only)**



Plan

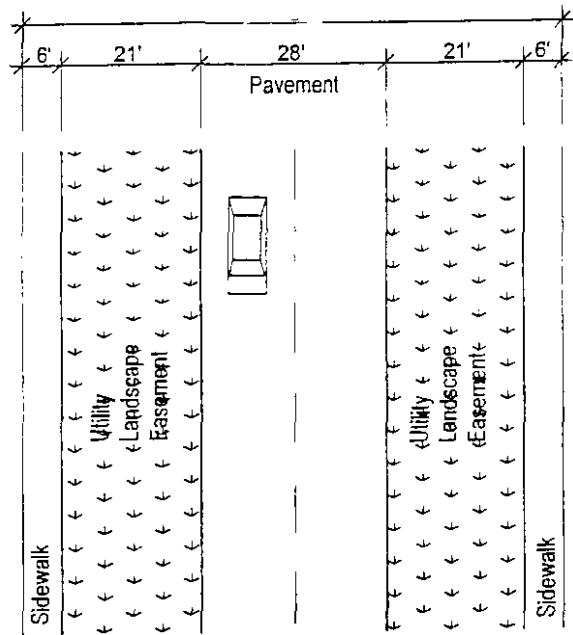


Section

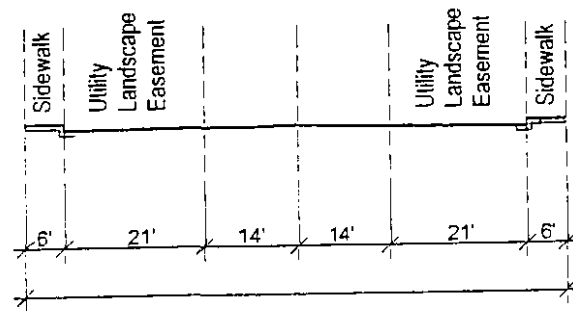
EXHIBIT A

**Commercial/Industrial Collector Road
Alternative
SPZ-2007-003
E-2007-087
April 15, 2008**

**Figure 3-6 alternative, 2 Commercial/Industrial
Collector Road (conceptual only)**



Plan



Section

CYPRESS ROAD
OPTION 2: LANDSCAPE

EXHIBIT A

Intersection Configurations

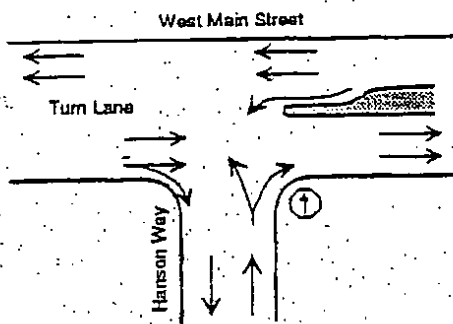
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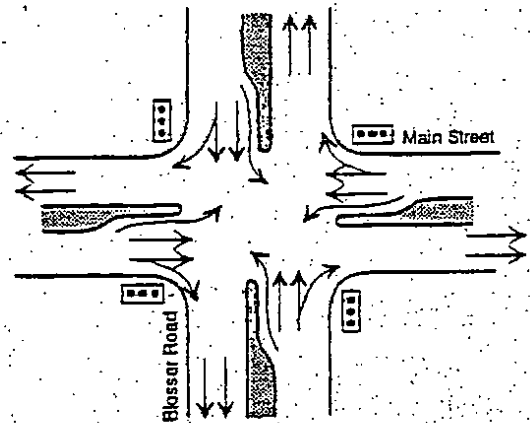
APRIL 15, 2008

Figure 3 – 8. Intersection Configurations

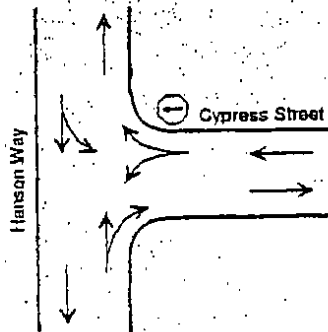
Main Street and Hanson Way



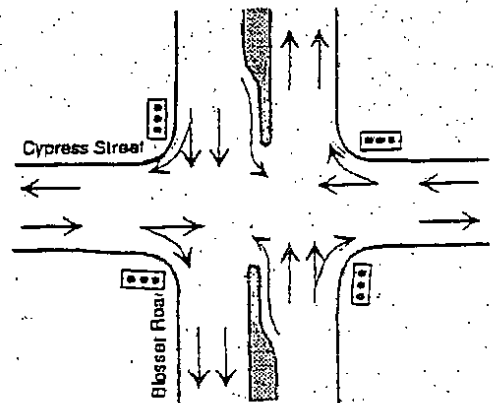
Main Street and Blosser Road



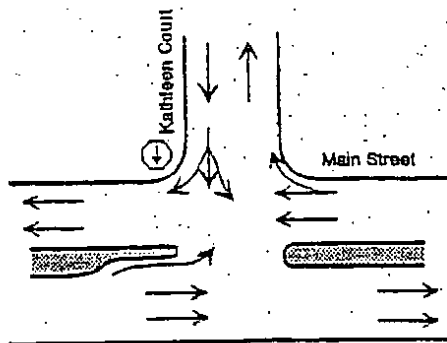
Hanson Way and Cypress Street



Blosser Road and Cypress Street



West Main Street and Kathleen Court



REVISED

LEGEND

⊕ Stop Sign

Ⓜ Traffic Signal

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

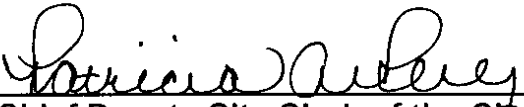
I, PATRICIA A. PEREZ, Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Ordinance No. 2008-08 which was duly and regularly introduced by said City Council at a regular meeting held April 15, 2008, on motion by Councilmember Trujillo, seconded by Councilmember Patino, and carried on the following vote:

- AYES: Councilmembers Orach, Patino, Trujillo, Zacarias, and Mayor Lavagnino
- NOES: None.
- ABSENT: None.
- ABSTAINED: None.

and which was duly and regularly adopted by said City Council at a regular meeting held May 6, 2008, on motion by Councilmember Orach, seconded by Councilmember Zacarias, and carried on the following vote:

- AYES: Councilmembers Orach, Trujillo, Zacarias, and Mayor Lavagnino.
- NOES: Councilmember Patino.
- ABSENT: None.
- ABSTAINED: None.

I further certify that said Ordinance No. 2008-08 was duly published in summary in accordance with the law and order of said City Council in the SANTA MARIA TIMES a newspaper printed and published in said City on April 22, 2008, and on May 13, 2008.



Chief Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council