

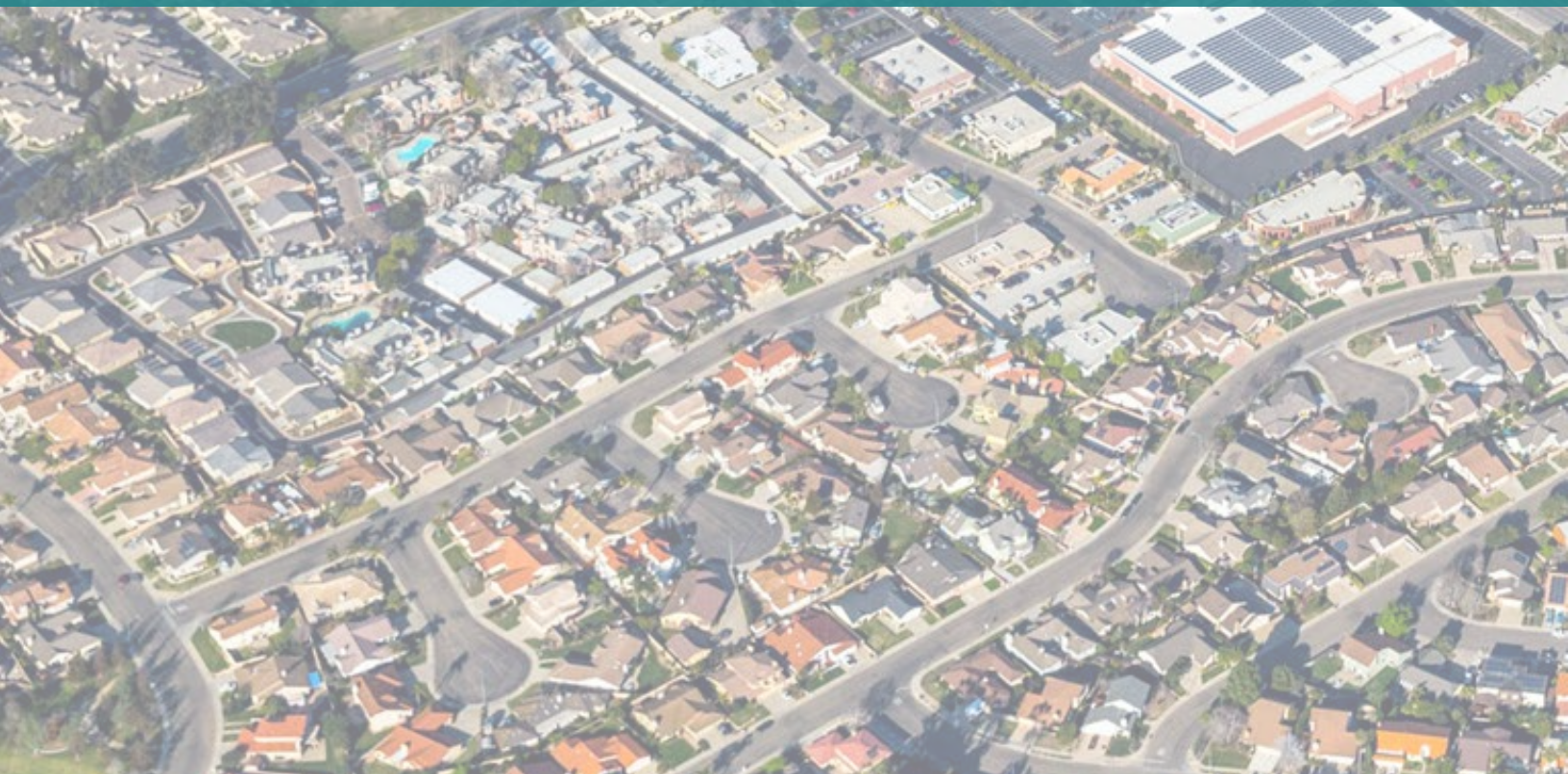


Santa Maria
General Plan

imagine



Preferred Land Use Alternative



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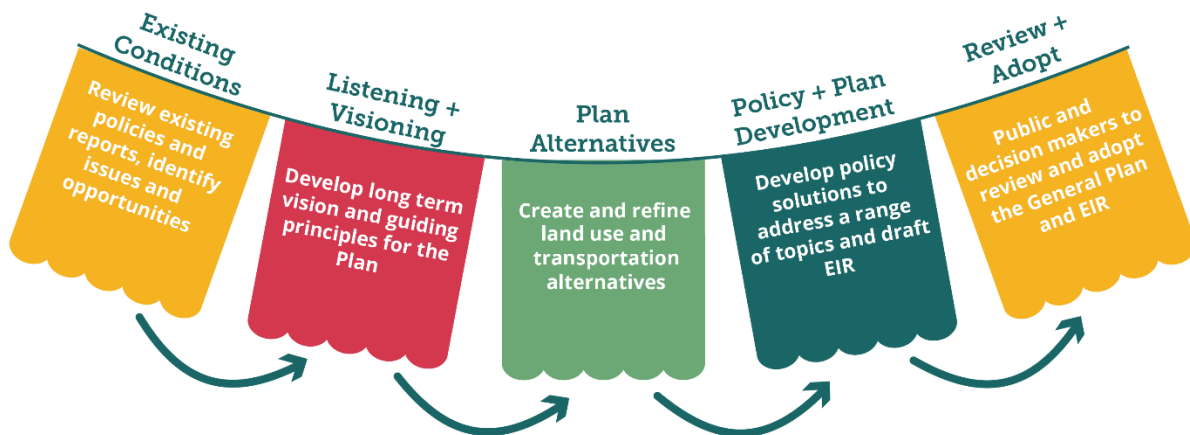
Introduction

About the Santa Maria General Plan Update

The City of Santa Maria is undertaking a multi-year effort to update its General Plan to establish strong and visionary policies that support economic development, sustainability, and improved quality of life in the city.

A General Plan is a comprehensive, long-term plan for the physical development of a city, including future land use, conservation, transportation, housing, safety, and environmental justice. Future capital improvements, specific plans, zoning actions, development agreements, and subdivisions must be consistent with the General Plan, and General Plan policies can guide future local decision-making across a range of topics.

The Santa Maria General Plan Update, which will plan development in Santa Maria through the year 2045, is an opportunity for the community to help define the long-term needs of residents, businesses, and employees and the strategies to meet those needs. The General Plan Update has five major phases, which are designed as step-by-step building blocks (see the image below). The project is currently at the end of Phase 3, the “Plan Alternatives” phase.



Purpose of this Memorandum

The purpose of this Memorandum is to present a recommended Preferred Land Use Alternative for City staff, Planning Commission, and City Council review and approval.

The General Plan land use map identifies the allowed uses and the development intensity (measured in dwelling units per acre, floor area ratio (FAR) or jobs/residents per acre) across the City. Zoning districts must be consistent with the General Plan land use designations. Land Use Alternatives model different options for changing the General Plan land use map to accommodate future growth.

The Preferred Land Use Alternative is selected from the Alternatives or incorporates elements of more than one Alternative. The Preferred Land Use Alternative selected becomes the foundation for the Land Use Map and related policies that will be included in the updated General Plan.

This Memorandum briefly describes the process to arrive at the recommended Preferred Land Use Alternative, describes the recommended Preferred Land Use Alternative, and defines its role in the rest of the General Plan Update process.

The Preferred Land Use Alternative represents the culmination of analysis and input from the community and City staff that occurred during the General Plan Update process from 2020 to present. This work cannot be summarized in full in this Memorandum; therefore, it is recommended that the reader refer to the appendices for more information about precedents the Preferred Alternative builds on. More information about the Alternatives can be found in the [Alternatives Technical Memorandum](#), the [Alternatives Analysis](#), and [Fiscal Impact Analysis](#), linked here and in Appendix C. Links to other Alternatives work products are linked in Appendix C; all other project materials can be found at www.imaginesantamaria.com/resources, the General Plan Update's project website.

Next Steps in the General Plan Update

After the City Council approves the direction of the Preferred Land Use Alternative, City staff will continue to review and refine the updated General Plan Land Use Map. City Council will have an opportunity to review the General Plan Land Use Map later in the General Plan Update process and will approve the final Land Use Map before adoption. As the General Plan Update process proceeds, the following additional changes may be considered:

- **Broadway Mixed Use and Main Mixed Use Designations.** City staff may continue to make minor changes (e.g., allowable heights, densities, parcel-specific designation changes, etc.) to the Broadway Mixed Use and Main Mixed Use designations. Changes may be based on further analysis of development feasibility, property owner interest, recent development trends, and other inputs.
- **Transportation planning and land use planning.** City staff will conduct further study to ensure the Land Use Map results in development compatible with existing roadways in Santa Maria. Staff may consider building interfaces with streets, parking, loading, and more.
- **Final land use designations.** City staff may continue to make minor changes to the Land Use Map and designations as necessary.

The Preferred Land Use Alternative is the foundation for much of the rest of the General Plan, but importantly, it does not address in detail many of the related General Plan topics. The following more detailed analysis of the Preferred Land Use Alternative will be completed:

- **Transportation Analysis of the Preferred Alternative:** The need for enhancements to the vehicular, active transportation, and transit networks as well as required congestion and VMT mitigation will be assessed.
- **Infrastructure Analysis of the Preferred Alternative:** The impacts to water, wastewater and stormwater systems will be evaluated relative to existing infrastructure master plans.
- **Facility and Service Needs Analysis of Annexation:** A high-level analysis will be conducted to identify potential water, sewer, stormwater, and utility system improvements needed for future uses in potential annexation areas.

- **Fiscal Assessment of Annexation:** A fiscal impact analysis will be completed of projected City revenues and expenses associated properties identified for annexation to illustrate the extent of fiscal impacts for the City.

The Preferred Land Use Alternative and the above analysis, in turn, will inform the revision of land use designations and the preparation of General Plan policy frameworks, which will outline goals, policies, and implementation actions for inclusion in the draft General Plan. The policy frameworks will guide City direction on critical topics—including land use, parks, urban design, mobility, infrastructure, public facilities and services, and economic development—in a level of detail greater than could be analyzed in the Plan Alternatives phase. The land use designations and the policy frameworks will serve as the foundation for the updated Draft General Plan.

Development and Review of the Land Use Alternatives

Key steps in Phase 3 of the General Plan Update Process, “Plan Alternatives” are described in this section.

Land Use Alternatives

Alternatives Technical Memorandum

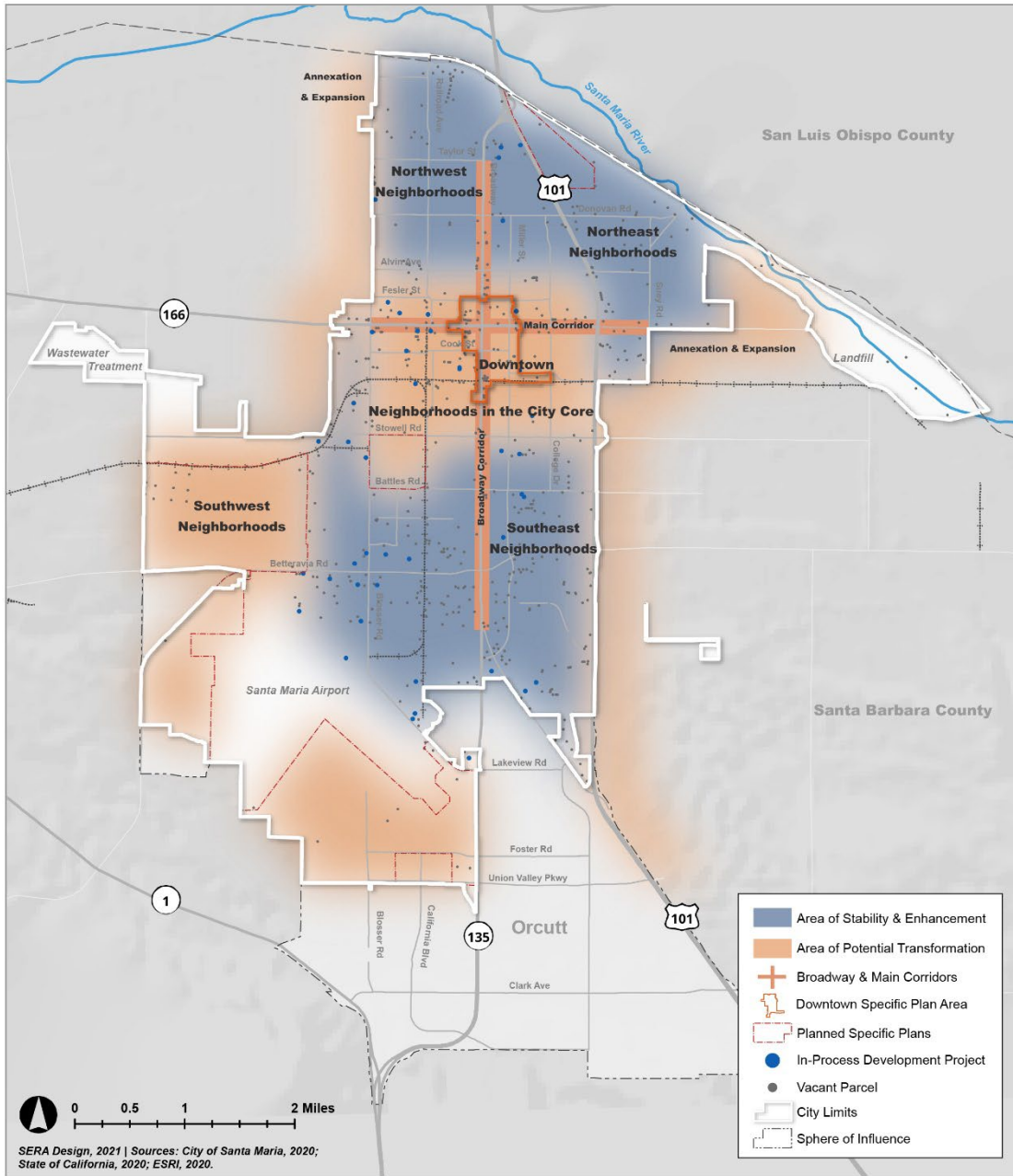
This Phase began with the development of Land Use Alternatives. Land Use Alternatives identify different growth options the City has to achieve the community’s [Vision for the future](#) and implement the Guiding Principles. The Land Use Alternatives were distinguished by where they propose changes in General Plan land use designations in different areas across the city. Three Land Use Alternatives were prepared and are described in detail in the Alternatives Technical Memorandum (Appendix C). Critical information about the Alternatives is summarized below.

Inputs

The Land Use Alternatives were developed based on a range of inputs, including:

- Community engagement from Phases 1 and 2 of the General Plan Update process;
- Technical reports on existing conditions;
- Direction established in the Vision and Guiding Principles and the map of Areas of Change and Stability, as adopted by the City Council (see Figure 1); and
- Input from Planning Commission, City Council, and City staff.

Figure 1: Areas of Change and Stability



Growth Planned For

The three Land Use Alternatives all planned for a minimum amount of job and housing growth. Though the General Plan horizon is 2045, the analysis anticipated growth needs through the year 2050 to align with growth projections produced by the Santa Barbara County Association of Governments (SBCAG). The analysis was based on an understanding of how much housing and employment growth to plan for, which were projected based on potential Regional Housing Need Allocation (RHNA) cycles through the year 2050, SBCAG growth projections, and input from the Technical Advisory Committee (TAC), City staff, and the Department Advisory Group (DAG). Alternatives growth also takes into account growth the City has already planned via Specific Plans and current pipeline projects.

The Land Use Alternatives all accommodated a minimum of 9,270 housing units and aimed to ensure job diversity and to achieve a net increase of close to 16,000 jobs, which exceeds SBCAG job projections and results in a jobs to housing ratio of 1.2.

Land Use Alternatives Descriptions

The three Land Use Alternatives presented in the Alternatives Technical Memorandum (Appendix C) were:

- Alternative A: Annexation. This Alternative assumed annexation of 1,770 acres outside of City limits.
- Alternative B: City Infill. This Alternative intensified housing and job growth on major corridors and opportunity sites within City limits.
- Alternative C: Hybrid. This Alternative was a hybrid of Alternatives A and B and assumed annexation of 720 acres outside City limits.

Alternatives Technical Analysis

The purpose of the Alternatives technical analysis (Appendix C) was for the community and the City to assess trade-offs among the Alternatives and identify which Alternative (or combination of Alternatives) best fulfills the community's Vision. This analysis of the three Land Use Alternatives included an analysis of land use impacts; environmental constraints; transportation impacts; market demand; and fiscal impacts.

Table 1 provides a high-level summary of the relative level of land use, environmental, fiscal, and economic impacts associated with each alternative. Some impacts in Table 1 on the following page are visualized with dots. This summary of impacts considers the severity of constraints and the ease of potential mitigation. Fewer dots represent less severity of constraint and greater ease of potential mitigation relative to the other Alternatives. For a full summary of the results of the Alternatives Analysis, see Appendix C.

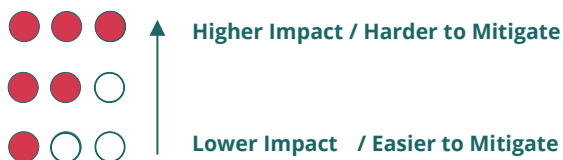


Table 1: Alternatives Analysis

Metric	Alternative A: Expansion	Alternative B: City Infill	Alternative C: Hybrid
Land Use			
Greenfield land consumed	● ● ●	● ○ ○	● ● ○
Development to retail and transit	● ● ●	● ○ ○	● ● ○
Walk access to retail and transit	● ● ●	● ○ ○	● ● ○
GHG emissions per capita	● ● ●	● ○ ○	● ● ○
Environmental			
Cultural and historic resources	● ○ ○	● ● ●	● ● ○
Air quality	● ○ ○	● ● ●	● ● ○
Geologic and flood hazards	● ○ ○	● ● ●	● ● ○
Oil and gas well hazards	● ● ●	● ○ ○	● ● ○
Agricultural	● ● ●	● ○ ○	● ● ○
Noise	● ○ ○	● ● ○	● ● ●
Biological/critical habitat	● ● ●	● ○ ○	● ● ○
Fire services	● ○ ○	● ● ●	● ● ○
Police services	● ● ●	● ○ ○	● ● ○
Mobility			
Vehicular network	Requires new roadways		Requires new roadways
LOS & Congestion	Congestion mitigation required on SR-135, Main Street, and Betteravia Road		
	LOS mitigation required	Slightly more LOS mitigation required	LOS mitigation required
VMT	Strive for jobs-housing balance, alternative commute modes, and CEQA VMT threshold compliance		
	VMT mitigation required		VMT mitigation required
Active transportation network	Implement Active Transportation Plan		
Transit system	New services required		New services required
Road sections and diets	Update roadway sections; implement road diet policy		
Emerging technologies	Adopt appropriate technologies		
Market Demand and Fiscal Impacts			
Housing demand	All allow sufficient capacity for housing demand		
Industrial, retail, and office demand	All allow sufficient capacity for industrial, retail, and office space		
	Provides the greatest excess capacity		
Fiscal impact	All expected to have a positive fiscal impact		

Stakeholder Review and Input

The Alternatives and the results of the technical analysis were presented to the community for review and evaluation. The City of Santa Maria hosted the following engagement activities to gather feedback on the Alternatives:

- **Orientations.** The City hosted a virtual orientation on April 5, 2023 and in-person orientation on April 6, 2023. The orientations featured a presentation of the three Land Use Alternatives. Participants were given an opportunity to ask questions about the Land Use Alternatives and were directed to take the online survey (see below). Spanish and Mixteco interpretation was available and recordings of presentations in all three languages were posted on the project website, <https://www.imaginesantamaria.com/>, following the meeting. Approximately 70 people attended the orientations.
- **Online Survey.** An online survey was available in English and Spanish on the project website. The survey was available from April 5 through May 2, 2023. 212 people took the survey in English, and 8 took the survey in Spanish. The results are summarized in Appendix D.
- **Office Hours.** The City hosted in-person office hours on April 18 and 19, 2023. The first meeting was held in person while the second meeting was held virtually over Zoom. These meetings were advertised as opportunities for community members to drop in and ask questions about the Land Use Alternatives.
- **Technical Advisory Committee Meeting.** The General Plan Technical Advisory Committee (TAC) met virtually on April 6, 2023 to provide input on the three Land Use Alternatives.
- **Department Advisory Group Meeting:** The General Plan Department Advisory Group (DAG) met on April 10, 2023 to provide input on the three Land Use Alternatives.
- **Property Owner Requests:** Over the course of the project, City staff have received requests from property owners for General Plan land use designation changes. These changes have been reviewed and may be incorporated into the final General Plan Land Use Map, as appropriate. A full list of requests is included in Appendix A.

The orientations, office hours, and online survey were advertised to the community on the General Plan Update project website, via City email distribution lists, and on the City's local cable tv station.

Summary of Stakeholder Input

When it came to the preferred alternative for future growth, the survey feedback appeared to be evenly split between Alternative B City Infill (41%) and Alternative C Hybrid (40%). The most important outcome (desired by almost 40% of the survey respondents) was better walkability to destinations, followed by reduced traffic congestion. Additionally, almost 60% of the survey respondents either strongly or somewhat supported allowing more high-density buildings along Broadway and Main Street. However, respondents favored densities closer to those assumed in Alternative C: Hybrid. For a more detailed summary of the survey questions and open-ended responses, please refer to Appendix D.

Other input from the DAG, TAC, and office hours included:

- Ensure existing residents in areas underserved by parks, public facilities, services, and commercial uses in the northwest portion of the city benefit from land use changes.

- Ensure there will be adequate school, infrastructure, police, fire, and healthcare facilities to serve the growing population.
 - Alternative B: City Infill could be challenging from a schools, parks, and public facilities perspective since there are not a lot of viable sites for new facilities in the center of the city, where most population growth is expected.
- City department heads generally favor annexation.
- Consider also annexing the area that is north of Main Street and directly east of current City limits because a new water main is serving that area.
- US-101 will bisect the city if it annexes land eastward, so it's important to establish safe east-west connections.
- Need to understand infrastructure needs, public facility needs, etc. for conversations regarding annexation with the Local Agency Formation Commission (LAFCO).

Recommended Preferred Land Use Alternative

Vision of the Preferred Land Use Alternative

Reflecting stakeholder input, the Preferred Land Use Alternative balances growth within City limits and on 985 acres of annexed land to the east of current City limits.

Within City Limits

Within City limits, the Preferred Land Use Alternative allows for increased residential development density along Main Street and Broadway. This direction is consistent with the Santa Barbara County Association of Governments (SBCAG) Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), which envisions mixed use development and development intensification, among other recommendations, to complement transportation improvements along these corridors.

Outside of Broadway and Main Streets, the Preferred Land Use Alternative also allows for increased residential development density on “opportunity sites” that have high potential to redevelop during the planning horizon¹ and allows for residential, institutional, and employment growth occur in strategic locations around the city. Area 9 is an area that has been identified for potential changes, where new housing, commercial, and industrial uses provide more opportunities for living and working on the west side of the city.²

Downtown will continue growing under the direction of the Downtown Specific Plan, where housing, employment and public space development create more vibrancy and activity in the heart of Santa Maria. A large parcel west of Broadway and north of Taylor Street is designated as Community Facilities

¹ Redevelopment likelihood based on existing floor area ratio, input from City staff, and an analysis of building value relative to land value.

² Currently the Area 9 Specific Plan allows the following land uses, with land uses allowed along A street highlighted in **bold**: Light Industrial (LI); Heavy Commercial Manufacturing/Agriculture (HCM/AG); Heavy Commercial Manufacturing (HCM); General Industrial (GI); **Community Commercial (CC); Conservation Open Space (COS); Commercial/Professional Office (CPO)**. Residential is currently allowed in the CPO zone under the Mixed Use Ordinance.

to accommodate public uses like schools, open spaces, and government uses in the northwest portion of the city, where there may be future need.

The allowable land use mix and intensity in most existing neighborhoods in Santa Maria do not change significantly under the Preferred Land Use Alternative.

Outside Current City Limits

Outside of existing City limits, the Preferred Land Use Alternative allows for a mix of commercial, housing, and institutional uses on annexed land, providing employment, entertainment, retail, and recreational opportunity for existing and new residents alike. New residential neighborhoods outside City limits will be “complete neighborhoods,” where residents can conveniently access new neighborhood commercial areas, parks, and public facilities like schools, government facilities, and recreation centers. Employment growth in annexation areas will be focused along US-101 to capitalize on regional transportation connections and create a range of jobs in the industrial, office, and retail sectors. New employment uses adjacent to Marian Regional Medical Center and Hancock College will create opportunities for expansion of these campuses or co-location of complementary land uses, like medical offices, housing, and retail.

Preferred Land Use Pattern

Proposed Changes from the Existing General Plan Land Use Map

The Preferred Land Use Alternative differs from the land use pattern established in the existing General Plan and existing Specific Plans. A full table of Preferred Land Use Alternative land use designations is found in Appendix B. Likewise, Figures 3-6 illustrate the land use pattern adjustments. Figure 3 shows existing General Plan land use for Santa Maria. Figure 4 shows parcels that have changed in designation from the existing General Plan. Figure 5 shows the distribution of High Density Residential land uses (under the Preferred Land Use Plan, the allowed density of the High Density Residential designation increases from 22 du/ac to 30 du/ac). Finally, Figure 6 shows the distribution of land uses for Preferred Alternative throughout the city.

Specifically, the Preferred Land Use Alternative would:

- Create a larger General Plan Planning Area by assuming annexation of land in three areas to the east of current City limits.
 - The first annexation area would be roughly bordered by Vineyard Trail Road to the south, US-101 to the west, Jones Street to the north, and Suey Road to the east.
 - The second annexation area would include land bordered by Jones Street to the south, Suey Road to the west, Main Street to the north, and Panther Drive to the east.
 - The third annexation area would include land bordered by E. Main Street to the South, Panther Drive to the west, and the existing City limits to the north and east along the land fill.
- Create three new land use designations: Broadway Mixed Use (BMU) and Main Mixed Use (MMU), both of which allow up to 35 dwelling units/acre, as well as Planned Annexation (PA) (see the Annexation Land Use Policy Direction section immediately below).

- Eliminate the Medium Density Residential-10 (MDR-10) General Plan land use designation and reassign all parcels currently with this designation to Medium Density Residential-12 (MDR-12) to allow up to 12 dwelling units per acre (du/ac). This better aligns the MDR designation with the corresponding Zoning District, R-2, which allows up to 12 du/ac.
- Revise the existing High Density Residential (HDR) designation to allow up to 30 du/ac (the current maximum is 22 du/ac). This increase in density is consistent with State affordable housing law.
- Slightly refine land use designation descriptions.
- Potentially require revisions to the following Specific Plans:
 - Amend the Downtown Specific Plan to reflect a new maximum density/intensity established by the General Plan.
 - Amend the Entrada Specific Plan to reflect the new Broadway and Main Mixed Use designation.
 - Amend the Area 9 Specific Plan to allow low density residential uses along A Street, consistent with the LMDR-8 designation.
- Revise General Plan land uses on a few parcels to reflect project-specific changes in land use designations.

Annexation Land Use Policy Direction

The Preferred Land Use Alternative establishes a new land use designation, Planned Annexation, that will allow for a mix of commercial, residential, industrial, and public land uses in annexed land outside of current City limits. Infrastructure, transportation, and public facility needs as well as environmental and fiscal impacts of the annexation area will be studied further as part of the General Plan update process. Based on that analysis, General Plan policies will outline a vision and the City's priorities for future land use, transportation, parks and open spaces, economic development, public facilities, and infrastructure in the annexation areas, but it is assumed the City will develop a specific plan for annexation areas following adoption of the General Plan to provide more detailed guidance on development standards and capital improvements.

From a land use and community design perspective, the following policies will be considered for inclusion in the General Plan land use policy framework to guide land use direction of future planning efforts in annexation areas:

- Require buffering of schools, parks, and homes from infrastructure, major roadways, the Santa Maria regional landfill, industrial land uses, and other land uses that may produce odor or noise or negatively impact air quality.
- Provide 5 parks per 1,000 residents, per the City's park service standard and plan for new public and recreational facilities.
- Apprise local school districts of anticipated population growth and future planning efforts in the annexation area in order to inform the districts' facility planning efforts.
- Develop a safe, connected network of sidewalks and trails that provides ample connections to destinations.
- Design complete neighborhoods where residents have convenient walking and biking access to public facilities, services, and retail.
- Provide a diversity of housing types for rental and ownership at a range of price points.

- Site new employment uses near existing institutions, such as educational or research and development (R&D) near Marian Regional Medical Center and Hancock College, and industrial or office along US-101 to provide convenient access to regional transportation.

Land Use Mix

The land use mix of the existing General Plan compared to the Preferred Land Use Alternative is shown in Table 2 and illustrated in Figure 2.

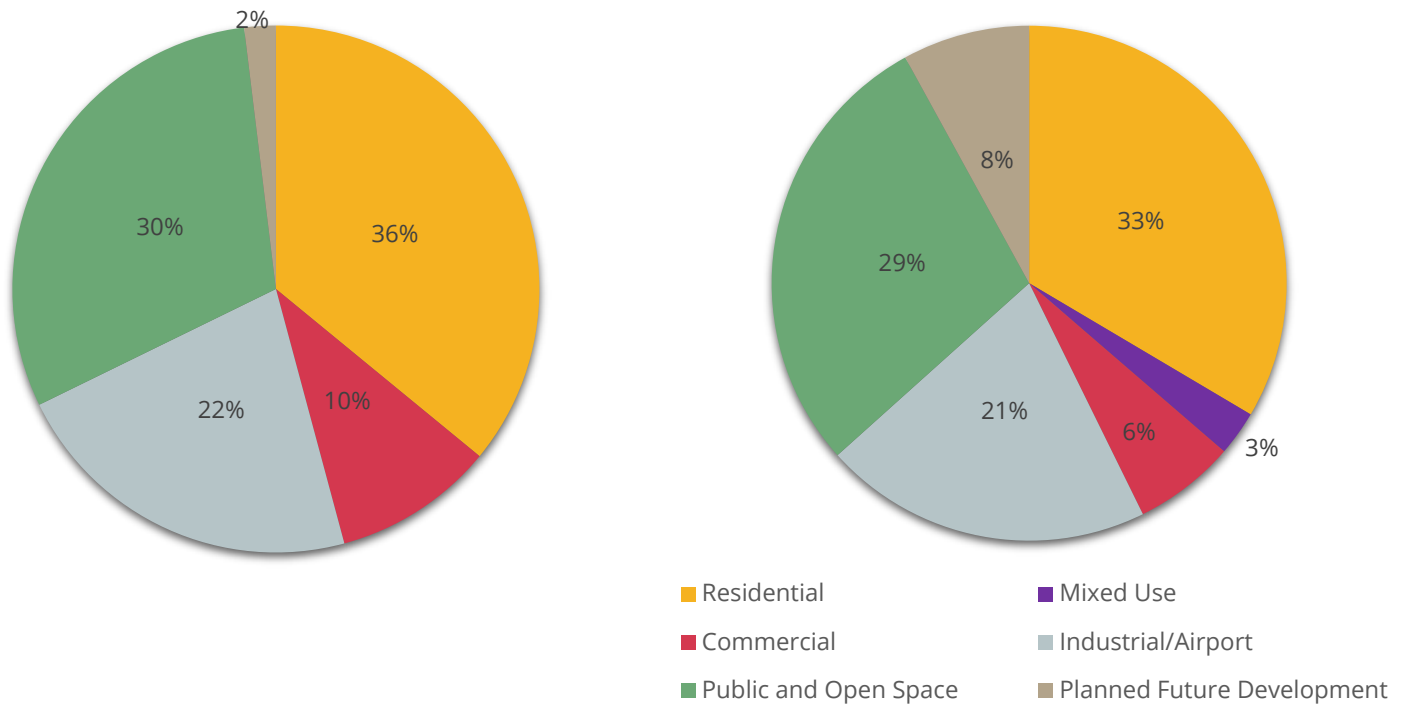
As shown in the table and figure, the Preferred Land Use Alternative redesignates many parcels designated as Community Commercial to either Main Mixed Use or Broadway Mixed Use, decreasing the amount of commercial acreage while creating new Mixed Use acreage. Under the Preferred Land Use Alternative, Industrial/Airport acreage is unchanged, Planned Future Development acreage increases significantly due to annexation, and Public and Open Space acreage increases slightly. Total residential land use acreage decreases slightly due to redesignating a vacant Low Density Residential parcel to a Community Facilities designation; however, additional residential uses would be developed as a part of the Planned Annexation area. The acreage for some other land use categories also changes slightly due to minor changes in the General Plan land use map that reflect recent development projects, as noted above.

Per Figure 2, the percentage of different land uses as a percentage of the city appears to change for all categories even though, as described above, the total acreage of some categories will only change slightly. This is largely due to the fact that the Preferred Land Use Alternative assumes annexation of land in the Planned Annexation Area, which increases the total acreage in the city. Future Specific Plans or master plans for the Planned Annexation Area may also change the percentage of land use types relative to total acreage.

Table 2: General Plan Land Use Mix

Designation	Existing General Plan		Preferred Land Use Alternative	
	Acres	Percent	Acres	Percent
Residential	5,412	35.9%	5,376	33.5%
Lower-Density Residential (LWDR-4)	645	4.3%	645	4.0%
Low-Density Residential (LDR-5)	2,810	18.7%	2,776	17.3%
Low-Medium Density Residential (LMDR-8)	607	4.1%	607	3.8%
Medium Density Residential (MDR-10)	9	0.1%	-	-
Medium Density Residential (MDR-12)	612	4.1%	621	3.9%
High Density Residential (HDR-16)	9	0.1%	-	-
High Density Residential (HDR-22)	717	4.8%	-	-
High Density Residential (HDR-30)	-	-	727	4.5%
Mixed Use	-	-	452	2.8%
Broadway Mixed Use (BMU-35)	-	-	375	2.3%
Main Mixed Use (MMU-35)	-	-	77	0.5%
Commercial	1,488	9.9%	1,025	6.4%
Community Commercial (CC)	1043	7.0%	580	3.6%
Commercial/Professional Office (CPO)	363	2.1%	364	2.3%
Freeway Service (FS)	50	0.3%	50	0.3%
Neighborhood Commercial (NC)	31	0.2%	31	0.2%
Industrial/Airport	3,304	21.9%	3,311	20.6%
Light Industrial (LI)	1,003	6.7%	1,010	6.3%
General Industrial (GI)	549	3.7%	549	3.4%
Heavy Commercial/Manufacturing (HCM)	784	5.2%	784	4.9%
Airport Service (AS)	968	6.5%	968	6.1%
Public and Open Space	4,564	30.3%	4,597	28.7%
Primary Agricultural Open Space (AOS-1)	368	2.5%	368	2.3%
Secondary Agricultural Open Space (AOS-2)	906	6.0%	906	5.7%
Conservation Open Space (COS)	323	2.2%	323	2.0%
Recreation Open Space (ROS)	1,765	11.8%	1,754	10.9%
Community Facilities (CF)	1,203	8.0%	1,245	7.8%
Planned Future Development	270	1.8%	1,282	8.0%
Specific Plan (SP)	291	1.8%	297	1.9%
Planned Annexation Area (PA)	-	-	985	6.1%
Total	15,058	100%	16,043	100%
Note: Numbers may not add due to rounding. Numbers in red indicate changes in acreage totals.				

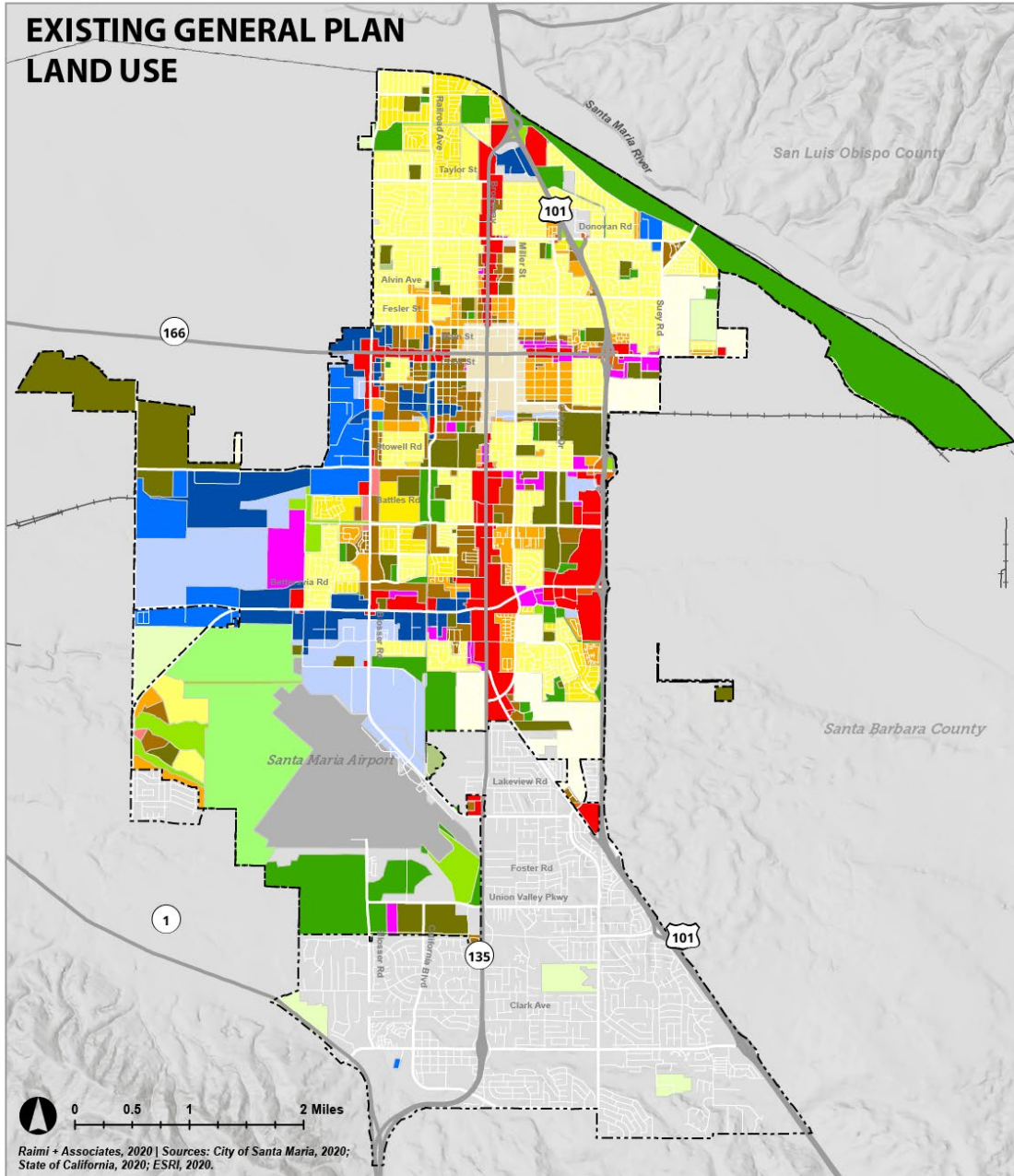
Figure 2: Existing General Plan Land Use (left) Compared to Preferred Alternative Land Use (right)



Complementary General Plan Policies

As noted above, during the next phase of the project, the Preferred Land Use Alternative will inform and complement updated General Plan policies related to land use, urban design, mobility, parks, infrastructure, public facilities and services, and economic development. Specifically, policies focused on transportation and public realm improvements will focus on expanding easy neighborhood access to necessities like food, services, and recreation. Likewise, policies will ensure that new parks and public facilities support existing and new neighborhoods.

Figure 3: Existing General Plan Land Use



- | | | |
|---|--------------------------------------|--|
| Residential Agricultural (RA-2) | Light Industrial (LI) | Primary Agricultural Open Space (AOS-I) |
| Lower-Density Residential (LWDR-4) | General Industrial (GI) | Secondary Agricultural Open Space (AOS-II) |
| Low Density Residential (LDR-5) | Heavy Commercial/Manufacturing (HCM) | Conservation Open Space (COS) |
| Low Medium Density Residential (LMDR-8) | Neighborhood Commercial (NC) | Recreational Open Space (ROS) |
| Medium Density Residential (MDR-10) | Commercial/Professional Office (CPO) | Community Facilities (CF) |
| Medium Density Residential (MDR-12) | Freeway Service (FS) | Airport - Airport Service (A-AS) |
| High Density Residential (HDR-16) | Community Commercial (CC) | Specific Plan (SP) |
| High Density Residential (HDR-22) | | |

Figure 4: Changes from Existing General Plan Land Use

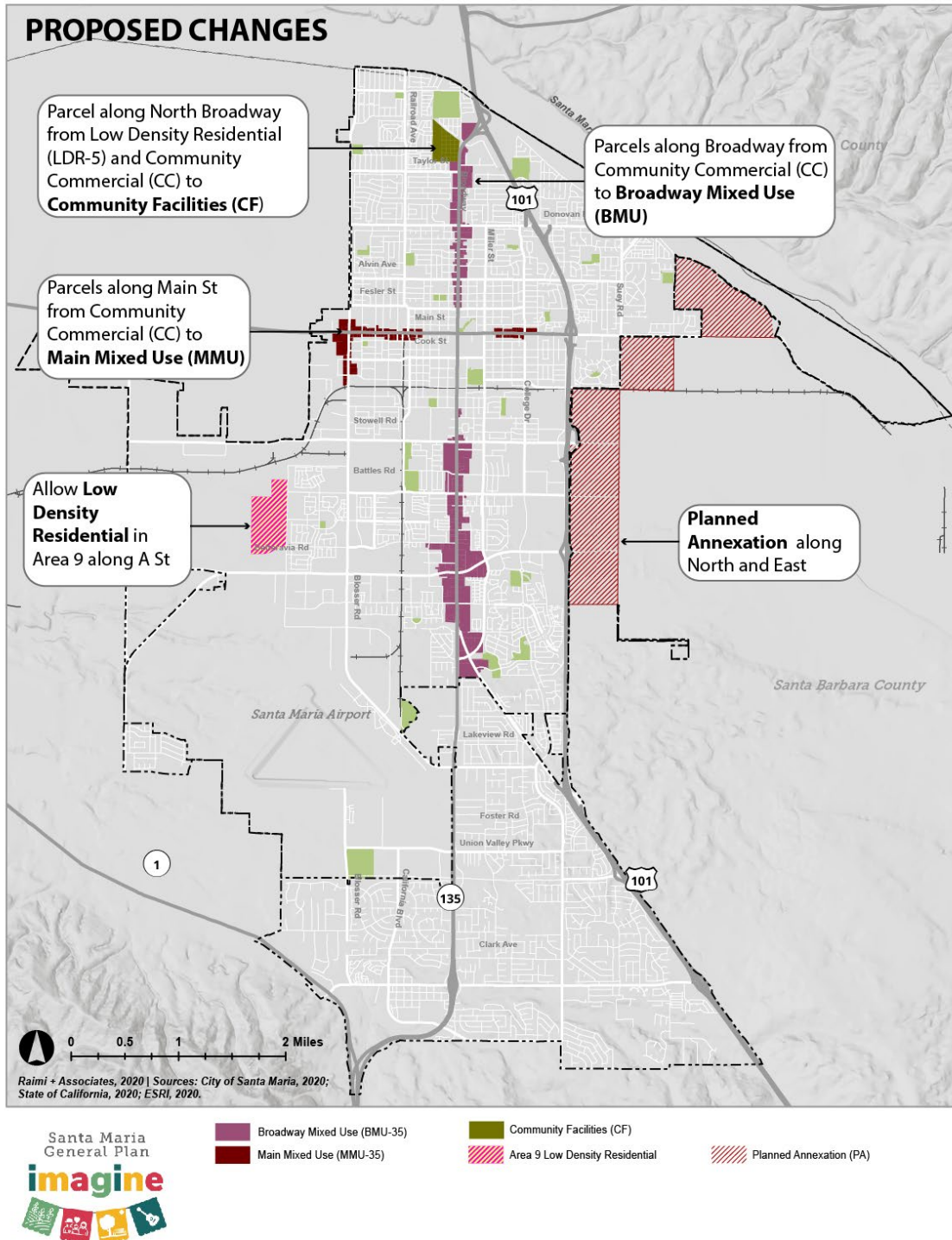
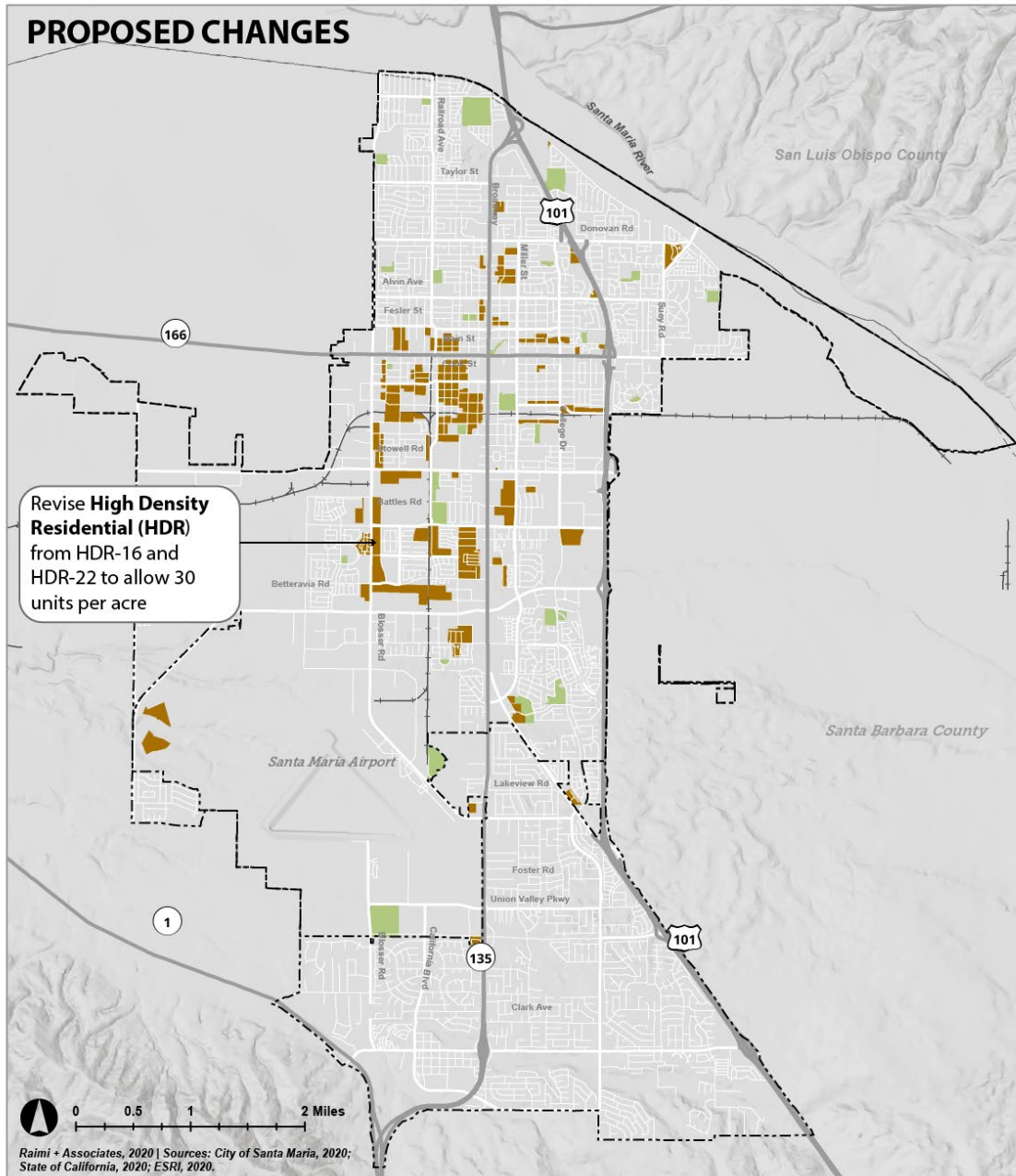
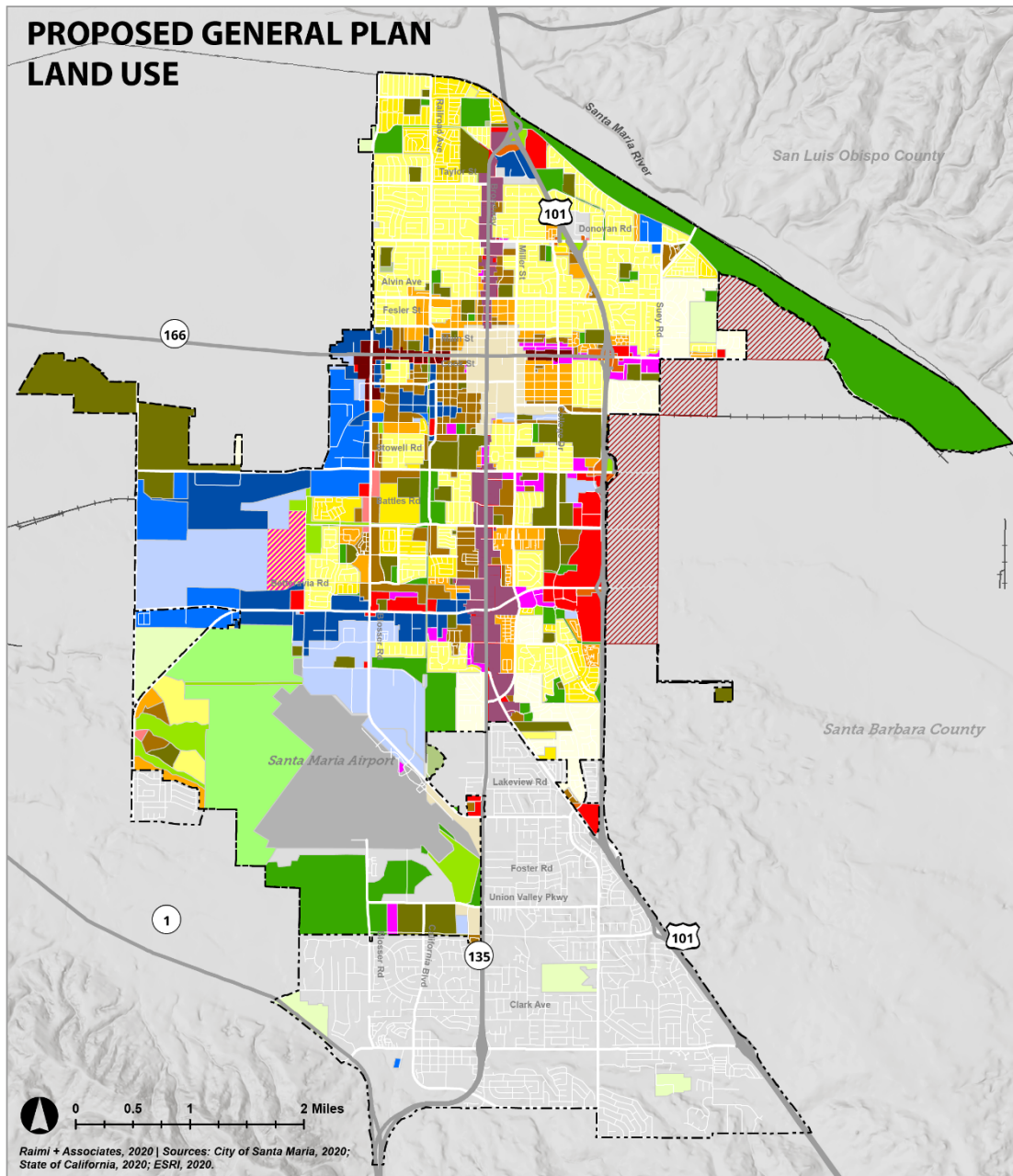


Figure 5: HDR Land Use Designation



High Density Residential (HDR-30)

Figure 6: Preferred Alternative Land Use



- | | | |
|---|--------------------------------------|--|
| Broadway Mixed Use (BMU-35) | Area 9 Low Density Residential | Planned Annexation (PA) |
| Main Mixed Use (MMU-35) | Light Industrial (LI) | Primary Agricultural Open Space (AOS-I) |
| Residential Agricultural (RA-2) | General Industrial (GI) | Secondary Agricultural Open Space (AOS-II) |
| Lower-Density Residential (LWDR-4) | Heavy Commercial/Manufacturing (HCM) | Conservation Open Space (COS) |
| Low Density Residential (LDR-5) | Neighborhood Commercial (NC) | Recreational Open Space (ROS) |
| Low Medium Density Residential (LMDR-8) | Commercial/Professional Office (CPO) | Community Facilities (CF) |
| Medium Density Residential (MDR-12) | Freeway Service (FS) | Airport - Airport Service (A-AS) |
| High Density Residential (HDR-30) | Community Commercial (CC) | Specific Plan (SP) |





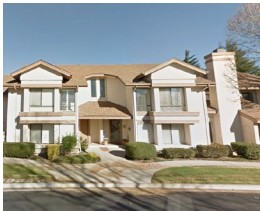
Appendix A: Property Owner Requests

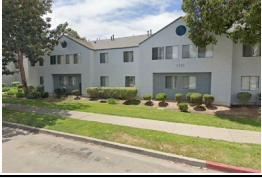




The following table lists requests from property owners to change existing zoning. The City's Zoning Map is required per State law to be consistent with General Plan land use, so proposed changes in zoning district may require changing existing General Plan land use. City staff and the consultant team will consider General Plan land use designation changes on the listed parcels following direction from City Council on the Preferred Land Use direction.






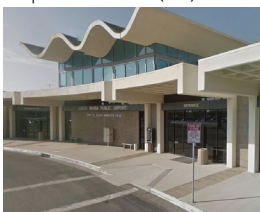
Address/APN	Current Zoning	Requested Zoning
212 N. Benwiley 119-253-009	CM	R-3
300 N. Benwiley 119-214-011	CM	R-3
304 N. Benwiley 119-214-007	CM	R-3
714 S. Blosser Rd. 123-140-032	M-2	R-3
616 S. Thornburg 123-132-012	PD/M-1	R-3
428 S. Thornburg 123-082-008	PF	R-3
1095 W. McCoy Lane 111-051-025	PD/M-1	MHP
1955 A Street (Donati) 117-770-062	PD/CPO, PD/M-1	PD/R-3, PD/R-1, PD/C-2, PD/PF
SE Corner of College and Stowell (Hancock property) 128-066-031, 129-066-030	PF	R-3
725 S. Depot Street 123-150-031 123-150-032 123-150-033	PD/CM PD/CM PD/C-2	PD/R-3 PD/R-3 PD/R-3






Appendix B: Land Use Designations

Land Use Designations

Designation	Description
Residential	
Residential Agricultural (RA) 	To create a transition area between agricultural and strictly urban uses, as well as provide for a particular residential lifestyle. <u>Allowed uses:</u> Low-density dwelling units, noncommercial agricultural activities, the keeping of horses and certain commercial agricultural activities on larger (suggested minimum of 5- to 10-acre) parcels. <u>Density:</u> Max 2 du/ac <u>Height maximum:</u> 25 feet
Lower-Density Residential (LWDR-4) 	Single-family detached dwelling units with overall (average) density not to exceed four dwelling units per acre with variable lot sizes for single family detached units up to one acre in size. <u>Allowed uses:</u> Single-family detached dwelling units with variable lot sizes for single family detached units up to one acre in size. <u>Density:</u> Max 4 du/ac <u>Height maximum:</u> 30 feet
Low Density Residential (LDR-5) 	To encourage new areas with overall densities responsive to the economic considerations of providing new housing, on a wide range of standard sized lots. providing the amenities and open spaces associated with traditional single-family areas and stabilizing existing areas by discouraging intensification of density. <u>Allowed uses:</u> Single-family detached dwelling units with variable lot sizes for single-family detached units up to one-fourth acre in size. <u>Density:</u> Max 5 du/ac <u>Height maximum:</u> 30 feet
Low Medium Density Residential (LMDR-8) 	To encourage densities that are responsive to the economic considerations of providing affordable single-family housing on small lots while at the same time maintaining adequate individual private open space, design flexibility, and the character of a single-family neighborhood. <u>Allowed uses:</u> Single-family detached dwelling units, with variable lot sizes for single-family detached units. This development type would usually require zero side yard development to maximize private, usable yards. Developments without zero side yards may require the larger lots and setbacks typically found in the R-1 zones. <u>Density:</u> Max 8 du/ac <u>Height maximum:</u> 30 feet
Medium Density Residential (MDR-12) 	To encourage new development while stabilizing existing development. Allows a mixture of unit types. while maintaining the feeling of a single-family neighborhood. To encourage reinvestment in older areas, and provide a land conservation measure by inducing development away from yet undeveloped areas. <u>Allowed uses:</u> Single-family, detached and attached, duplexes; triplexes; and larger multi-family complexes. <u>Density:</u> Max 12 du/ac <u>Height maximum:</u> 30 feet

<p>High Density Residential (HDR-30)</p> 	<p>To provide for an urban residential environment, preferably close to shopping facilities and existing activity centers, as well as provide an incentive for reinvestment in older established areas.</p> <p><u>Allowed uses:</u> Duplexes, triplexes, and larger multi-family complexes.</p> <p><u>Density:</u> Max 30 du/ac</p> <p><u>Height maximum:</u> 35 feet</p>
<p>Mixed Use</p>	
<p>Main Mixed Use (MMU)</p> 	<p>To allow for multi-story, multi-use development along Main Street contextual with adjacent residential uses. The intent is to allow for the creation of commercial uses mixed with multi-family housing to create opportunities to live on the Main Street corridor and encourage activity and vitality on Main Street. Uses may be mixed horizontally or vertically, though active ground floor uses, such as restaurants and retail, are encouraged. Design requirements, such as building setbacks, may be employed to transition to residential uses on adjacent streets.</p> <p><u>Allowed uses:</u> Retail, restaurants, service commercial (such as banks or real estate offices), service establishments (such as medical clinics and beauty shops), office buildings, hotels, multi-family housing, townhomes, duplexes. Residential uses are not required in this district.</p> <p><u>Density:</u> Max 35 du/ac</p> <p><u>Height maximum:</u> 70 feet</p>
<p>Broadway Mixed Use (BMU)</p> 	<p>To allow for multi-story, multi-use development along Broadway. The intent is to allow for the creation of commercial uses mixed with multi-family housing to create opportunities to live on the Broadway corridor and encourage activity and vitality Downtown. Uses may be mixed horizontally or vertically, though active ground floor uses, such as restaurants and retail, are encouraged on the ground floor.</p> <p><u>Allowed uses:</u> Retail, restaurants, entertainment, bars, service commercial (such as banks or real estate offices), service establishments (such as medical clinics and beauty shops), office buildings, hotels, multi-family housing. Residential uses are not required in this district.</p> <p><u>Density:</u> 35 du/ac</p> <p><u>Height maximum:</u> 70 feet</p>
<p>Commercial</p>	
<p>Community Commercial (CC)</p> 	<p>To include the majority of retail uses outside the central core, particularly along the lineal development corridors which have emerged. The majority of these uses would be geared to the area-wide market.</p> <p><u>Allowed uses:</u> Variety of retail uses, excluding "heavy", land extensive or quasi-industrial commercial uses such as lumber yards, agricultural equipment yards, pipe supply works, etc.</p> <p><u>Height maximum:</u> 70 feet</p>
<p>Commercial/ Professional Office (CPO)</p> 	<p>To provide areas for offices, which may be compatible with a range of other uses.</p> <p><u>Allowed uses:</u> Office development for the following services: medical, legal, travel agencies, insurance, and real estate services, as well as a certain complementary commercial uses.</p> <p><u>Height maximum:</u> 35 feet</p>
<p>Freeway Service (FS)</p>	<p>To accommodate the needs of the traveling public along major transportation corridors.</p> <p><u>Allowed uses:</u> Motels, service stations, restaurants, and rest stops.</p> <p><u>Height maximum:</u> 40 feet</p>

	
<p>Neighborhood Commercial (NC)</p> 	<p>To provide areas which offer convenience goods and services to local residents without disrupting the residential character of an area. These areas are intended to be small in size and not geared to providing a multitude of more specialized goods and services serving a community-wide or regional market.</p> <p><u>Allowed uses:</u> Supermarkets, convenience grocery stores, drug stores, laundromats, bakeries, shoe repair shops.</p> <p><u>Height maximum:</u> 30 feet</p>
<p>Industrial/Airport</p>	
<p>Light Industrial (LI)</p> 	<p>To accommodate industrial uses which contain the process primarily within the building, do not generate negative environmental impacts, and which are most compatible with adjacent nonindustrial uses.</p> <p><u>Allowed uses:</u> Research facilities, light assembly plants, non-public-oriented-offices and industrial support offices, tractor sales and display when the property is adjacent to the freeway, and churches on a temporary basis.</p> <p><u>Height maximum:</u> 35 feet</p>
<p>General Industrial (GI)</p> 	<p>To provide areas for all types of heavy industrial uses, but particularly those which need to be separated from other land uses because of the impacts associated with these activities, such as heavy truck traffic, noise, odor, or dust.</p> <p><u>Allowed uses:</u> Range of industrial uses, including heavy manufacturing, heavy trucking operations.</p> <p><u>Height maximum:</u> 40 feet</p>
<p>Heavy Commercial/ Manufacturing (HCM)</p> 	<p>To permit activities that manufacture and retail on the same site as well as other heavy commercial uses which may be land extensive, require transport of materials by heavy truck, require large loading and docking areas, and where the possibilities of heavy noise generation exist.</p> <p><u>Allowed uses:</u> Lumberyards, boat works, warehouses, building supply dealers, mobile home sales, farm equipment sales, equipment repair, and churches within an existing building.</p> <p><u>Height maximum:</u> 40 feet</p>
<p>Airport Service (AS)</p> 	<p>To provide a broad category facilitating the airport and airport-related commercial and industrial uses not adversely affected by airport operations, to provide for specific areas for aircraft operation and navigation aids, and to minimize the hazard to safe landing and take-off of aircraft.</p> <p><u>Allowed uses:</u> Full range of uses, including airport operation and support activities.</p>
<p>Public and Open Space</p>	
<p>Primary Agricultural Open Space (AOS-1)</p>	<p>To preserve certain areas for present and future agricultural production. It also provides for limited residential uses.</p> <p><u>Allowed uses:</u> Intensive crop agricultural uses. All land classified as prime agricultural (Class I and II soils).</p>

	
<p>Secondary Agricultural Open Space (AOS-2)</p> 	<p>To preserve certain areas for present and future agricultural production. It also provides for limited residential uses.</p> <p><u>Allowed uses:</u> Less intensive agricultural uses, including grazing. Includes some lands that are not prime agricultural but are an agricultural buffer and are not now considered suitable for urban expansion.</p>
<p>Conservation Open Space (COS)</p> 	<p>To protect natural resources, provide scenic protection, act as an urban agriculture buffer, allow mineral extraction, and act as a safety buffer between the urban land uses and the levee. It also provides for limited residential uses.</p> <p><u>Allowed uses:</u> Includes areas subject to flood hazard, significant groundwater recharge areas, well farms, areas adjacent to creekbeds, areas of surface and sub-surface mineral extraction, levee buffer, airport safety areas, and publicly owned landscaped areas.</p>
<p>Recreational Open Space (ROS)</p> 	<p>To provide for recreation and scenic protection and provide scenic areas along railroad rights-of-way</p> <p><u>Allowed uses:</u> Existing and proposed recreational facilities, including neighborhood, community, and regional parks; bikeways; equestrian trails; jogging paths; selected public utility and railroad rights-of-way and associated uses where the right-of-way corresponds to the adopted Bikeways Plan; and publicly owned and operated sanitary landfill operations that have the potential for reclamation and development into the aforementioned recreational facilities.</p>
<p>Community Facilities (CF)</p> 	<p>To provide for necessary facilities for use by the public.</p> <p><u>Allowed uses:</u> Public facilities, including schools and government buildings.</p> <p><u>Height maximum:</u> 35 feet</p>
<p>Planned Future Development</p>	
<p>Specific Plan (SP)</p>	<p>To encourage comprehensive planning and urban design flexibility for large land areas through the adoption of a Specific Plan. Such flexibility allows the City to adopt a set of land use specifications and implementation programs tailored to the unique characteristics of each area.</p> <p><u>Allowed uses:</u> The Specific Plan designates all land uses, and the geographic boundaries of each use, allowed in the specific plan area. Each use must be consistent with the adopted Specific Plan and the corresponding zoning noted in the plan.</p> <p><u>Height maximum:</u> Height depends on each Specific Plan.</p>
<p>Planned Annexation Area (PAA)</p>	<p>To encourage comprehensive planning and urban design flexibility for large annexation land areas (over 60 acres) through the adoption of a specific plan or master plans following the General Plan Update process, as the City proceeds with annexation. Such flexibility allows the City to adopt a set of land use specifications and implementation programs tailored to the unique characteristics of each area.</p>

	<p><u>Allowed uses:</u> The specific plan or master plan will designate all land uses, and the geographic boundaries of each use, allowed in each area. Potential uses include residential (single-family homes, townhomes, duplexes, multi-family), public and institutional, parks and recreation, and non-residential (industrial, office, retail, services, etc.)</p> <p><u>Density:</u> Maximum density will be defined during a specific or master plan process.</p>
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Notes:

1. Single-family zones are subject to SB9, which was passed in 2021. This law allows for parcels in single-family zones to be subdivided and duplexes built on each lot.
2. The maximum residential density of any residential land use designation may be exceeded to complement General Plan Housing Element policy (in accordance with the City's inclusionary housing ordinance and density bonus provisions of Section 65915 of the California Government Code).
3. The City does not currently regulate intensity in its zoning or the General Plan. The final General Plan may regulate maximum intensity via floor area ratio.

Appendix C: Alternatives Work Products

Alternatives work products are linked in this Appendix. These work products and all products produced for the General Plan Update are found on the project website:

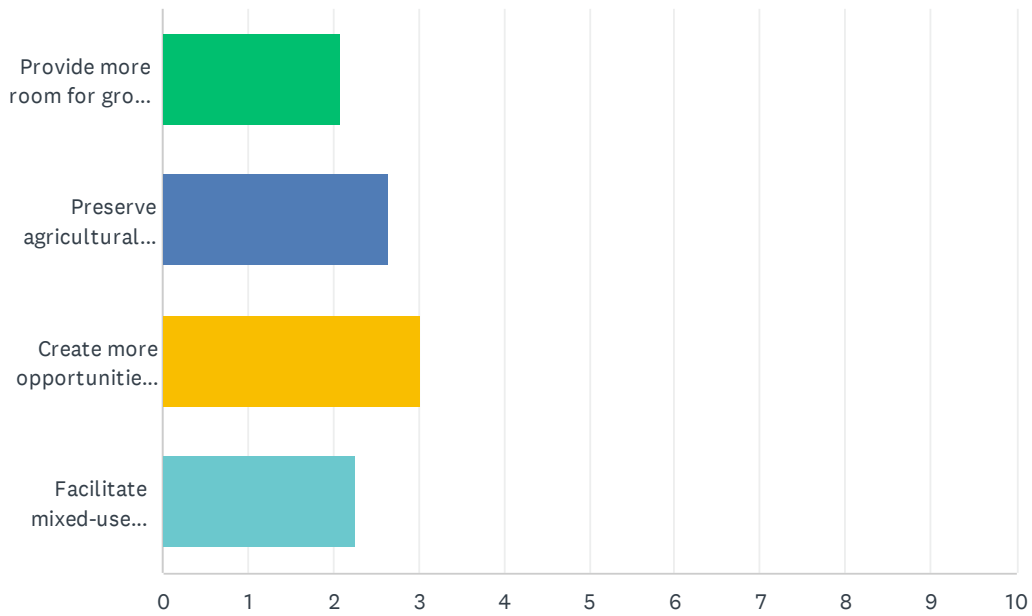
<https://www.imaginesantamaria.com/resources>.

- [Land Use Alternatives Orientation Videos in English, Spanish, and Mixteco](#)
- [Land Use Alternatives Presentation Slides \(English\)](#)
- [Land Use Alternatives Presentation Slides \(Spanish\)](#)
- [Alternatives Technical Memorandum](#)
- [Alternatives Analysis](#)
- [Fiscal Analysis](#)

Appendix D: Survey Results

Q1 Rank the following priorities in order of importance.

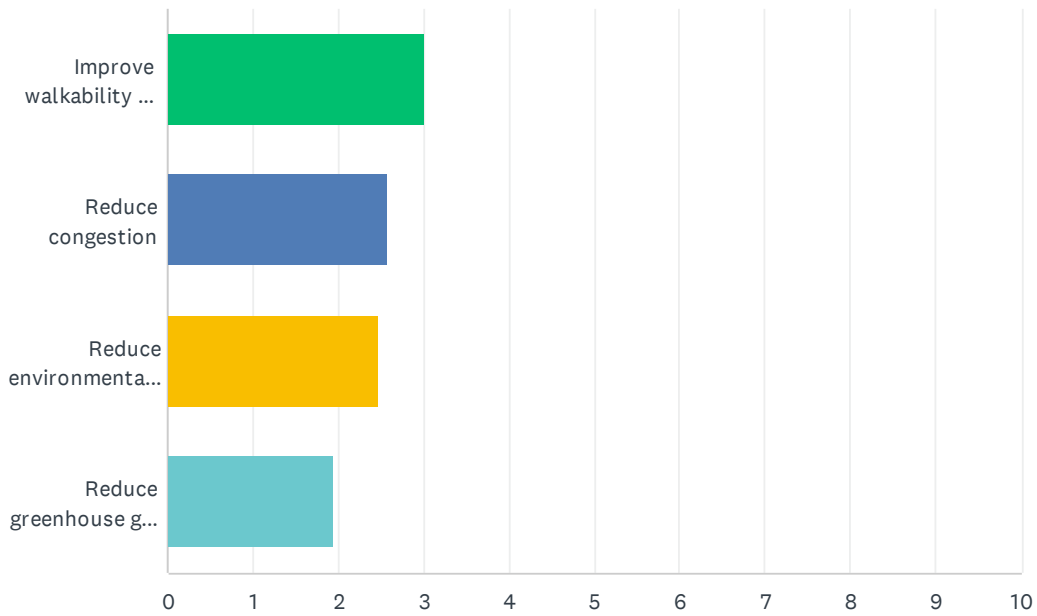
Answered: 204 Skipped: 8



	1	2	3	4	TOTAL	SCORE
Provide more room for growth with annexation	18.14% 37	16.18% 33	21.57% 44	44.12% 90	204	2.08
Preserve agricultural land	35.29% 72	16.18% 33	25.49% 52	23.04% 47	204	2.64
Create more opportunities to live, work, and gather Downtown	33.33% 68	41.18% 84	21.08% 43	4.41% 9	204	3.03
Facilitate mixed-use redevelopment (including housing) along the Broadway and Main St. corridors	13.24% 27	26.47% 54	31.86% 65	28.43% 58	204	2.25

Q2 Rank the following outcomes in order of importance.

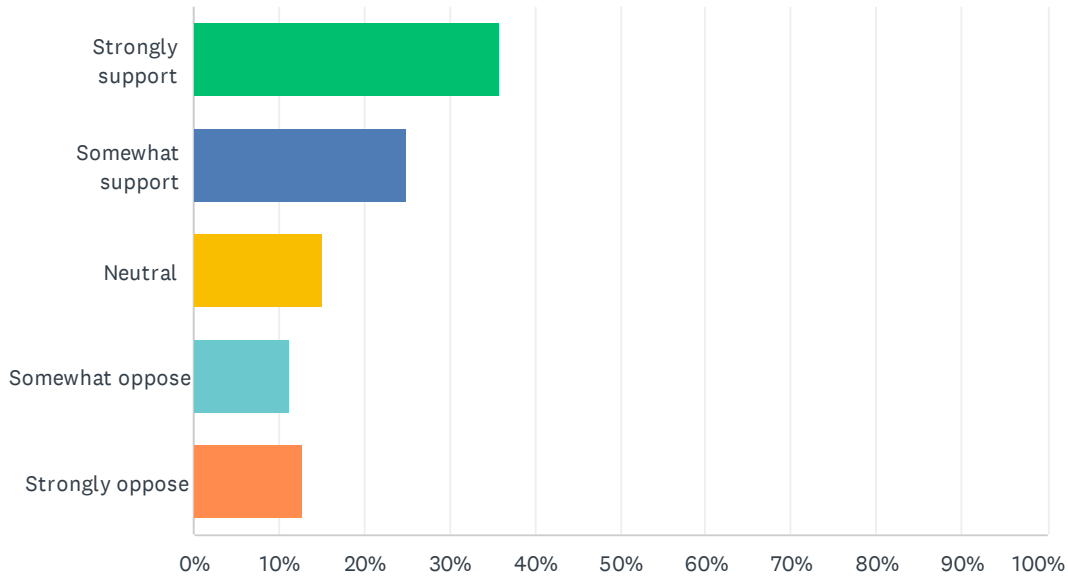
Answered: 172 Skipped: 40



	1	2	3	4	TOTAL	SCORE
Improve walkability -- the ability to walk to destinations	40.70% 70	30.23% 52	17.44% 30	11.63% 20	172	3.00
Reduce congestion	30.81% 53	25.00% 43	15.70% 27	28.49% 49	172	2.58
Reduce environmental impacts	15.70% 27	30.23% 52	39.53% 68	14.53% 25	172	2.47
Reduce greenhouse gas emissions	12.79% 22	14.53% 25	27.33% 47	45.35% 78	172	1.95

Q3 Do you support allowing more intense (bigger and taller) buildings along Broadway and Main Street?

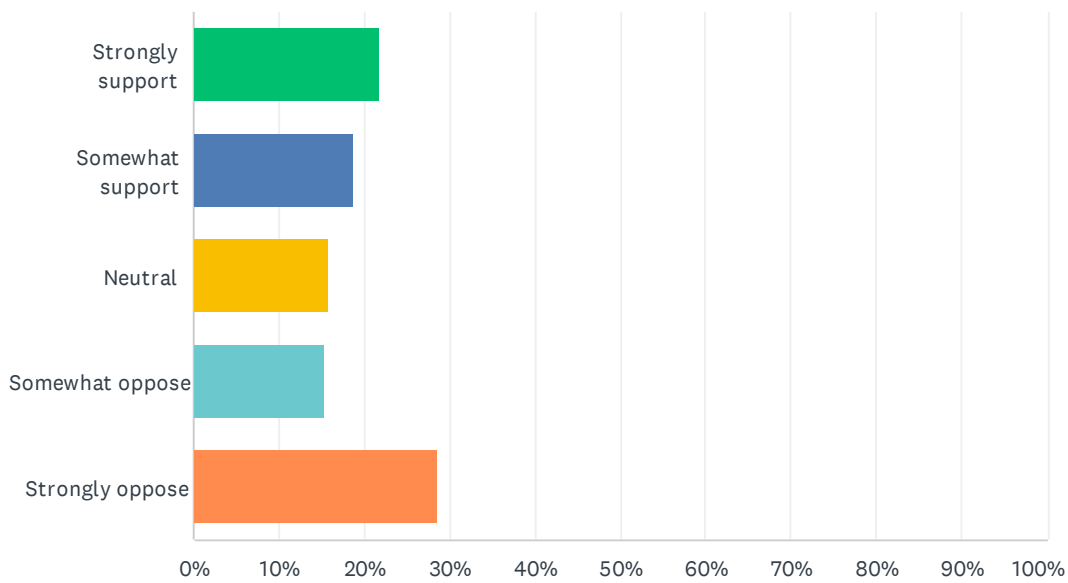
Answered: 204 Skipped: 8



ANSWER CHOICES	RESPONSES	
Strongly support	35.78%	73
Somewhat support	25.00%	51
Neutral	15.20%	31
Somewhat oppose	11.27%	23
Strongly oppose	12.75%	26
TOTAL		204

Q4 Do you support annexing land outside City limits?

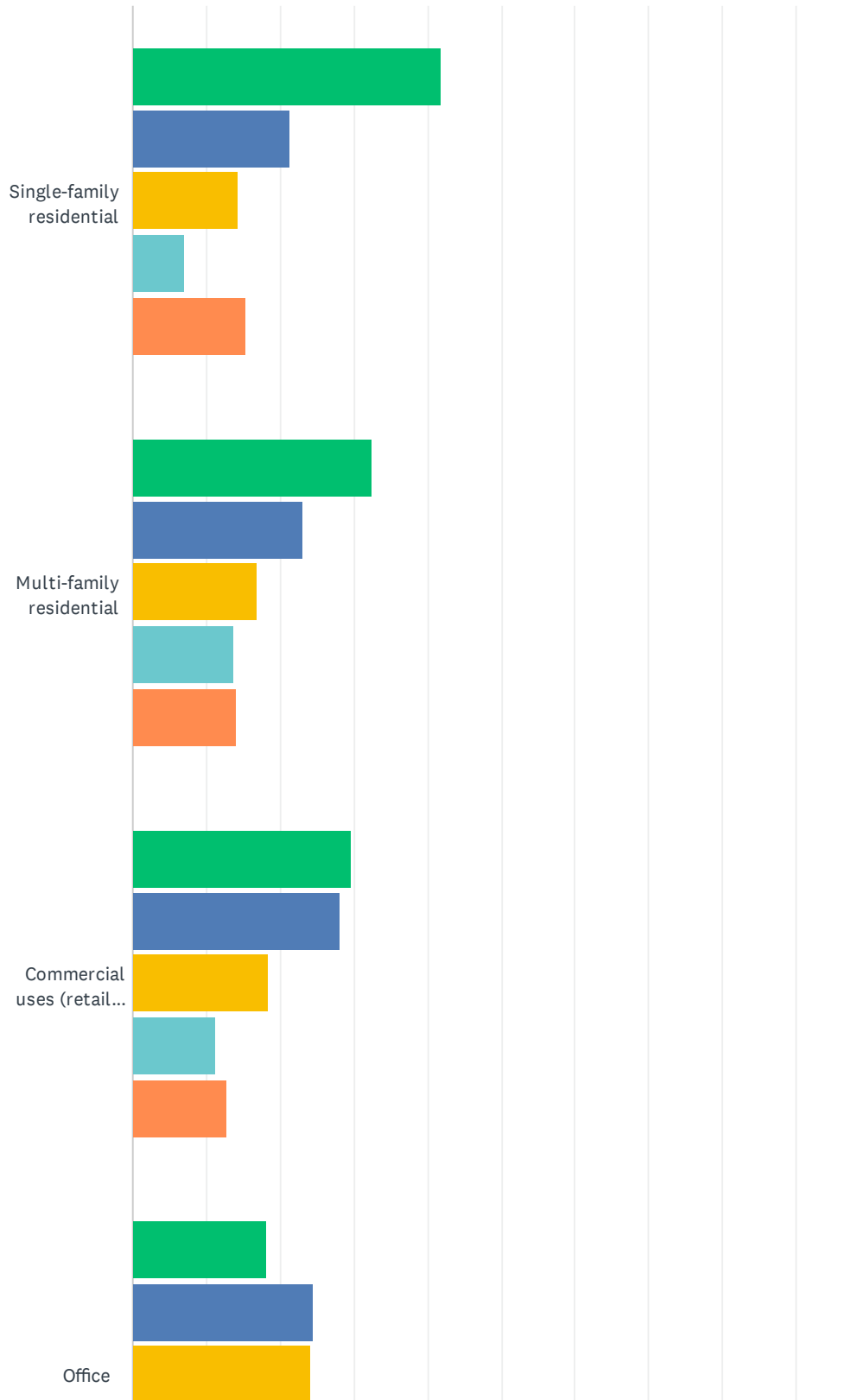
Answered: 203 Skipped: 9



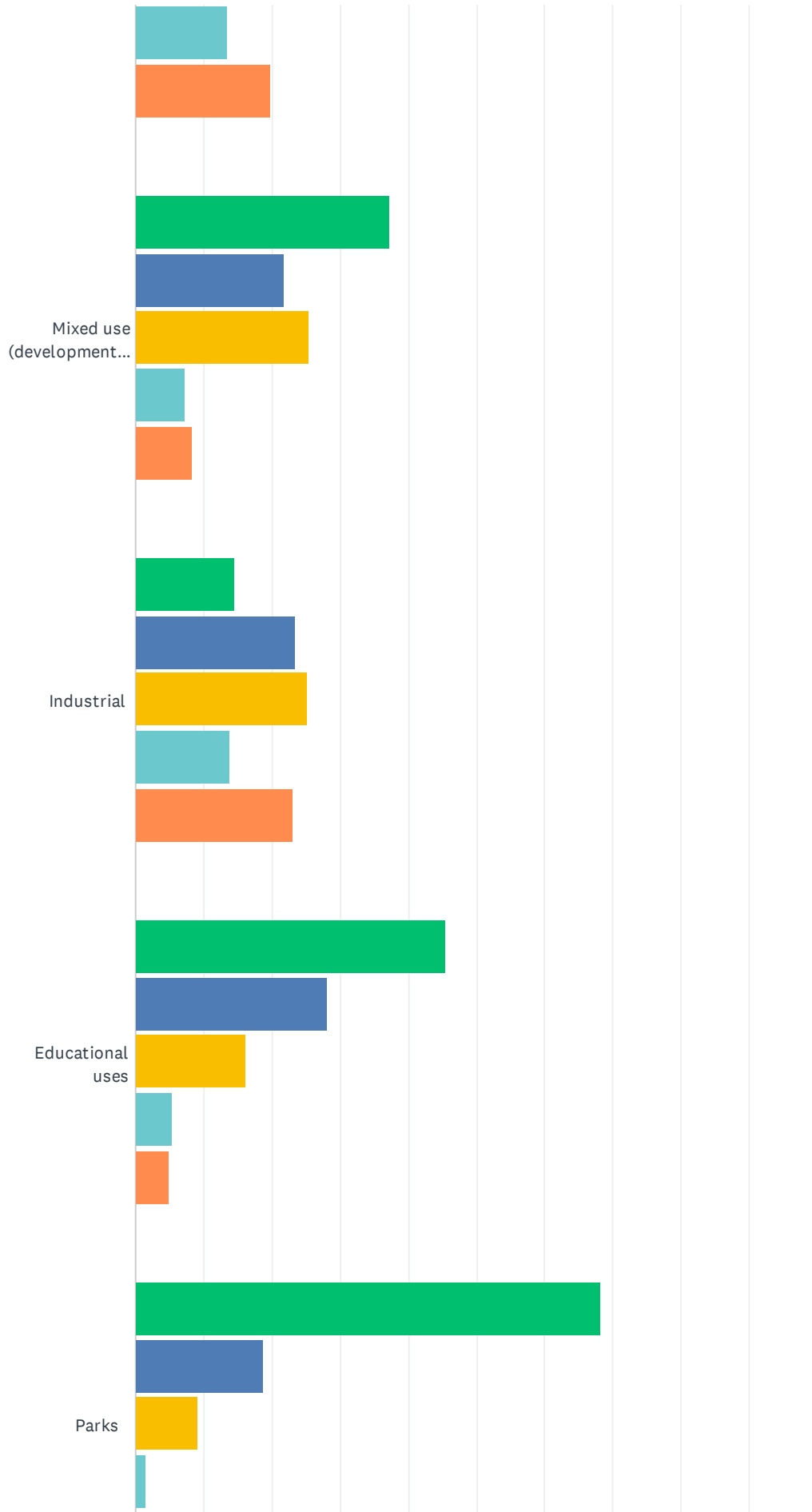
ANSWER CHOICES	RESPONSES	
Strongly support	21.67%	44
Somewhat support	18.72%	38
Neutral	15.76%	32
Somewhat oppose	15.27%	31
Strongly oppose	28.57%	58
TOTAL		203

Q5 If the city does annex land, what mix of uses would you like to see in the annexed areas?

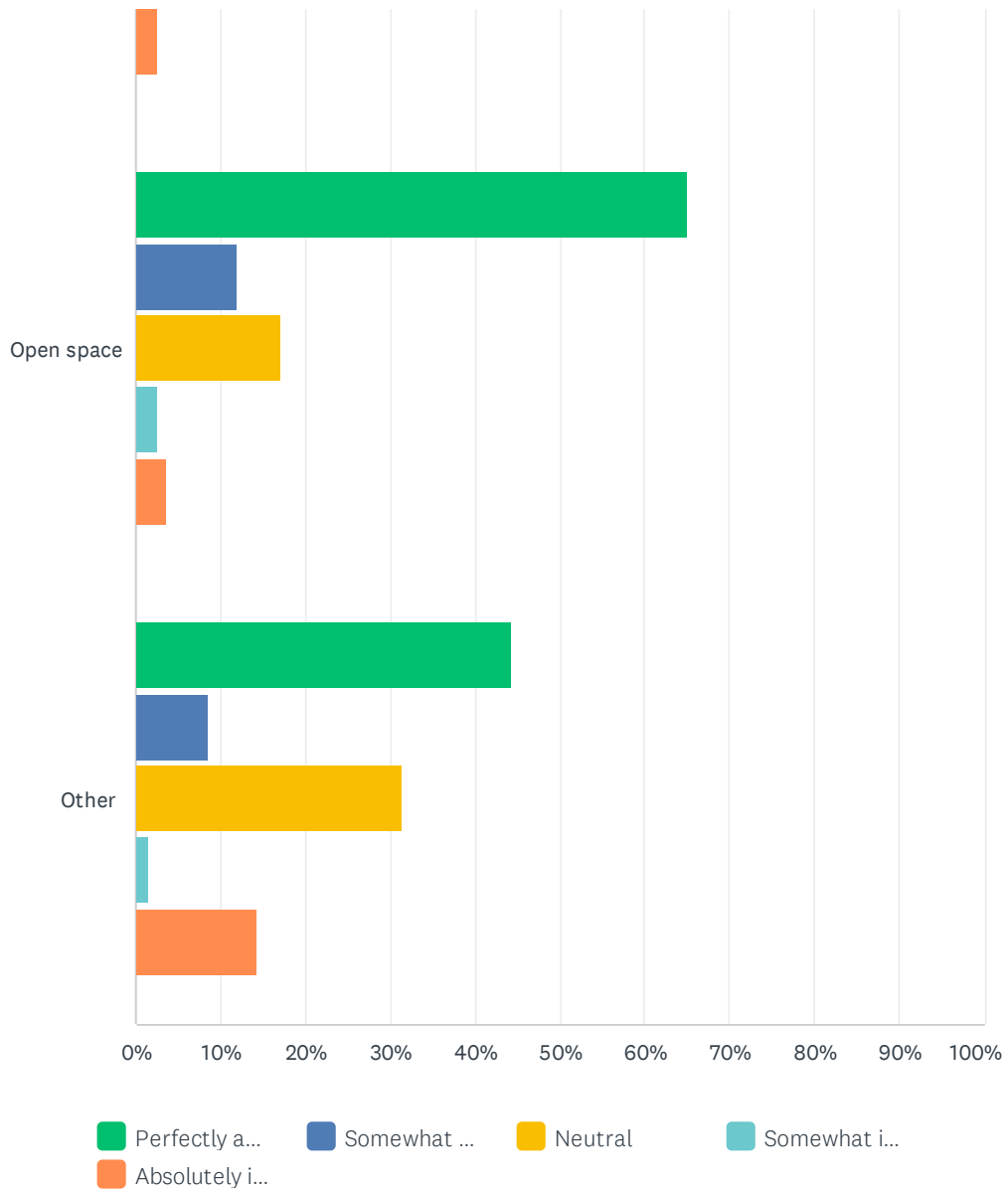
Answered: 206 Skipped: 6



Santa Maria General Plan Update - Land Use Alternatives Survey



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Santa Maria General Plan Update - Land Use Alternatives Survey

	PERFECTLY APPROPRIATE	SOMEWHAT APPROPRIATE	NEUTRAL	SOMEWHAT INAPPROPRIATE	ABSOLUTELY INAPPROPRIATE	TOTAL	WEIGHTED AVERAGE
Single-family residential	41.84% 82	21.43% 42	14.29% 28	7.14% 14	15.31% 30	196	3.67
Multi-family residential	32.46% 62	23.04% 44	16.75% 32	13.61% 26	14.14% 27	191	3.46
Commercial uses (retail, dining, and entertainment)	29.59% 58	28.06% 55	18.37% 36	11.22% 22	12.76% 25	196	3.51
Office	18.18% 34	24.60% 46	24.06% 45	13.37% 25	19.79% 37	187	3.08
Mixed use (developments with residential, commercial, and public uses)	37.31% 72	21.76% 42	25.39% 49	7.25% 14	8.29% 16	193	3.73
Industrial	14.44% 27	23.53% 44	25.13% 47	13.90% 26	22.99% 43	187	2.93
Educational uses	45.41% 84	28.11% 52	16.22% 30	5.41% 10	4.86% 9	185	4.04
Parks	68.18% 135	18.69% 37	9.09% 18	1.52% 3	2.53% 5	198	4.48
Open space	64.95% 126	11.86% 23	17.01% 33	2.58% 5	3.61% 7	194	4.32
Other	44.29% 31	8.57% 6	31.43% 22	1.43% 1	14.29% 10	70	3.67

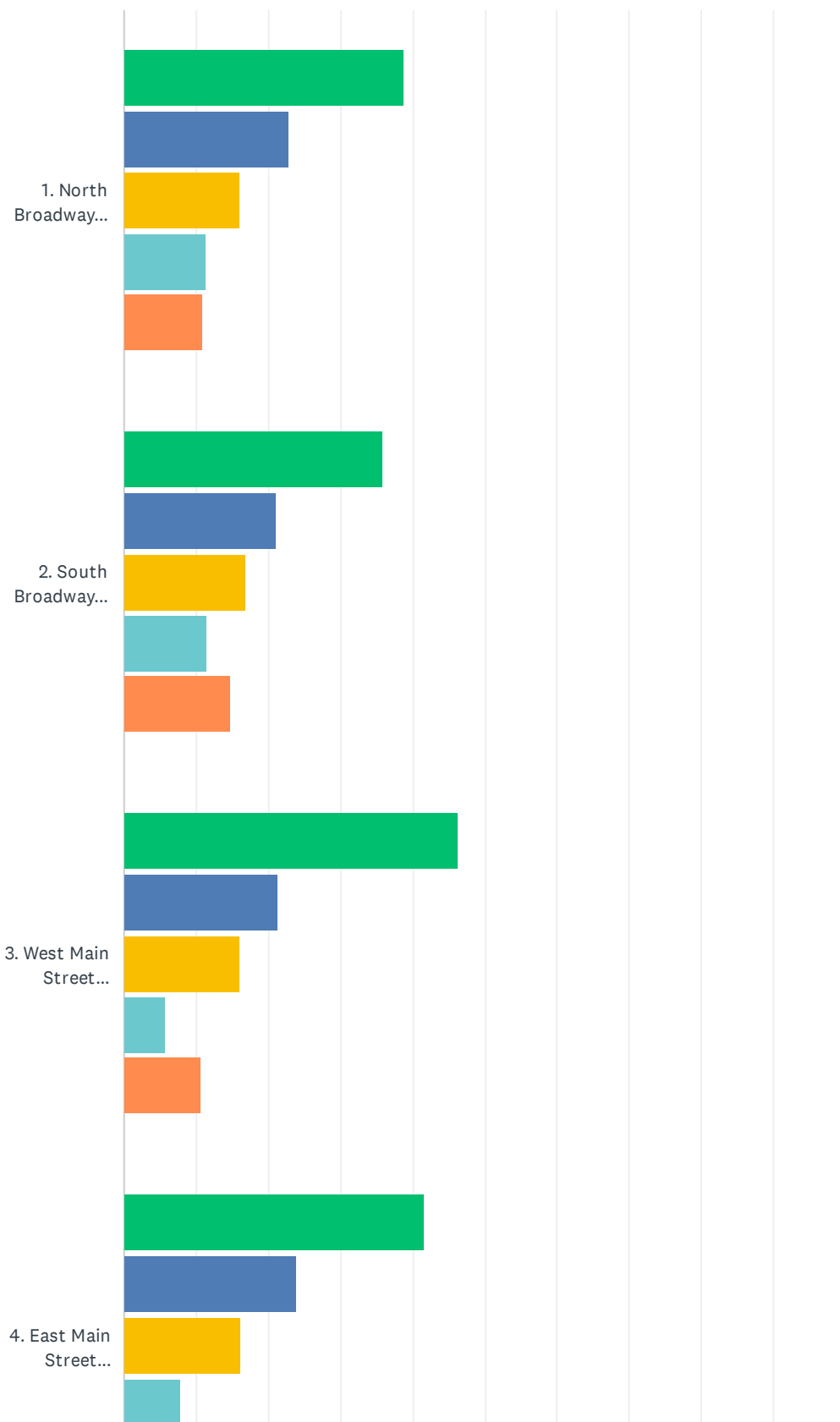
#	IF SELECTED "OTHER" PLEASE SPECIFY.	DATE
1	Hiking trails,	5/2/2023 8:26 PM
2	We do not want a dense population!	5/2/2023 7:07 PM
3	Auto sports complex	5/2/2023 6:32 PM
4	I strongly oppose any annexation of the land. This does not support SB County's Climate Action Plan to reduce GHG emissions. Annexation of any land does not support Santa Maria's strong AG identity, and it poses threats to endangered species of animals, flora, and fauna. IF there is any annexation of land, I would prefer the land is used to develop green spaces and parks for the community AND for the environment; to help cultivate and support both.	5/2/2023 5:15 PM
5	agriculture	5/2/2023 3:45 PM
6	If the city annexes land it should be essential to provide fast, green, affordable, dependable and efficient transit choices, especially to destinations within the city to facilitate/encourage shopping etc. to remain in Santa Maria and to reduce greenhouse gas emissions and the number of vehicles on the roads.	5/1/2023 8:32 PM
7	what	5/1/2023 1:44 PM
8	Bike Lanes please	5/1/2023 11:21 AM
9	Bike trails	5/1/2023 10:42 AM
10	New retail stores.	4/30/2023 9:05 PM
11	Tourism	4/30/2023 3:02 PM

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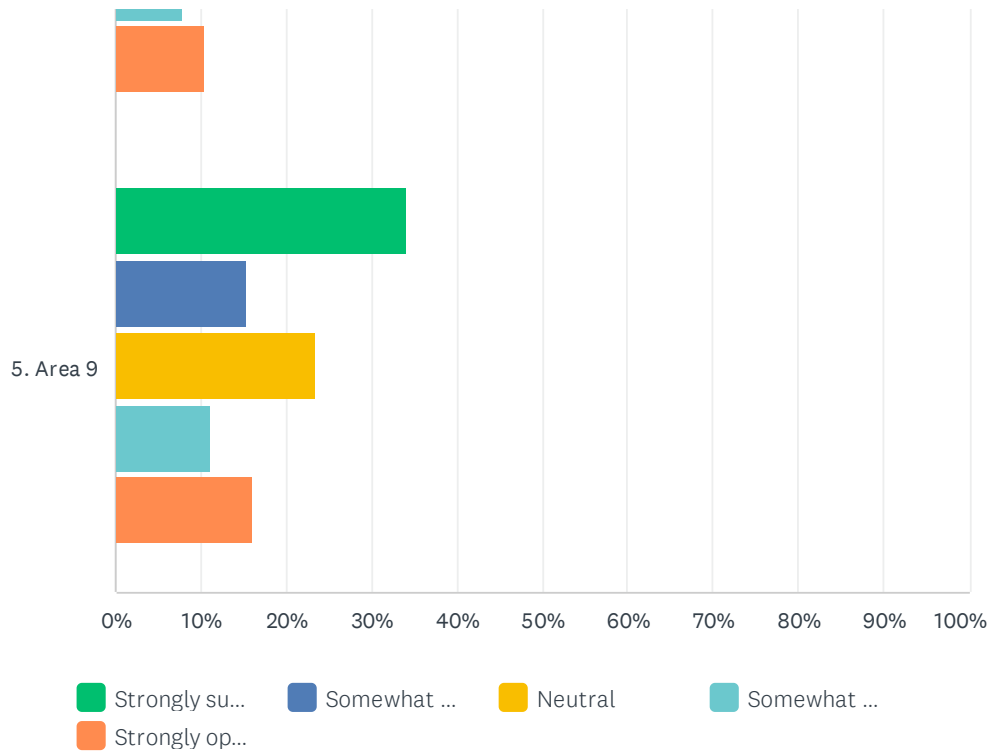
12	TINY HOME PARKS	4/29/2023 10:18 AM
13	separated bicycle paths	4/29/2023 8:23 AM
14	9 hole gulf course	4/28/2023 5:27 PM
15	integrated spaces such as trails, bike paths, wild/nature habitats	4/28/2023 4:26 PM
16	Santa Maria has no downtown, no nightlife, no entertainment at all. Needs to change to bring buisness and tourism to our city. Allow cannabis licenses/permits and vote out stagnant officials	4/28/2023 12:42 PM
17	Recreational use	4/28/2023 9:39 AM
18	Sports complex is a must	4/26/2023 1:52 PM
19	Bicycle Paths, Parks	4/26/2023 9:21 AM
20	We, would benefit of a gathering Plaza for events appropriately designated. Re do the downtown fridays and re-shape that area as a plaza for social gatherings as well as the Christmas Tree lighting ceremony where is not as crowded.	4/25/2023 12:01 PM
21	businesses like storage facilities, very low key service businesses like plumbing, electrical, repairs, which are not really commercial in that they have little foot and drive traffic, but are important	4/25/2023 11:19 AM
22	Hospital expansion	4/24/2023 1:26 PM
23	industrial is a bad way to encourage job generating uses such as R&D offices,	4/23/2023 4:20 PM
24	Santa Maria is expanding but there is nothing for children to do. We need more entertainment to keep middle and high school students busy and out of trouble. Provide positive stimulation and attractions. Indoor playgrounds and bounce places. Laser tag, go carts, arcade.	4/23/2023 8:34 AM
25	more single family houses outside city more density inside city	4/22/2023 8:44 PM
26	Golf course. Sports center	4/21/2023 9:44 PM
27	Adequate parking for all forms of housing.	4/21/2023 4:48 PM
28	The City shouldn't annex land. Let's fill what we have. Look at all the vacant buildings on Main and also Broadway	4/21/2023 11:18 AM
29	The city should build out all the areas in the City before looking to annex.	4/21/2023 11:15 AM
30	attached sfds	4/21/2023 11:10 AM
31	More parking garages next to all apartments or increase parking requirements. Have residential areas around the city like the Carriage district.	4/21/2023 10:54 AM
32	If the city of Santa Maria focuses on infill development and increasing density and rezoning commercial to mixed used, the annexed areas of the edges of the city should be used primarily for single family homes. While the city indeed needs more housing, there is also a demand for single family homes and "nicer" properties. Especially with the Santa Maria Valley being the desired living destination for many families stationed at Vandenburg, the city should focus on increasing density in the center and focusing on more single family housing at the edges.	4/16/2023 5:44 PM
33	Please stop with the minimum parking requirements and build a dense santa maria.	4/15/2023 9:26 PM
34	integration of walking and biking trails separate from road the make the area more walkable/bikeable	4/8/2023 9:24 PM
35	Build density in the city. stop impacting he county.	4/7/2023 9:29 PM
36	The mix and density should be related to access to transit and other amenities - not more sprawl.	4/6/2023 6:08 AM
37	Create a sense of third place. Our community has zero options for the remote working professional. Remote work is not going away. We need places we can collaborate and work from beyond a coffee shop. Consider live, work, place models outside of the typical industrial zone or real-estate approach via office space.	4/5/2023 1:35 PM

Q6 Do you support adding housing as an allowable use in these areas?

Answered: 194 Skipped: 18



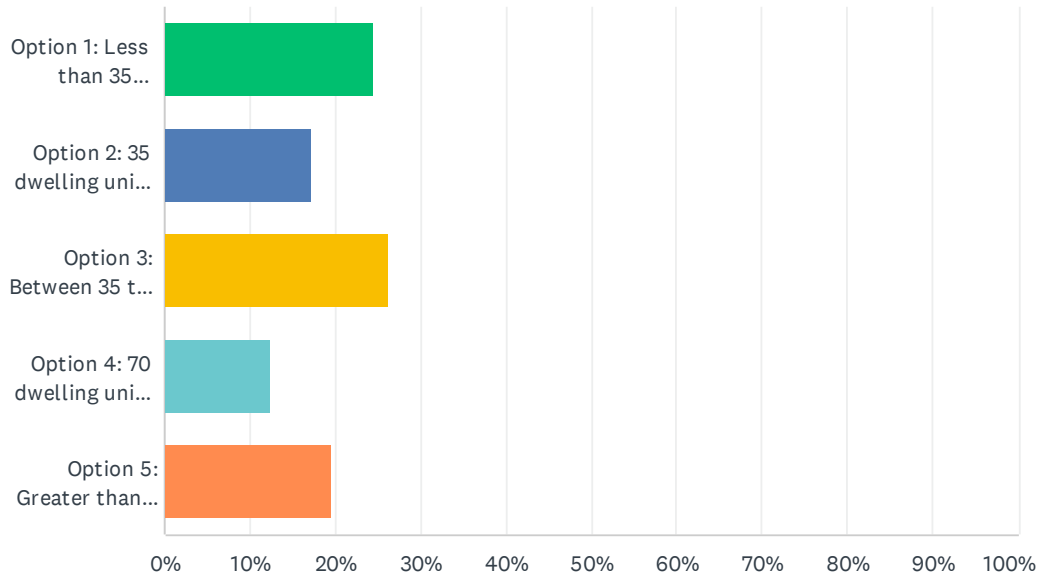
Santa Maria General Plan Update - Land Use Alternatives Survey



	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEUTRAL	SOMEWHAT OPPOSE	STRONGLY OPPOSE	TOTAL	WEIGHTED AVERAGE
1. North Broadway (Taylor St. to Downtown)	38.86% 75	22.80% 44	16.06% 31	11.40% 22	10.88% 21	193	3.67
2. South Broadway (Downtown to Miller St.)	35.79% 68	21.05% 40	16.84% 32	11.58% 22	14.74% 28	190	3.52
3. West Main Street (Downtown to Blosser Rd.)	46.28% 87	21.28% 40	15.96% 30	5.85% 11	10.64% 20	188	3.87
4. East Main Street (Downtown to Concepcion Ave.)	41.67% 80	23.96% 46	16.15% 31	7.81% 15	10.42% 20	192	3.79
5. Area 9	34.04% 64	15.43% 29	23.40% 44	11.17% 21	15.96% 30	188	3.40

Q7 What residential density do you prefer along the Broadway Corridor? (Select one)

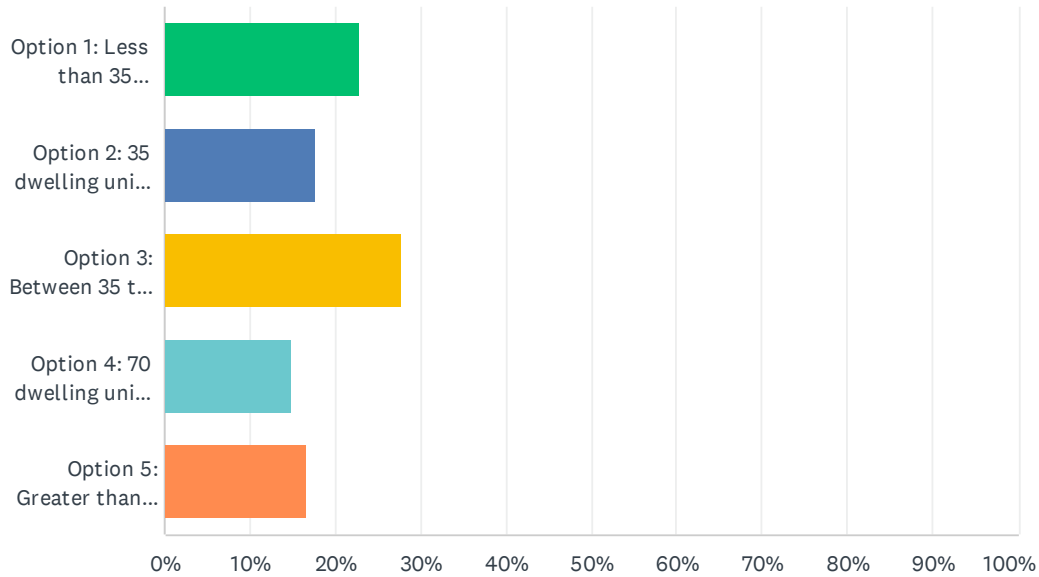
Answered: 179 Skipped: 33



ANSWER CHOICES	RESPONSES	
Option 1: Less than 35 dwelling units per acre or 1-2 floors	24.58%	44
Option 2: 35 dwelling units per acre or 2-3 floors (Alternative C)	17.32%	31
Option 3: Between 35 to 70 dwelling units per acre or 2-3 floors	26.26%	47
Option 4: 70 dwelling units per acre or 3-4 floors (Alternative B)	12.29%	22
Option 5: Greater than 70 dwelling units per acre or 4-5 floors	19.55%	35
TOTAL		179

Q8 What residential density do you prefer along the Main Street Corridor? (Select one)

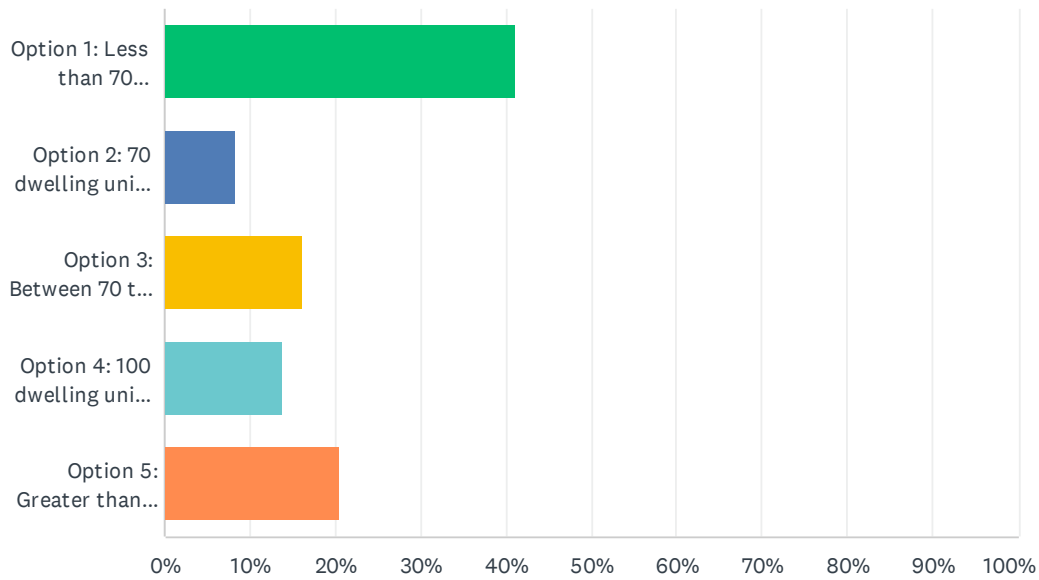
Answered: 180 Skipped: 32



ANSWER CHOICES	RESPONSES	
Option 1: Less than 35 dwelling units per acre or 1-2 floors	22.78%	41
Option 2: 35 dwelling units per acre or 2-3 floors (Alternative C)	17.78%	32
Option 3: Between 35 to 70 dwelling units per acre or 2-3 floors	27.78%	50
Option 4: 70 dwelling units per acre or 3-4 floors (Alternative B)	15.00%	27
Option 5: Greater than 70 dwelling units per acre or 4-5 floors	16.67%	30
TOTAL		180

Q9 What residential density do you prefer Downtown? (Select one)

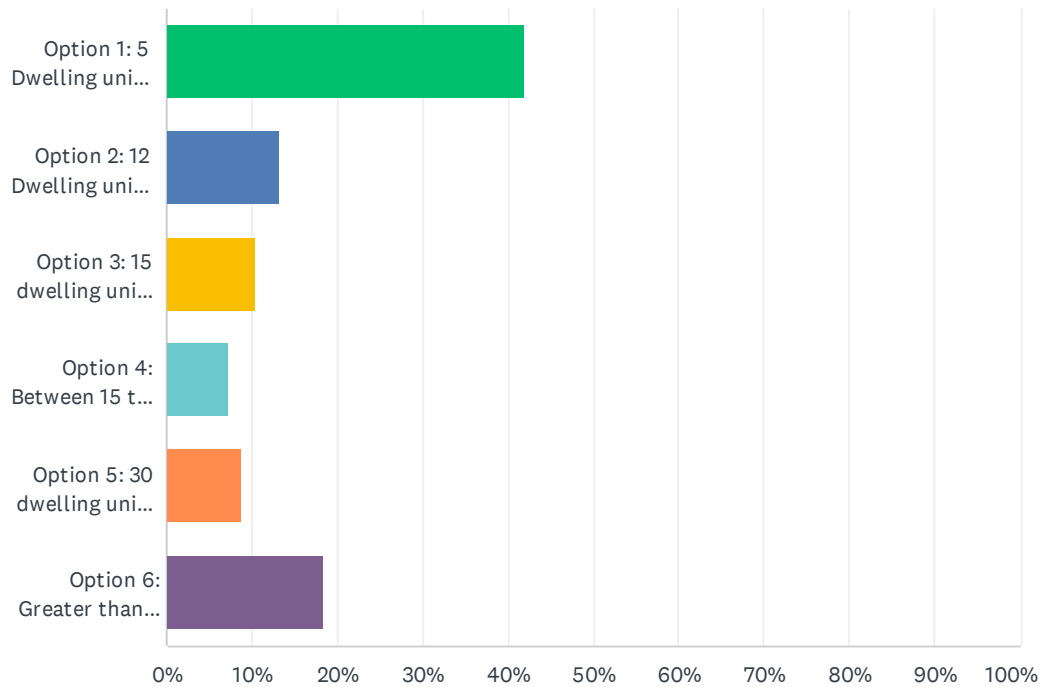
Answered: 180 Skipped: 32



ANSWER CHOICES	RESPONSES	
Option 1: Less than 70 dwelling units per acre or 2-3 floors	41.11%	74
Option 2: 70 dwelling units per acre or 3-4 floors (Alternatives A & C)	8.33%	15
Option 3: Between 70 to 100 dwelling units per acre or 3-4 floors	16.11%	29
Option 4: 100 dwelling units per acre or 4-5 floors (Alternative B)	13.89%	25
Option 5: Greater than 100 dwelling units per acres or 5-6 floors	20.56%	37
TOTAL		180

Q10 What residential density do you prefer in Area 9? (Select one)

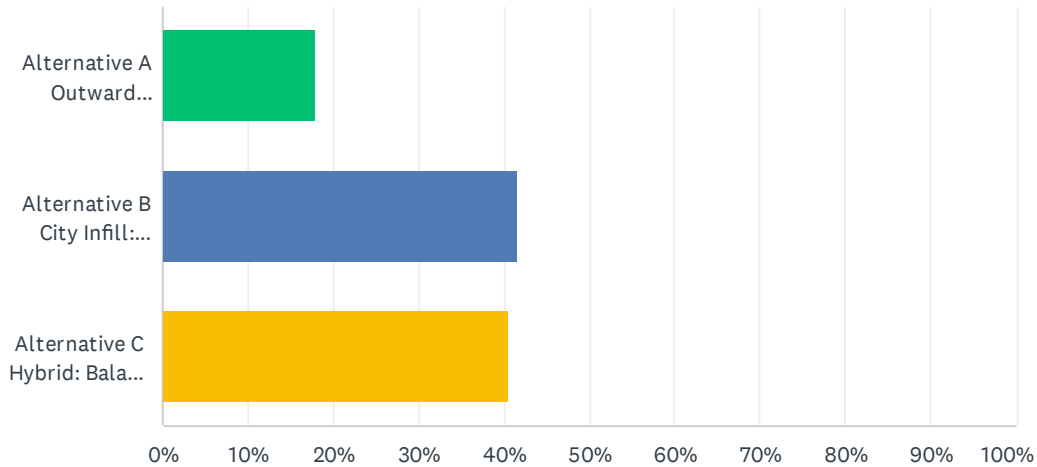
Answered: 181 Skipped: 31



ANSWER CHOICES	RESPONSES	
Option 1: 5 Dwelling units per acre (current Low Density Residential or LDR-5)	41.99%	76
Option 2: 12 Dwelling units per acre (current Medium Density Residential or MDR-12)	13.26%	24
Option 3: 15 dwelling units per acre or 1-2 floors	10.50%	19
Option 4: Between 15 to 30 dwelling units per acre or 2-3 floors	7.18%	13
Option 5: 30 dwelling units per acre or 2-3 floors	8.84%	16
Option 6: Greater than 30 dwelling units per acre or 3-4 floors	18.23%	33
TOTAL		181

Q11 Of the three land use alternatives (A, B, C), which do you prefer overall? (Select one)

Answered: 178 Skipped: 34



ANSWER CHOICES	RESPONSES	
Alternative A Outward Expansion: Continue city expansion through annexation.	17.98%	32
Alternative B City Infill: Focus infill development within the existing city boundaries.	41.57%	74
Alternative C Hybrid: Balance Alternatives A and B.	40.45%	72
TOTAL		178

Q12 Please briefly explain your preference and what, if anything, you would change about your preferred alternative?

Answered: 106 Skipped: 106

#	RESPONSES	DATE
1	I do not want any further annexation into Orcutt!	5/2/2023 7:14 PM
2	All land inside city boundaries should be used then annexation to east with boundary at Philbric road and west to black road and that's as far as city should expand.Maybe annex Orcutt to south.	5/2/2023 6:43 PM
3	I am extremely concerned with Alternatives A and C. I strongly oppose any annexation of land, and I see Alternative B as an opportunity to maximize the land that has already been developed and annexed (in downtown area) and make it more lively and welcoming. Additionally, based off the risks of each alternative, alternative B has lower risks across the board than compared to A and C in terms of vehicle miles traveled, congestion, GHG emissions, etc. I do not see a reason to destroy AG land outside of the downtown and main street city limits, and I believe that alternative A and C would ruin Santa Maria's AG identity. Alternative B makes the most sense in terms of preserving Santa Maria's historic identity, it provides the greatest number of housing units, and it has a lower impact on the land than compared to annexation and hybrid annexation (in Alternatives A and C). I also think it is ABSOLUTELY CRITICAL to consider how this plan will support lower income communities, how either one of the alternatives meets environmental justice community needs, and how the housing plans within each option protects and preserves people AND the environment in the midst of an ever-changing climate. People in Santa Maria, CA are especially likely to experience increased risks from fire, flood, and drought. Drought, precipitation, and heat risk in Santa Maria, CA is significant. About 40% of buildings in Santa Maria, CA are at risk of wildfire, and the risk level for these buildings is high. About 42% of buildings in Santa Maria, CA are at risk of flooding, and the risk level for these buildings is significant. The city council, developers, planners, and community members MUST have an understanding of how these alternatives support community needs and create resilience throughout the community as these climate risks increase, because it is absolutely essential to the well being of Santa Marians, it is essential to the success of local businesses and Santa Maria's economy, and it is essential to the future standing of the City of Santa Maria.	5/2/2023 5:58 PM
4	Agricultural land is special , must be preserved and with proper transportation such as class protected bike lanes, wide sidewalks, busses the need to have a car will be less. However we need to build for cars in the present so parking structures should be built	5/2/2023 5:13 PM
5	As long as outward expansion is to the east. We need to preserve industrial and agricultural to the west to maximize rail service.	5/2/2023 4:13 PM
6	Keeping Sta. Maria a town not a city. Too many high rises and we'll end up looking like Pasadena!	5/2/2023 3:55 PM
7	I see lots of empty commercial buildings, is there a reason we can not use those first as business buildings on the bottom and apartments, studio, loft, on the second floor? I've seen these buildings in Northern California, and also in Arizona. They seem to serve their purpose. I also see lots of open space when I'm driving on the Hwy to go to Orcutt. Can we not use those open spaces? And last I feel we are known throughout the central coast as an agricultural city, if we take our fields away, we lose jobs and people who live here and shop here in Santa Maria. Thank you for your time. I appreciate all of you.	5/2/2023 11:54 AM
8	Save ag land, add separate protected bike lanes throughout	5/2/2023 9:53 AM
9	Let there be open space(s) for parks and educational activities if there were to be expansion through annexation.	5/1/2023 9:21 PM
10	We need to preserve ag land and open space.	5/1/2023 9:05 PM
11	There is so much vacant land within the city and as I see it, by going through with developing	5/1/2023 9:05 PM

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Enos Ranch, it has drawn businesses away from the center of town and created more vacancies. There is no motivation for the landowners to sell so the land just sits while the NW needs more schools and businesses and much of the city needs more parks and green spaces. I would choose Alternative C Hybrid but there's no proposed annexation in the NW? That's where we currently need more schools and parks, let alone in the next 30 years.

12	Reduce expansion; maximize land use, slowly/piecemeal convert to greater height, no urban renewal approach,	5/1/2023 2:24 PM
13	make the mall alot bigger or nicer.	5/1/2023 1:58 PM
14	It balances environmental impacts and does not have as high of density as Alternative B, but still keeps infill development and mixed use as a priority similar to Alt. B.	5/1/2023 1:49 PM
15	It has the least environmental impact. We can provide better public transportation and bicycling facilities. We have a better chance of a 15-minute or even 5-minute city.	5/1/2023 12:59 PM
16	A lot to consider, My main concerns are density and on street parking.Take Suey Creek Rd., additions added but no considerations for the traffic that multi-family remodels	5/1/2023 11:23 AM
17	Take care of an improve what we have instead of adding more before it is adequate	5/1/2023 11:18 AM
18	I would prefer the city preserves its land rather than accommodating congestion.	5/1/2023 9:25 AM
19	It'll be much too congested to add in option B	5/1/2023 8:41 AM
20	I would prefer annexation of Alternative C Hybrid to include both east and west, with more west (airport area) than east. I really don't want any annexation near the riverbed.	4/30/2023 11:34 PM
21	We need more new built homes among Santa Maria, CA.	4/30/2023 9:07 PM
22	I love Santa Maria and the rural feel. If we get rid of all the green spaces and farmland it will be like L.A. We need to work harder to get large companies that will provide good paying jobs. The plan of adding more trees and greenery is really making Santa Maria look better. It should be a requirement for any building that they provide their own parking. The parking along South depot and east enos is a disaster. Also parking along the street near UPS is horrible. S.M. also needs to work on getting another hospital, and more schools with all this added housing.	4/30/2023 7:43 PM
23	Creates a compromise between. Both alternatives, therefore more acceptable.	4/30/2023 4:51 PM
24	Keep as much ag land as possible. Provide public transportation to areas of mixed use.	4/30/2023 8:49 AM
25	Santa Maria is an agriculture based community. Slowly eating away at ag to create more metropolis changes the entire vibe of the city. Santa Maria must not become a clone City	4/30/2023 6:50 AM
26	Cluster high density around mall and East Main. Provide and mixed use and restaurant/entertainment uses to create amenities for residents and to strengthen downtown. Preserve historic character of West Main.	4/30/2023 3:55 AM
27	Focus on developing the major corridors and downtown first with high densities and commercial uses. This the most environmentally sound approach but focuses on higher density. Afterwards, then expand outward for more opportunities for a mix of uses including single family residential.	4/29/2023 5:25 PM
28	Unless additional schools are built in the northwest, especially a new high school, we cannot accommodate additional growth in existing central SM.	4/29/2023 1:22 PM
29	WE NEED TINY HOMES, ALSO ALTERNATIVE HOUSING, IE. COBB/STRAW BALE/MOBILE, THERE SHOULD BE NEW PARKS CREATED TO ALLOW TINY HOMES, ALSO TEMPORARY TINY HOME ALLOWANCES TO ALLOW PEOPLE TO GET ON THEIR FEET AND MOBILIZE UP, TINY HOMES THAT PEOPLE CAN BRING IN IE. RV'S/ALTERED VANS OR TINY MOBILES, THE REALITY IS HERE AND NEEDED, GET PEOPLE OFF THE STREET, ALLOWING AFFORDABLE HOUSING IS NOT DEGRADING THE COMMUNITY, IT IS ALLOWING FOR INCLUSION AND UPLIFTING FELLOW COMMUNITY MEMBERS THAT ARE ALREADY IN THE AREA LIVING AND WORKING AND CONTRIBUTING	4/29/2023 10:24 AM
30	There has been longstanding concern about Santa Maria's expansion without taking advantages of infill possibilities. Due to the history of poor development in this city, I would not like to see more land poorly used. I would only like to see additional land used as a significant	4/29/2023 8:48 AM

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natural park with trails and bikeways. We are not adequately able to enjoy our beautiful weather here!

31	Expansion planned for future growth.	4/28/2023 10:37 PM
32	Even distribution of expansion, if it must be done, would be the preference. Heavy traffic and parking issues could be a problem if development were all in one area.	4/28/2023 7:43 PM
33	Stay out of open spaces in our cutt!!!!	4/28/2023 6:47 PM
34	Infill, but not to overcrowd the area and increase traffic. .	4/28/2023 5:56 PM
35	My two biggest concerns is traffic and parking. Our freeway exits or backed up on the freeway. All streets going to and from schools back up twice a day. We need new roads that by pass down town	4/28/2023 5:41 PM
36	Develop Office/Commercial spaces in the interior or within city limits, use annexation to alleviate housing Low to medium density.	4/28/2023 4:37 PM
37	Too many housing options, not enough room for businesses, entertainment centers , live music , open space for creatives, open mic nights, bar and restraurants, dispensaries, Santa Maria has the best potential for tourism growth and general buisness opportunities, but fails to deliver . Like what happened to OPEN STREETS Santa Maria. VOTE OUT STAGNANT Board members. uninspired board members and trustees who don't want financial growth of this city. Its 2023....	4/28/2023 12:49 PM
38	Preserve the ag land and develop the infill T first with mixed use first. See if the east is needed to provide housing last. Important to keep rural character and historical ranching roots.	4/28/2023 12:47 PM
39	This would keep options open, allow to think outside the box.	4/28/2023 11:22 AM
40	Expanding going east and west with residential single family homes on 10,000sq feet of land per house and making business accessibly through walking, bike, and public transportations.	4/28/2023 9:46 AM
41	I would say to first fill in the areas within the city limits first, especially the places that seem to just have empty lots or even abandoned places. Then if there seems to still be issues regarding housing, it would be best to expand outward.	4/26/2023 6:17 PM
42	Infill development is the best approach. We need to protect agricultural resources and reduce greenhouse gas emissions. You should build dense, multi-use buildings near services in the downtown, main, and Broadway corridors.	4/26/2023 2:11 PM
43	Preference for a hybrid model for an increase in all services (SFH, MFH, commercial, education etc). I understand the need for MFH, but density causes long term issues.	4/26/2023 2:01 PM
44	I feel like Santa Maria should not grow too much because I feel like that will cause more problems right now with distances, bus schedules, and other factors. I am dependent on the bus system because I cannot drive for medical reasons. I feel like the bus system already has some issues and growing too much might cause some problems with that. That said we DO need to provide more housing.	4/26/2023 12:58 PM
45	I would look at other strategic annex sites beyond just eastward (AG land). There are areas around Santa Maria that are near its borders that can also assist in growth that do not impact AG land as much. I don't understand why those are not included in this plan.	4/26/2023 10:33 AM
46	I prefer a balance. I think we should increase density on Broadway and main street, but also provide alternative forms of transportation. Increase protected bicycle lanes, buses dedicated lanes, less car lanes, streets where cars are not allowed to improve walkability and bike-ability. I am also not against increase the boundaries, however, all new developments should be focused on bike ability, walkability, mixed use.	4/26/2023 9:49 AM
47	Would love to see more single family homes available.	4/26/2023 9:47 AM
48	please try to keep the design in a more traditional, Spanish Style look. Please allow for parking with all the new structures. Please do not forget about our existing buildings and residential areas that are established and to maintain them clean and tidy. all the front yards, side yards and streets. Its getting out of control and Santa Maria needs to stay beautiful and reflect it. If you send a warning letter to the landlords for the upkeep and maintenance of the buildings and/or residences whether they are rented or empty. We have a great deal of empty buildings and Santa Maria needs a Spa Day of beautification.	4/25/2023 12:22 PM

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49	Housing needs are great and can not be met without expansion through annexation. However, infill is totally appropriate if done well in planning. I advocate in commercial areas allowing residential over commercial spaces as a key infill focus.	4/25/2023 11:25 AM
50	Create more opportunities for growth in all areas with less density (congestion, noise, pollution, etc.).	4/24/2023 9:14 PM
51	To enable spreading congestion to outside current situation	4/24/2023 4:54 PM
52	I would like to see as much agricultural land to remain as possible.	4/24/2023 2:15 PM
53	density in major roads is good but transformation will only occur via annexation (office parks, tech center, jobs, diversity of housing type)	4/24/2023 1:30 PM
54	The city needs to look at a hybrid which will focus on developing out the remaining in-fill properties while also looking at ways to building out into the ag fields but not to completely develop over them. Additional housing is needed but also jobs need to be looked at as well. If all the remaining commercial is developed out then where will those residents work.	4/24/2023 11:30 AM
55	you did not explain that the city needs to plan for up to 40,000 people in the next 25 to 30 years. You need to state this every time you ask this question and show these exhibits.. also explain that infill will add excessive about of traffic and cost to the city to upgrade infrastructure	4/23/2023 4:25 PM
56	The City should focus on redeveloping its deteriorating downtown area with mixed use development for living, working and playing. That will reinvigorate the downtown area, create opportunity for economic growth, reduce the need for travel and promote a sense of community. After that is accomplished, outward expansion to annex areas could be explored in the future as needed.	4/23/2023 11:08 AM
57	Annexation is wrong to only build homes for rent. It does not allow residents the freedom to own a home and establish roots in Santa Maria. Multi family homes are already currently being built within Santa Maria but nothing in the sense of entertainment. Santa Maria has nothing to offer the people. Gangs and graffiti are increases because middle school and high school students have nothing to do for fun besides being reckless.	4/23/2023 8:45 AM
58	A slow growth policy is over due	4/22/2023 9:50 PM
59	focus on creating a vibrant center of city	4/22/2023 8:47 PM
60	Understand some outward expansion will be necessary: However it is important to utilize all the empty buildings in Santa Maria If owners unwilling, use Eminent Domain.	4/22/2023 8:10 AM
61	We have plenty of vacant buildings and sites of old hotels that could be replaced with appropriate housing. Save farm land for agriculture.	4/21/2023 10:26 PM
62	Some land annexation is needed, otherwise density will be too high. The area Northwest of the Airport ought to remain Industrial. This area is likely too noisy for homes.	4/21/2023 8:16 PM
63	I do not understand how any community can expect to increase the population without expanding the space. Since there is no priority for adequate parking I feel it's a requirement to expand the area. The ire densly populated an area is , the more crime, schools , neighborhoods, open space will all be impacted in the more densly populated area. Santa Maria is not made up of young professionals, and is growing because of families and seniors. Families need space and 690 sq' apartments are not appropriate living quarter's for a family of 4-8 people.	4/21/2023 5:15 PM
64	My biggest concern with infill is the availability of daily necessities (groceries, post office, etc) within walking/biking distance, as well as the bikability of the area along the main corridor. Cars are going very fast, and there are a considerable amount of people that forced to bike on the sidewalk along with other pedestrians.	4/21/2023 4:24 PM
65	We need to preserve our open spaces!	4/21/2023 4:03 PM
66	I believe Santa Maria has a lot to offer and the potential for great development opportunity that is currently not being taken advantage off. I would hope to see more appropriate use of the current land and strengthen the accessibility via public transport, bike paths and walkability instead of expanding without focusing on what we already have to improve.	4/21/2023 3:07 PM
67	To evolve into a truly urban city, the City's downtown needs t be invigorated with substantial	4/21/2023 2:08 PM

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numbers of residents within walking/cycling/transit of shopping/eating/entertainment venues in the city. Moreover, the City will attract more and better establishments because there would be a substantial customer base downtown.

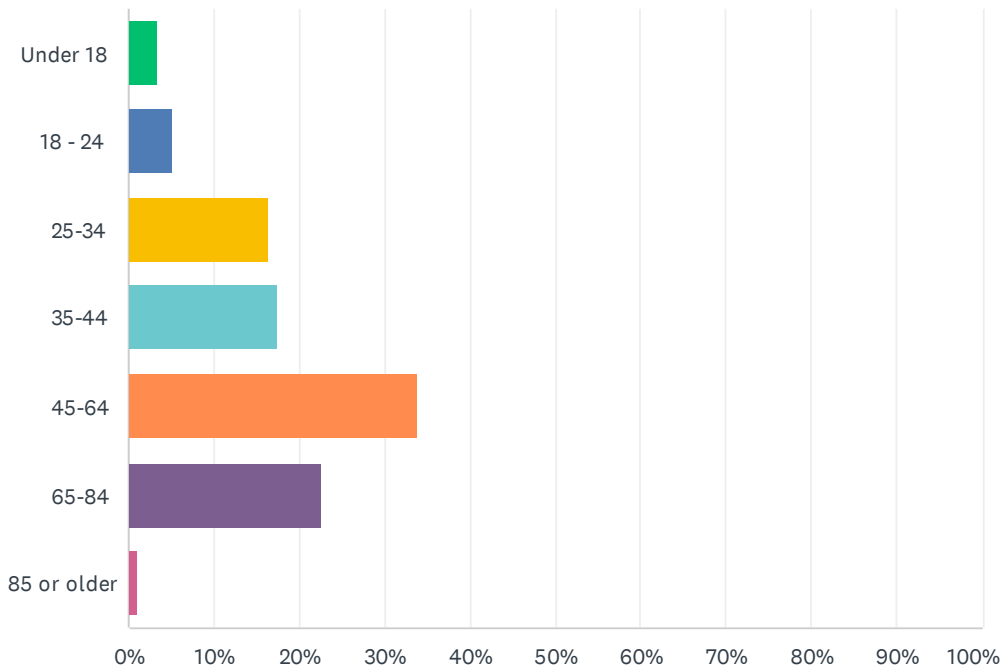
68	I don't want Santa Maria to expand to the East if the encroachment impedes the greenbelt areas, potentially negatively affecting our agricultural industry.	4/21/2023 1:16 PM
69	I am supportive of creating a "city" at the center with the look and feel of larger cities. There are people that enjoy these environments. I am also supportive of single family homes and suburban living which is not densified.	4/21/2023 1:05 PM
70	There is a fair amount of vacant and underutilized land in the city to accommodate development now. Land should gradually be annexed to maintain that level of availability land so that land prices stay reasonable. I would support annexing land east of 101 between Main and just south of Betteravia to the extent that there is adequate access to this area. Hancock should be encouraged to provide student housing on its campus. Perhaps, Betteravia should become Rt 166?	4/21/2023 11:28 AM
71	Downtown areas are typically the most dense so I would support that BUT — neighborhoods must be maintained. It's disrespectful to talk about "revitalizing" areas that are already vital to the residents already living there. Preserving AG land is important but it isn't possible to maintain all of it. I would support building to the west of city limits. A new high school is already necessary and more housing would support that. Annexing east or south are not viable options due to the opposition it would cause.	4/21/2023 11:27 AM
72	We have too many vacant buildings to go out! Let's fill those first! All the vacant buildings are embarrassing!	4/21/2023 11:25 AM
73	Need to conserve ag land and infill the city with either parks, more bike paths, and apartments with more than reasonable parking or parking garages.	4/21/2023 11:01 AM
74	We really need to bring life back to the core center, Main Street, with walkable sidewalks, more trees, with more exciting commercial/retail at ground level and multi-family above, similar to SLO downtown. I'm all for expanding east and west, but we really need to focus at the heart of our city first and foremost. We live close to downtown and we rarely walk over there, the shop facades need repainting, the shops themselves aren't that exciting honestly.	4/21/2023 10:54 AM
75	I think Santa Maria has current space available to develop within the city, and at the growth rate, we would need to develop through expansion.	4/21/2023 10:46 AM
76	High Density has a positive correlation to more problems! Keep density down.	4/21/2023 10:33 AM
77	We need a downtown. We need buildings that invite the pedestrians in and not put their back against the corridors. A perfect example of what not to do is the 1520 N., Broadway project. Its a TERRIBLE idea for a city. Its at a corner and doesnt invite the public in.	4/21/2023 10:33 AM
78	I think there is room to better utilize the space internally, and we have to improve services to handle that amount of people including more jobs in the area, better public transit locally and to the surround areas. I think the city does need to expand, but we have to be aware of what land we are taking when doing so.	4/21/2023 9:30 AM
79	A balance of housing alternatives seems like an excellent way to help more segments of our population.	4/18/2023 8:54 AM
80	To make use of the many empty buildings around and in town. To not let buildings sit empty for longer than a year. Parking issues for the multiple housing units needs to be addressed before any building or construction starts. There tend to be too many cars lining the streets next to the housing units.	4/17/2023 4:41 PM
81	There is no "one size fits all" solution, plus without eminent domain seizures there is no way to make either solution work in a timely matter to impact the current shortfall	4/17/2023 9:19 AM
82	We will never see the downtown/Broadway & Main St. redevelopment this city needs if we keep adding cheaper land via annexation....	4/17/2023 7:54 AM
83	Santa Maria's city center should be the focus of increased density while any annexed areas outside of current city boundaries should be primarily single family residential housing. The city's restaurants and businesses can benefit from the increased density downtown while also continuing to build homes for families at the city's perimeter.	4/16/2023 5:51 PM

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84	SM has no business annexing Orcutt, developers need to look into knocking down empty buildings and slums that are all over SM and build there before you spill into Orcutt. If housing is a problem find somewhere else for it- we don't want high density housing, more traffic and overcrowding- we live in Orcutt for a reason, if we wanted to live in Cuty of Santa Maria we would have purchased homes there.	4/16/2023 11:55 AM
85	I prefer light rail into our city. I also would prefer to see walkable downtown without parking spaces filling the entire town	4/15/2023 9:27 PM
86	Some annexation on the northwest side of town is needed for shopping, work and a high school. That should be combined with infill. Why is that not an option? This feels like "someone's thumb is on the scale".	4/15/2023 8:25 PM
87	Nothing	4/15/2023 3:09 PM
88	We to take care and update what's we have instead adding more to a the problems we have.	4/15/2023 12:46 PM
89	City leaders and planners have talked a lot over the decades about the need for creating a downtown, but they have pulled the wool over city residents eyes and flat out lied about doing anything to make it a reality. Actually create the center of town with a livable, shopable, walkable vibrant area that makes the unnecessary growth of big box stores and land grabs away from the center of town pale in comparison.	4/14/2023 3:35 PM
90	.	4/14/2023 2:56 PM
91	Perhaps expanding through annexation will avoid overcrowding, and will allow for homes of reasonable size.	4/14/2023 2:54 PM
92	I prefer infill to improve walking/biking, reduce GHG, and preserve farmland.	4/13/2023 4:16 PM
93	Stop all development! We're out of space! Main Street, Betteravia and north town are traffic nightmares! Our farmland has all but completely been forced out and destroyed with building and development. We're out of space! Just stop!	4/10/2023 11:35 PM
94	I believe focusing on infill because there is much opportunity within the city to tear down and redevelop places that are currently rundown or not even close to its highest and best use. If you drive down broadway most of properties are one story and would be better if redeveloped with storefront on the first floor and housing on the upper floors.	4/9/2023 9:17 PM
95	Annexation of neighboring towns and county property is a huge disservice to towns like Orcutt. We enjoy our open country type spaces	4/9/2023 2:30 PM
96	The city would benefit tremendously from focusing on infill but there may opportunities to expand naturally in the northeast area of the city without having leapfrog developments that have plagued other cities.	4/8/2023 9:31 PM
97	IF we want a city let's make one. Build up density and get easy access to work and leisure.,	4/7/2023 9:34 PM
98	Ag land is very important to protect and we can infill.	4/7/2023 7:40 PM
99	Able to walk to where you want to go.	4/7/2023 3:55 PM
100	We need to prevent 'urban sprawl'. We need to respect the surrounding communities that don't want to be a part of Santa Maria. Grow vertically rather than horizontally to reduce driving distances and encourage more public transportation and walking. Preserve our agricultural areas.	4/7/2023 3:35 PM
101	Concentrate on the city making it livable and walkable ... not expand out	4/7/2023 2:53 PM
102	Urban sprawl must be avoided in this beautiful agricultural and rolling hills countryside.	4/7/2023 10:30 AM
103	Santa Maria needs a "center" and it should not be a mall and parking lots. It needs people, things to do and should be walkable, bikeable and served by transit.	4/6/2023 6:13 AM
104	The City should focus on infill development that can provide both housing and preserve the agricultural land in the Santa Maria Valley. More expansion is not needed,	4/5/2023 6:49 PM
105	Infill by the area surrounding Adams Elementary is not a focus in any alternative but is within the area highlighted but not addressed in the survey.	4/5/2023 6:37 PM
106	The city should expand outward.	4/5/2023 1:11 PM

Q13 What is your age range? (select one)

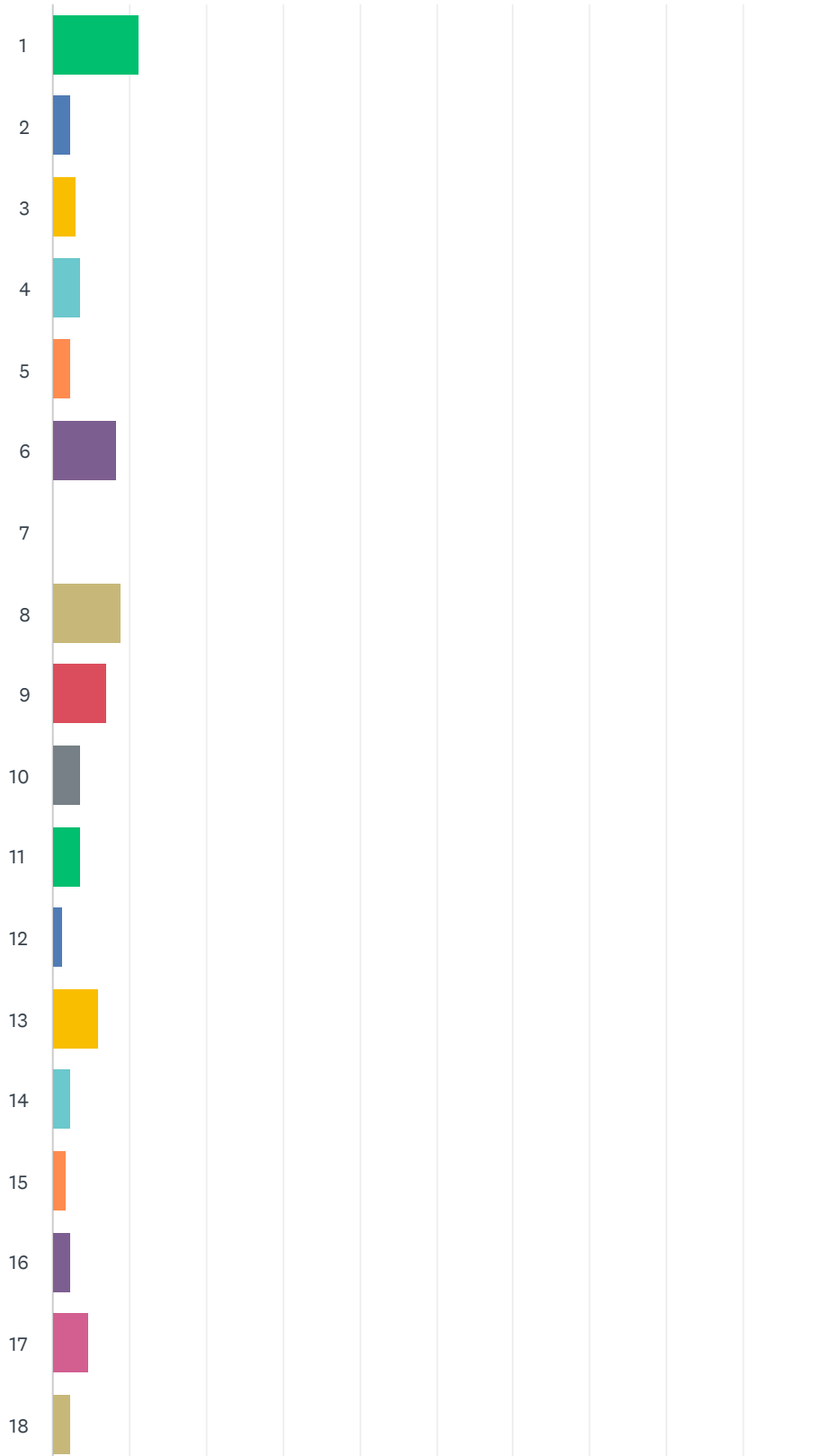
Answered: 177 Skipped: 35



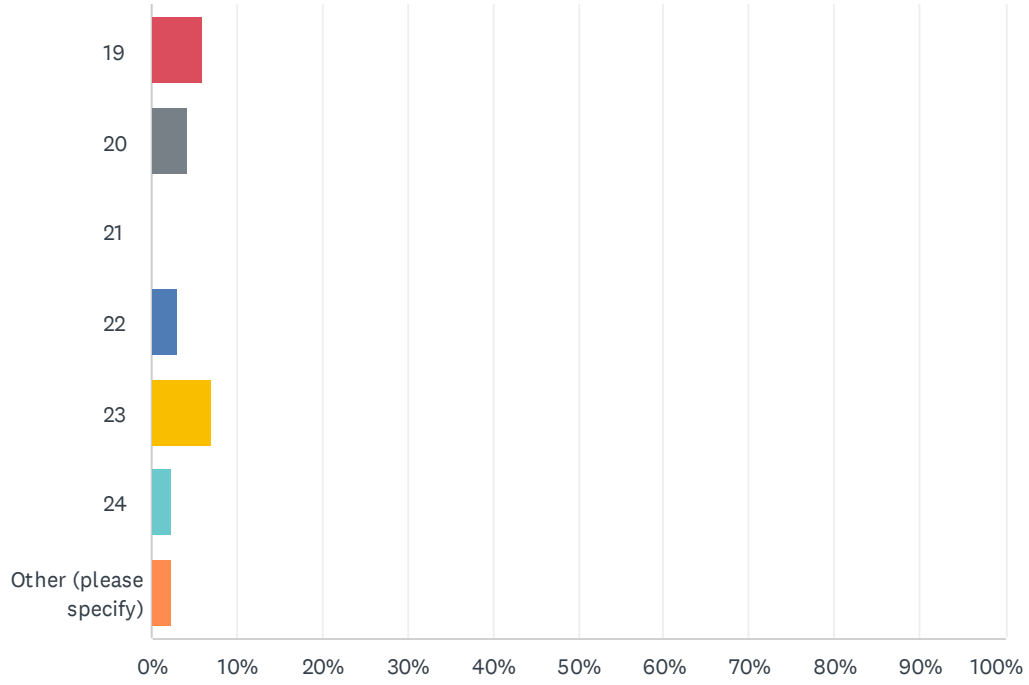
ANSWER CHOICES	RESPONSES	
Under 18	3.39%	6
18 - 24	5.08%	9
25-34	16.38%	29
35-44	17.51%	31
45-64	33.90%	60
65-84	22.60%	40
85 or older	1.13%	2
TOTAL		177

Q14 Where do you live? Find your neighborhood on the map of Santa Maria and select the corresponding number.

Answered: 168 Skipped: 44



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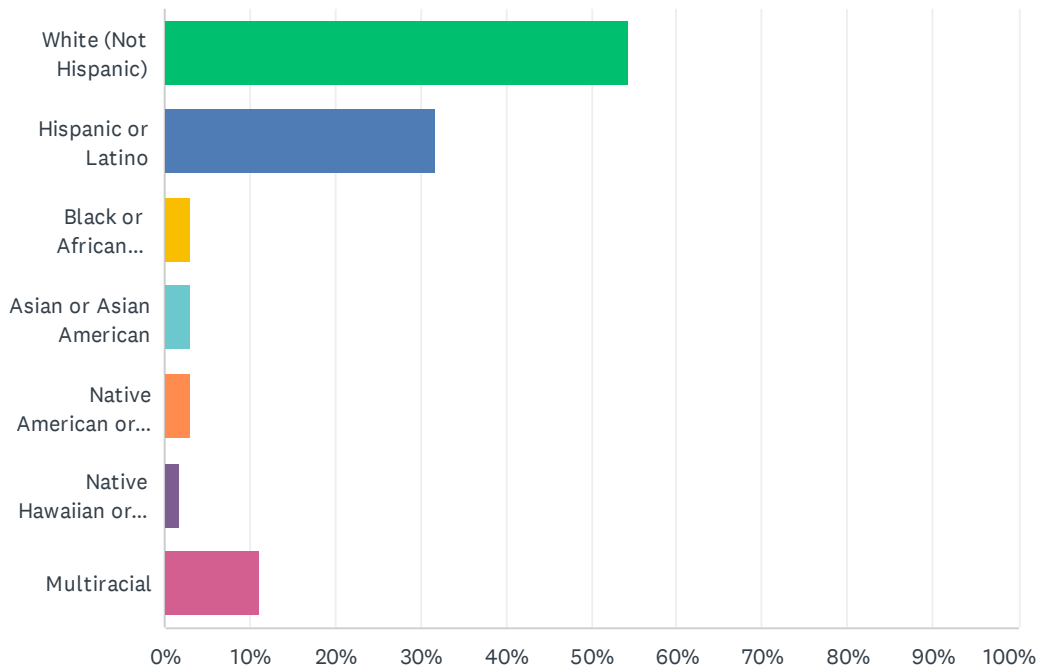
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ANSWER CHOICES	RESPONSES	
1	11.31%	19
2	2.38%	4
3	2.98%	5
4	3.57%	6
5	2.38%	4
6	8.33%	14
7	0.00%	0
8	8.93%	15
9	7.14%	12
10	3.57%	6
11	3.57%	6
12	1.19%	2
13	5.95%	10
14	2.38%	4
15	1.79%	3
16	2.38%	4
17	4.76%	8
18	2.38%	4
19	5.95%	10
20	4.17%	7
21	0.00%	0
22	2.98%	5
23	7.14%	12
24	2.38%	4
Other (please specify)	2.38%	4
TOTAL		168

#	OTHER (PLEASE SPECIFY)	DATE
1	Live in SB County but not in Santa Maria, nonetheless concerned and interested.	4/28/2023 11:24 AM
2	Arroyo Grande - But I teach in Santa Maria	4/27/2023 8:27 AM
3	Employed by SMBSD, but do not live in SM	4/26/2023 7:39 AM
4	Arroyo Grande	4/5/2023 1:12 PM

Q15 What best describes your background? (Select all that apply)

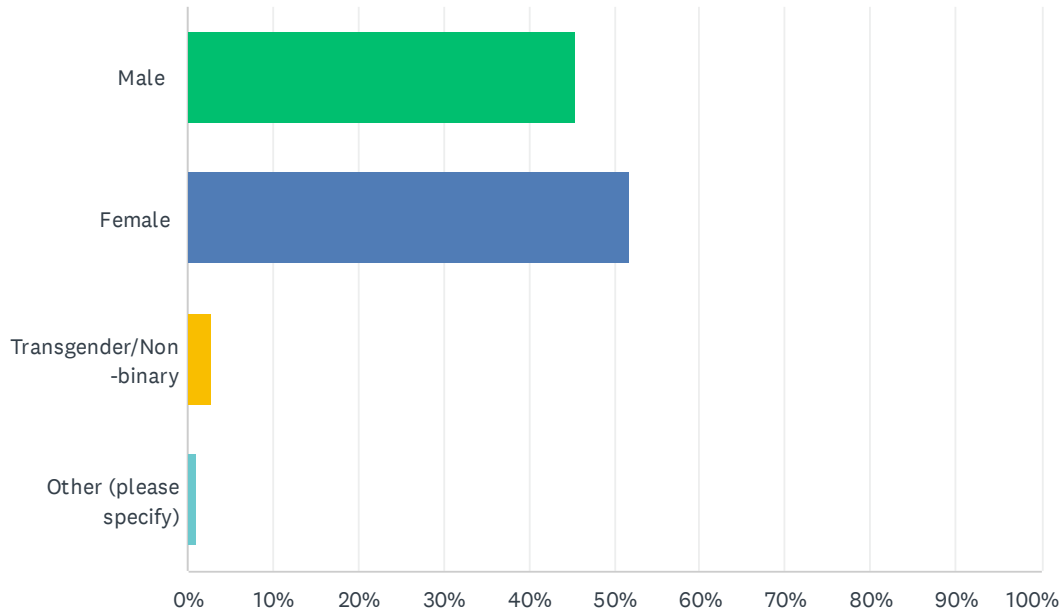
Answered: 173 Skipped: 39



ANSWER CHOICES	RESPONSES	
White (Not Hispanic)	54.34%	94
Hispanic or Latino	31.79%	55
Black or African American	2.89%	5
Asian or Asian American	2.89%	5
Native American or Alaska Native	2.89%	5
Native Hawaiian or Pacific Islander	1.73%	3
Multiracial	10.98%	19
Total Respondents: 173		

Q16 What is your Gender? (Select all that apply)

Answered: 174 Skipped: 38

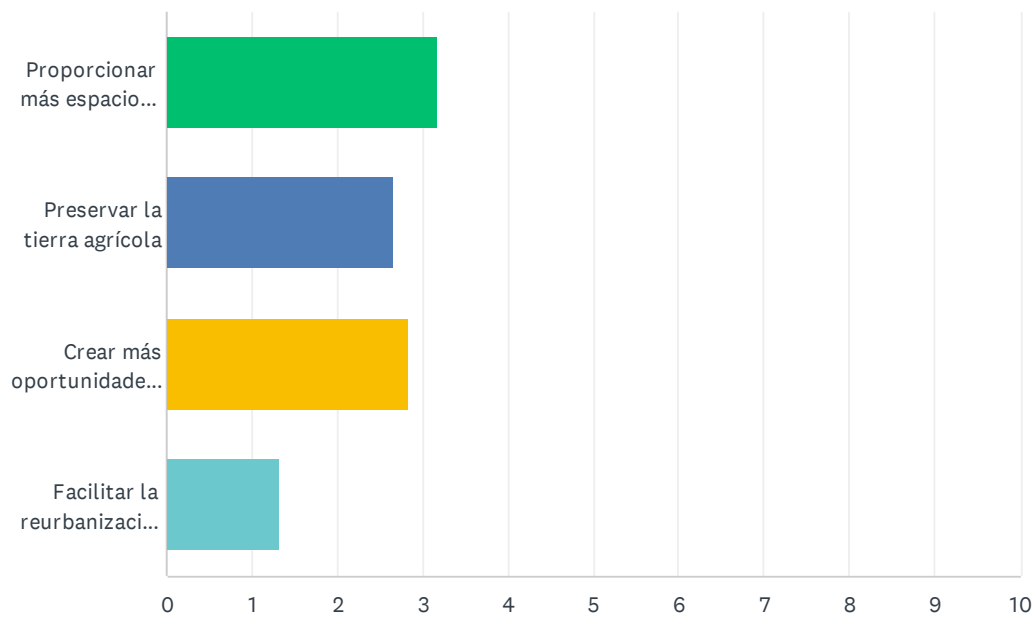


ANSWER CHOICES	RESPONSES
Male	45.40% 79
Female	51.72% 90
Transgender/Non-binary	2.87% 5
Other (please specify)	1.15% 2
Total Respondents: 174	

#	OTHER (PLEASE SPECIFY)	DATE
1	Non of your business	4/28/2023 6:48 PM
2	I'm female but since as usual there's no place to add a final comment—very sneaky of you to number those areas that are in Santa Maria only on your wish list. Are you trying to weed out the opinions of people not in SM? I'm in south SM but think this question is very misleading.	4/21/2023 11:33 AM

Q1 Clasifique las siguientes prioridades en orden de importancia.

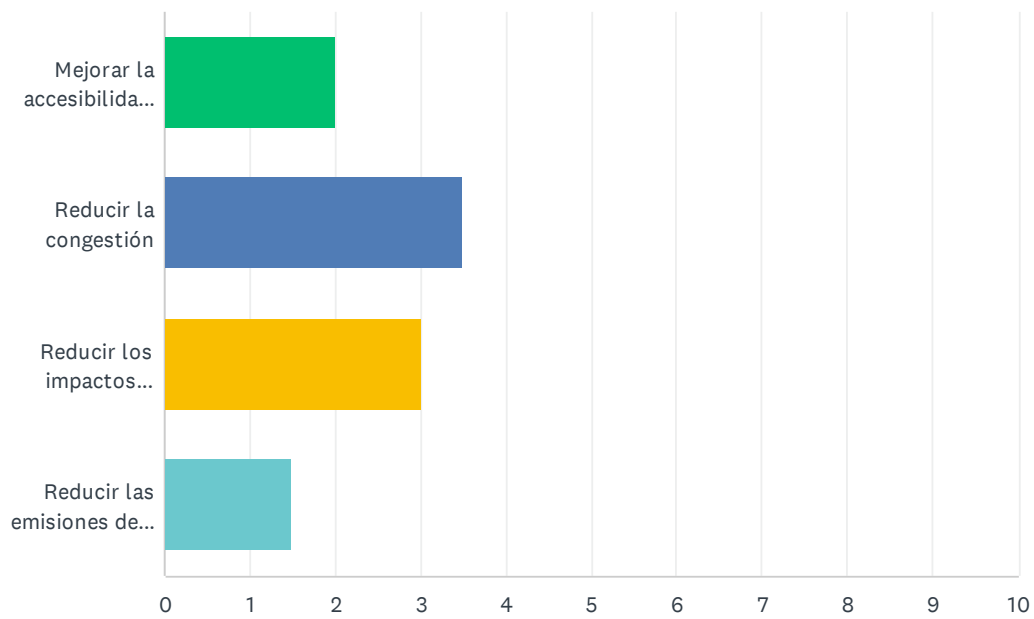
Answered: 6 Skipped: 2



	1	2	3	4	TOTAL	SCORE
Proporcionar más espacio para el crecimiento con la anexión	33.33% 2	50.00% 3	16.67% 1	0.00% 0	6	3.17
Preservar la tierra agrícola	16.67% 1	50.00% 3	16.67% 1	16.67% 1	6	2.67
Crear más oportunidades para vivir, trabajar y reunirse en el centro	50.00% 3	0.00% 0	33.33% 2	16.67% 1	6	2.83
Facilitar la reurbanización de uso mixto (incluida la vivienda) a lo largo de los corredores de las calles Broadway y Main	0.00% 0	0.00% 0	33.33% 2	66.67% 4	6	1.33

Q2 Clasifique las siguientes prioridades en orden de importancia.

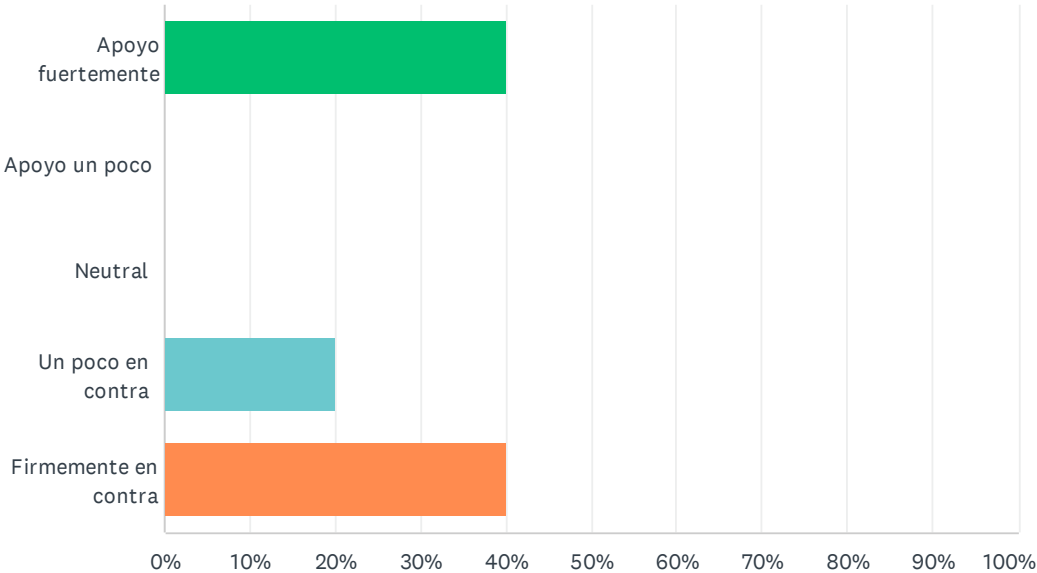
Answered: 4 Skipped: 4



	1	2	3	4	TOTAL	SCORE
Mejorar la accesibilidad para peatones/ caminantes -- la capacidad de caminar a diferentes destinos	0.00% 0	25.00% 1	50.00% 2	25.00% 1	4	2.00
Reducir la congestión	75.00% 3	0.00% 0	25.00% 1	0.00% 0	4	3.50
Reducir los impactos ambientales	25.00% 1	50.00% 2	25.00% 1	0.00% 0	4	3.00
Reducir las emisiones de gas de efecto invernadero	0.00% 0	25.00% 1	0.00% 0	75.00% 3	4	1.50

Q3 ¿Apoya permitir edificios más intensos (más grandes y más altos) a lo largo de las calles Broadway y Main?

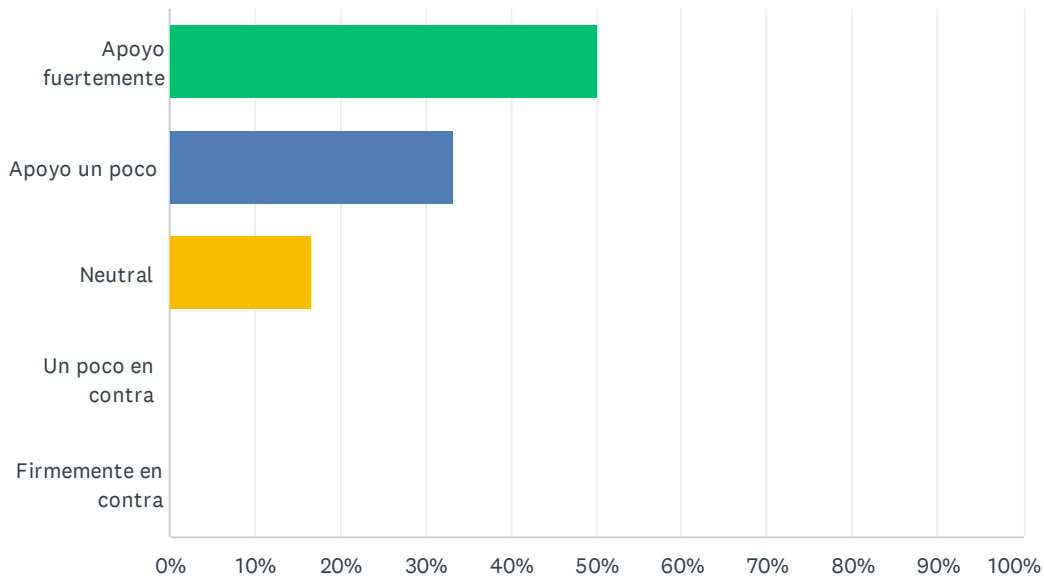
Answered: 5 Skipped: 3



ANSWER CHOICES	RESPONSES	
Apoyo fuertemente	40.00%	2
Apoyo un poco	0.00%	0
Neutral	0.00%	0
Un poco en contra	20.00%	1
Firmemente en contra	40.00%	2
TOTAL		5

Q4 ¿Apoya la anexión de terrenos fuera de los límites de la Ciudad?

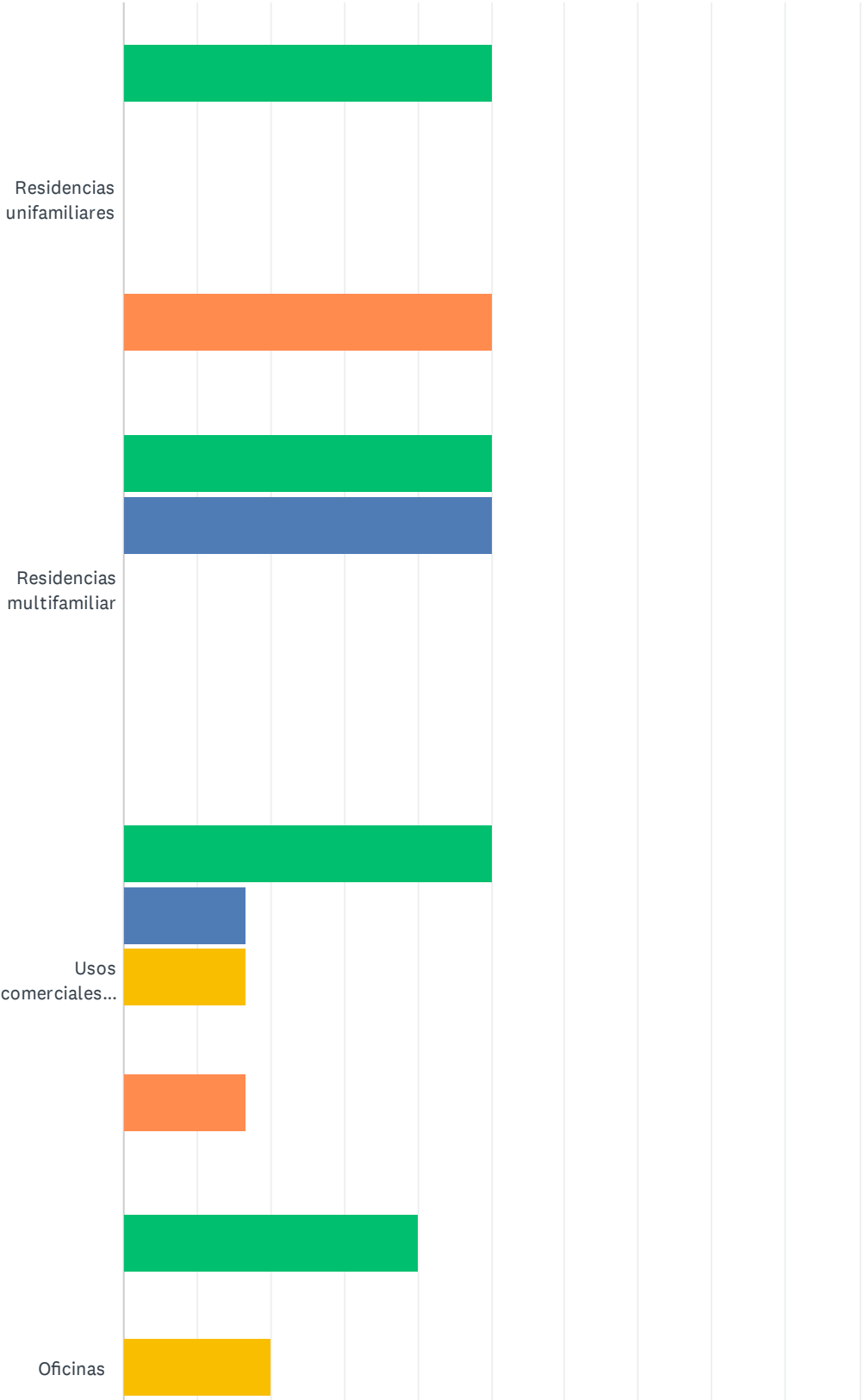
Answered: 6 Skipped: 2

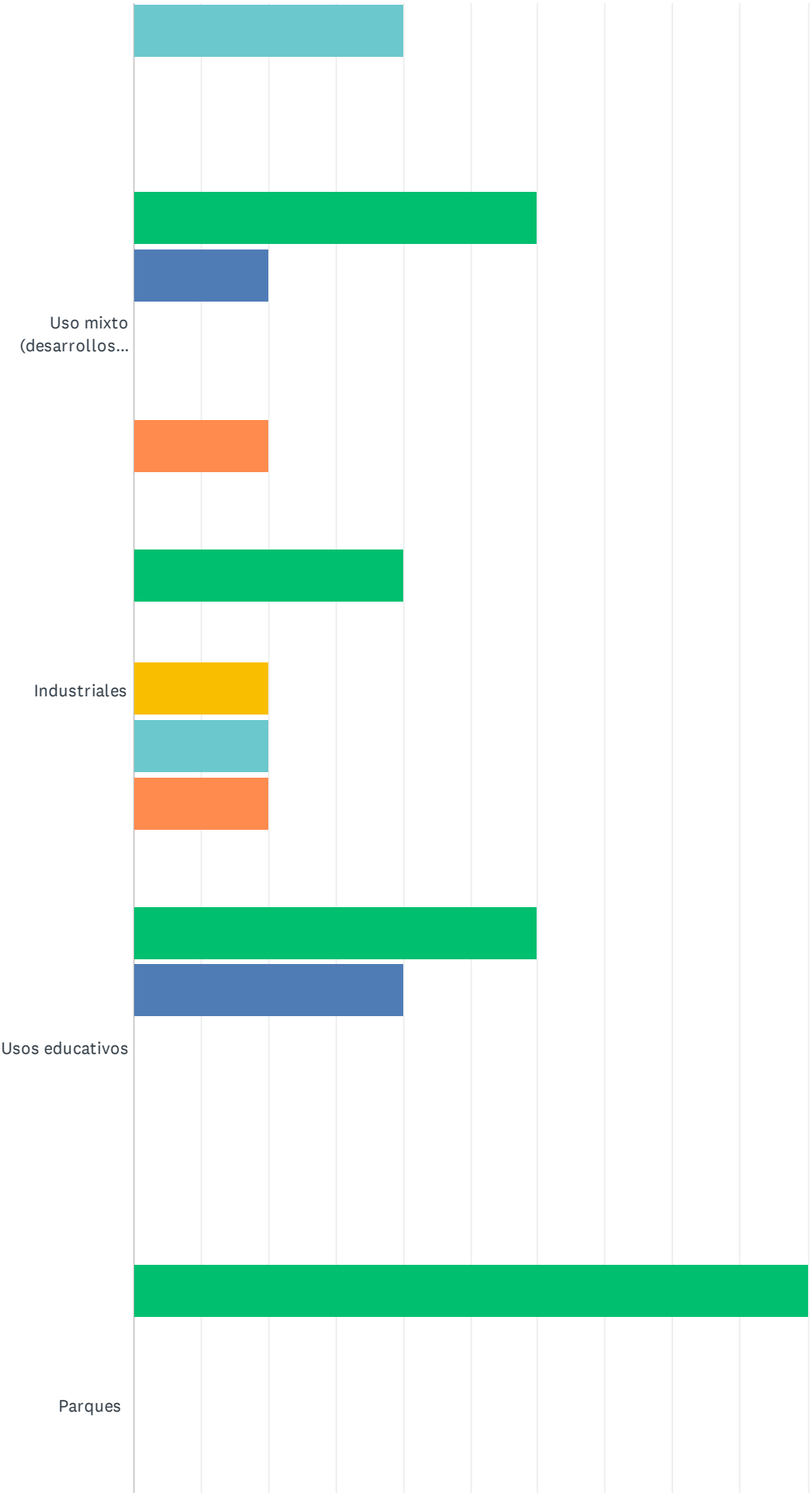


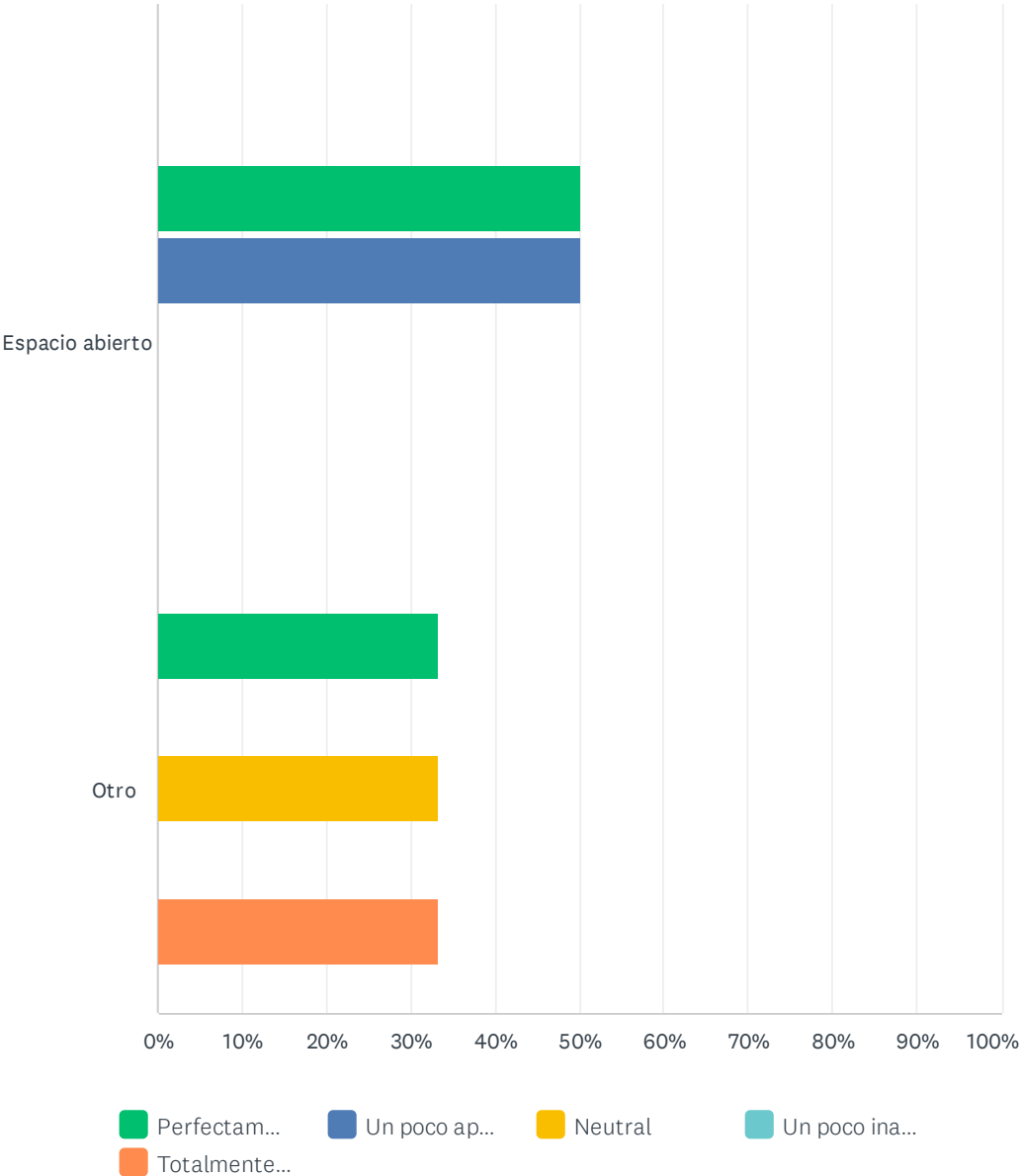
ANSWER CHOICES	RESPONSES	
Apoyo fuertemente	50.00%	3
Apoyo un poco	33.33%	2
Neutral	16.67%	1
Un poco en contra	0.00%	0
Firmemente en contra	0.00%	0
TOTAL		6

Q5 Si la ciudad anexa terrenos, ¿qué mezcla de usos le gustaría ver en las áreas anexadas?

Answered: 6 Skipped: 2





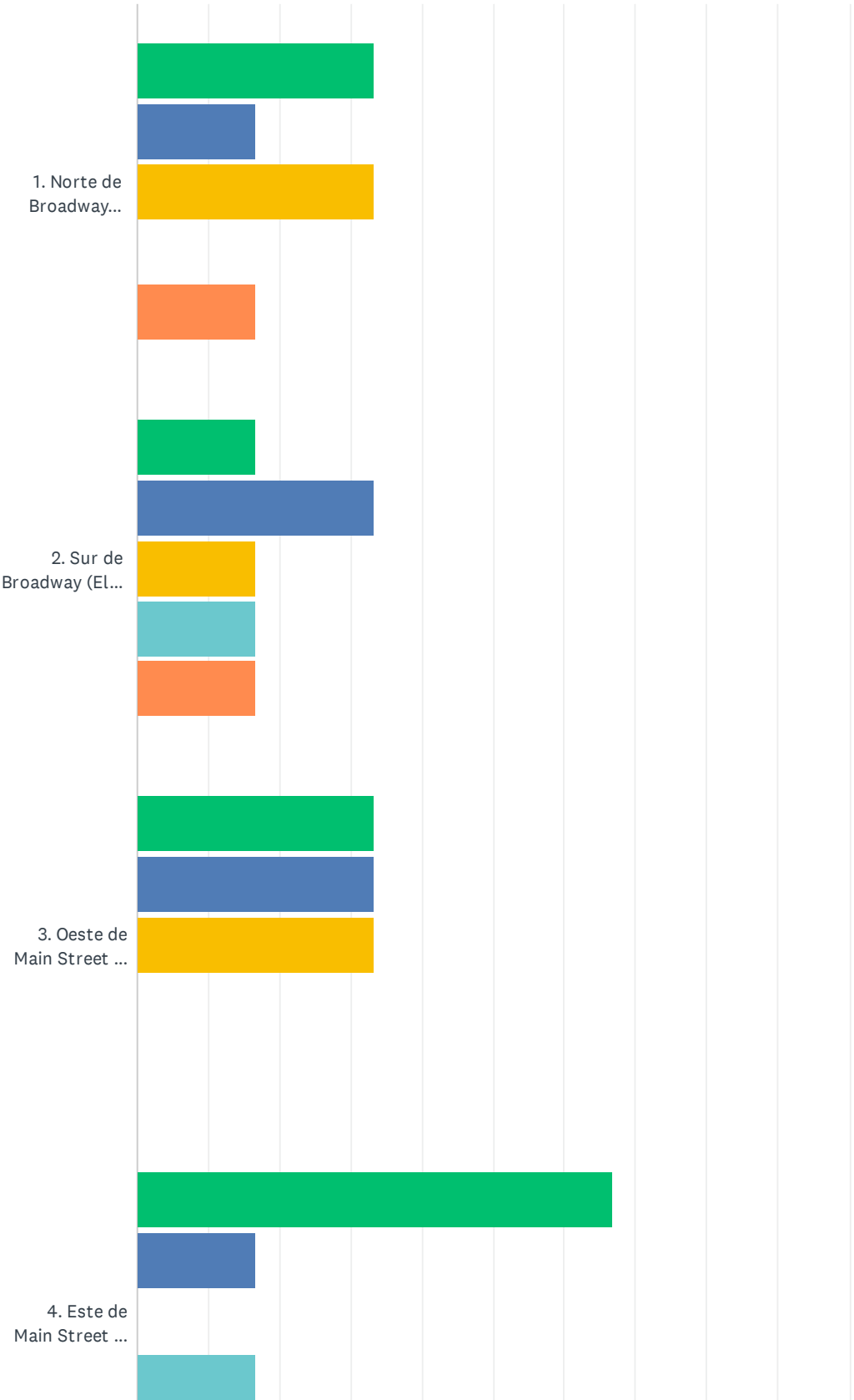


Actualización del Plan General de Santa María - Encuesta sobre alternativas del uso de terrenos

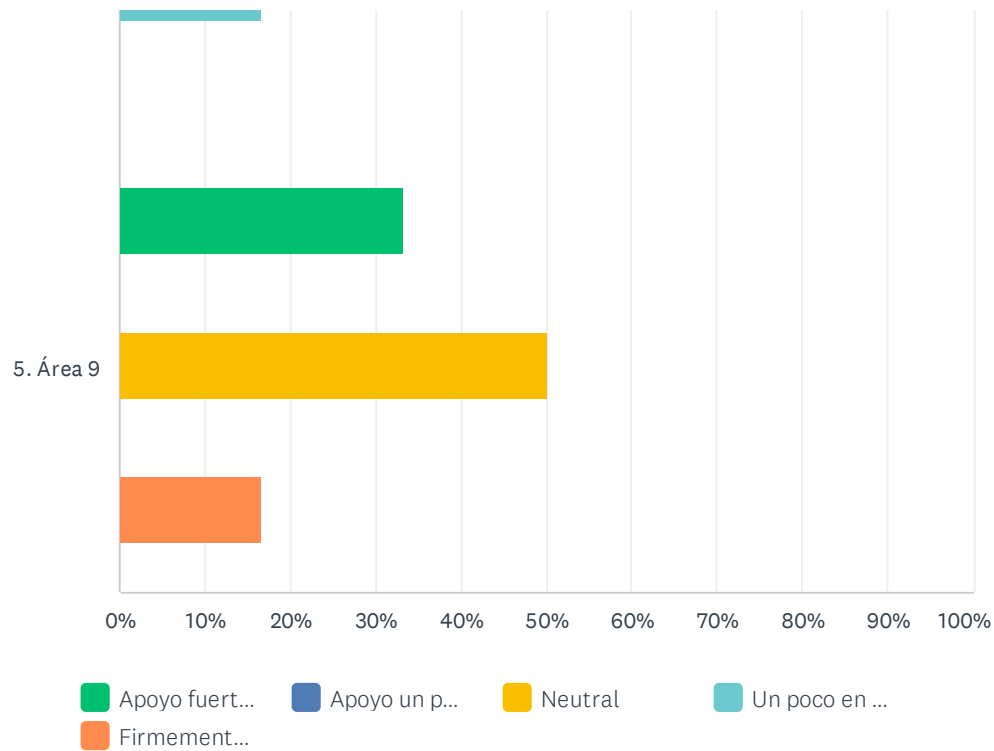
	PERFECTAMENTE APROPIADO	UN POCO APROPIADO	NEUTRAL	UN POCO INAPROPIADO	TOTALMENTE INAPROPIADO	TOTAL	WEIGHTED AVERAGE
Residencias unifamiliares	50.00% 3	0.00% 0	0.00% 0	0.00% 0	50.00% 3	6	3.00
Residencias multifamiliar	50.00% 2	50.00% 2	0.00% 0	0.00% 0	0.00% 0	4	4.50
Usos comerciales (tiendas, restaurantes y entretenimiento)	50.00% 3	16.67% 1	16.67% 1	0.00% 0	16.67% 1	6	3.83
Oficinas	40.00% 2	0.00% 0	20.00% 1	40.00% 2	0.00% 0	5	3.40
Uso mixto (desarrollos con uso residencial, comercial y público)	60.00% 3	20.00% 1	0.00% 0	0.00% 0	20.00% 1	5	4.00
Industriales	40.00% 2	0.00% 0	20.00% 1	20.00% 1	20.00% 1	5	3.20
Usos educativos	60.00% 3	40.00% 2	0.00% 0	0.00% 0	0.00% 0	5	4.60
Parques	100.00% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4	5.00
Espacio abierto	50.00% 3	50.00% 3	0.00% 0	0.00% 0	0.00% 0	6	4.50
Otro	33.33% 2	0.00% 0	33.33% 2	0.00% 0	33.33% 2	6	3.00

Q6 ¿Apoya la adición de viviendas como un uso permitido en estas áreas?

Answered: 6 Skipped: 2



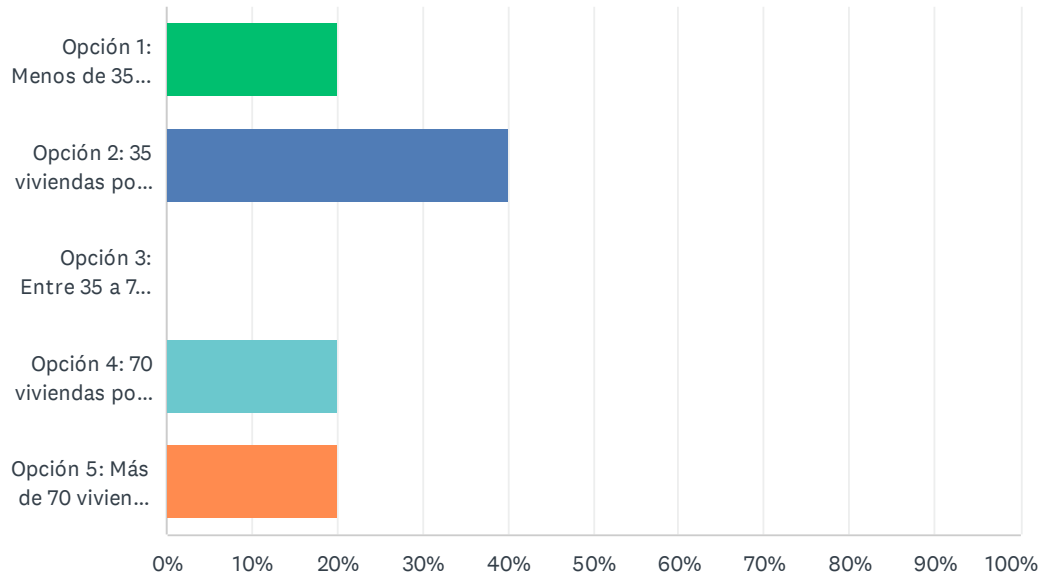
Actualización del Plan General de Santa Maria - Encuesta sobre alternativas del uso de terrenos



	APOYO FUERTEMENTE	APOYO UN POCO	NEUTRAL	UN POCO EN CONTRA	FIRMEMENTE EN CONTRA	TOTAL	WEIGHTED AVERAGE
1. Norte de Broadway (Taylor St a El Centro)	33.33% 2	16.67% 1	33.33% 2	0.00% 0	16.67% 1	6	3.50
2. Sur de Broadway (El Centro a Miller St)	16.67% 1	33.33% 2	16.67% 1	16.67% 1	16.67% 1	6	3.17
3. Oeste de Main Street (El Centro a Blosser Rd)	33.33% 2	33.33% 2	33.33% 2	0.00% 0	0.00% 0	6	4.00
4. Este de Main Street (El Centro a Concepcion Ave)	66.67% 4	16.67% 1	0.00% 0	16.67% 1	0.00% 0	6	4.33
5. Área 9	33.33% 2	0.00% 0	50.00% 3	0.00% 0	16.67% 1	6	3.33

Q7 What residential density do you prefer along the Broadway Corridor? (Select one)

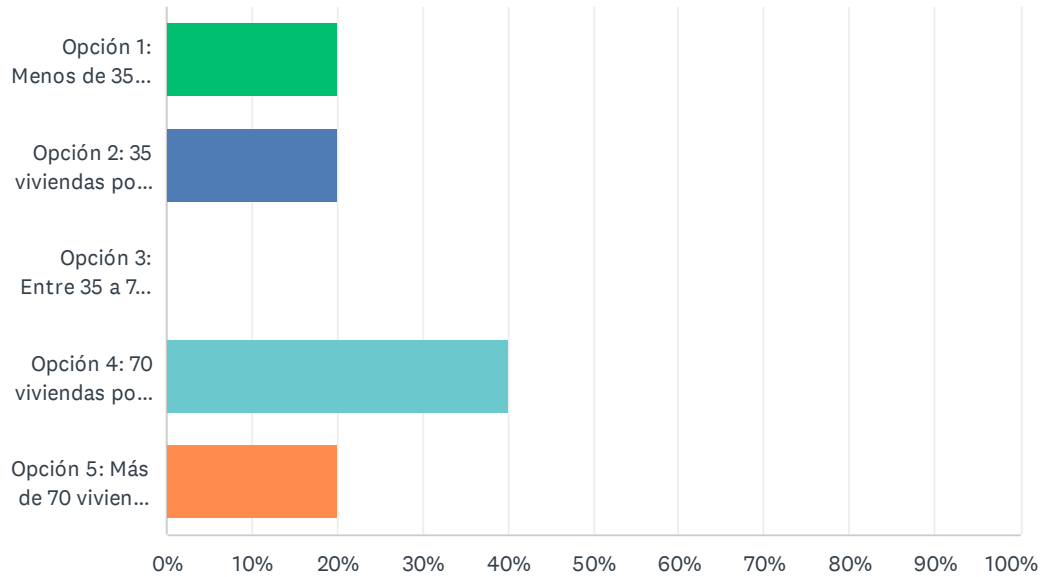
Answered: 5 Skipped: 3



ANSWER CHOICES	RESPONSES	
Opción 1: Menos de 35 viviendas por acre o 1 a 2 pisos	20.00%	1
Opción 2: 35 viviendas por acre o 2 a 3 pisos (Alternativa C)	40.00%	2
Opción 3: Entre 35 a 70 viviendas por acre o 2 a 3 pisos	0.00%	0
Opción 4: 70 viviendas por acre o 3 a 4 pisos (Alternativa B)	20.00%	1
Opción 5: Más de 70 viviendas por acre o 4 a 5 pisos	20.00%	1
TOTAL		5

Q8 ¿Qué densidad residencial prefiere a lo largo del corredor de la calle Main? (Seleccione uno)

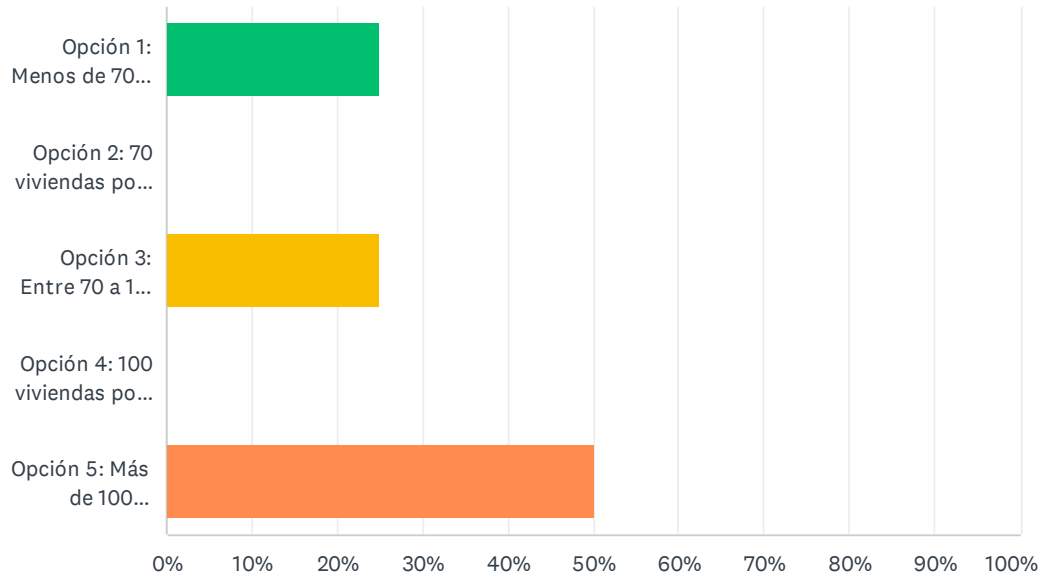
Answered: 5 Skipped: 3



ANSWER CHOICES	RESPONSES	
Opción 1: Menos de 35 viviendas por acre o 1 a 2 pisos	20.00%	1
Opción 2: 35 viviendas por acre o 2 a 3 pisos (Alternativa C)	20.00%	1
Opción 3: Entre 35 a 70 viviendas por acre o 2 a 3 pisos	0.00%	0
Opción 4: 70 viviendas por acre o 3 a 4 pisos (Alternativa B)	40.00%	2
Opción 5: Más de 70 viviendas por acre o 4 a 5 pisos	20.00%	1
TOTAL		5

Q9 ¿Qué densidad residencial prefiere en el centro de la ciudad? (Seleccione uno)

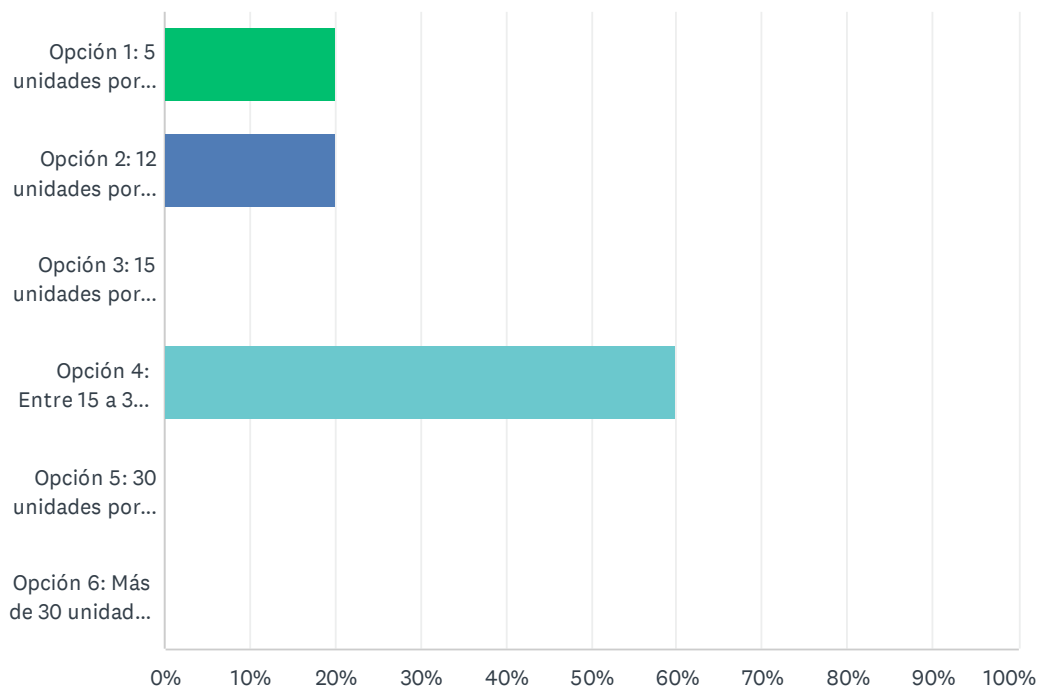
Answered: 4 Skipped: 4



ANSWER CHOICES	RESPONSES	
Opción 1: Menos de 70 viviendas por acre o 2 a 3 pisos	25.00%	1
Opción 2: 70 viviendas por acre o 3 a 4 pisos (Alternativa A y C)	0.00%	0
Opción 3: Entre 70 a 100 viviendas por acre o 3 a 4 pisos	25.00%	1
Opción 4: 100 viviendas por acre o 4 a 5 pisos (Alternativa B)	0.00%	0
Opción 5: Más de 100 viviendas por acre o 5 a 6 pies	50.00%	2
TOTAL		4

Q10 ¿Qué densidad residencial prefiere en el Área 9? (Seleccione uno)

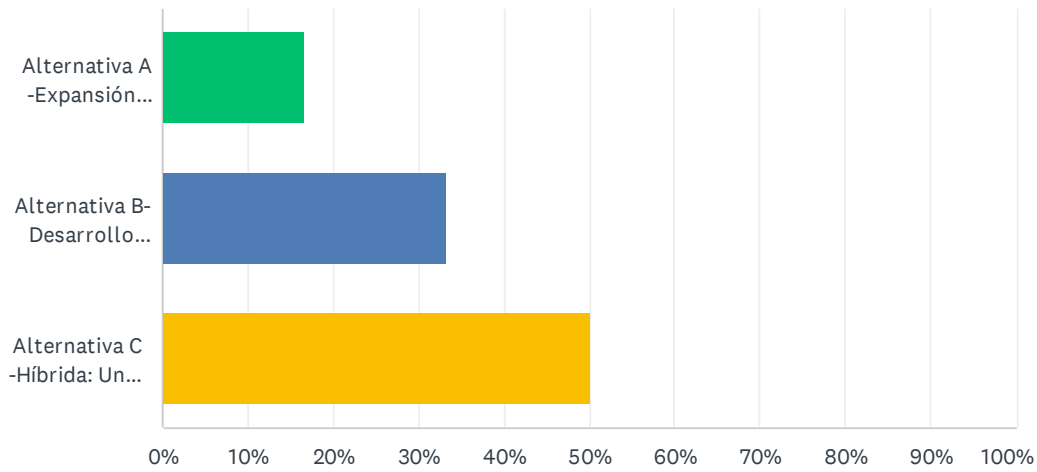
Answered: 5 Skipped: 3



ANSWER CHOICES	RESPONSES	
Opción 1: 5 unidades por acre (Actualmente residencias de baja densidad o LDR-5)	20.00%	1
Opción 2: 12 unidades por acre (Actualmente residencias de media densidad o MDR-12)	20.00%	1
Opción 3: 15 unidades por acre o 1 a 2 pisos	0.00%	0
Opción 4: Entre 15 a 30 unidades por acre o 2 a 3 pisos	60.00%	3
Opción 5: 30 unidades por acre o 2 a 3 pisos	0.00%	0
Opción 6: Más de 30 unidades por acre o 3 a 4 pisos	0.00%	0
TOTAL		5

Q11 De las tres alternativas, ¿cuál prefiere en general? (Seleccione uno)

Answered: 6 Skipped: 2



ANSWER CHOICES	RESPONSES	
Alternativa A -Expansión Exterior: Continuar la expansión de la ciudad a través de la anexión.	16.67%	1
Alternativa B- Desarrollo Dentro de la Ciudad: Enfocar el desarrollo en terrenos vacantes que existen dentro de los límites de la ciudad.	33.33%	2
Alternativa C -Híbrida: Una combinación/balance de las Alternativas A y B.	50.00%	3
TOTAL		6

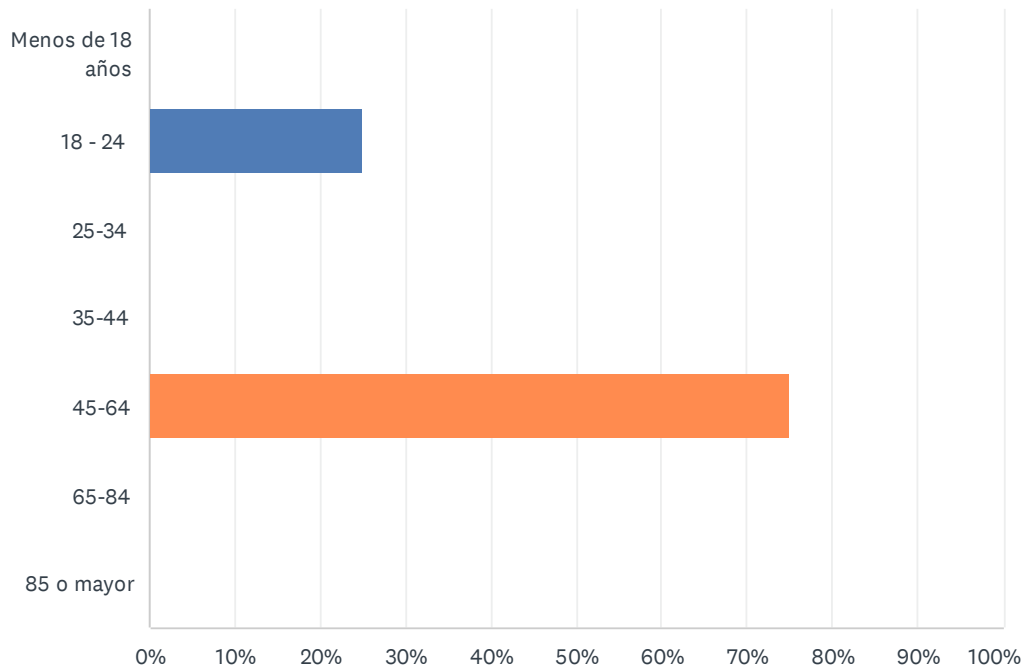
Q12 Por favor explique brevemente su preferencia y qué cambiaría, en todo caso, de su alternativa preferida.

Answered: 3 Skipped: 5

#	RESPONSES	DATE
1	noefgdf	5/1/2023 2:03 PM
2	hm	5/1/2023 1:46 PM
3	mas cosas nuevas - concierto, restaurantes, barrios peatonales	4/24/2023 1:34 PM

Q13 ¿Cuál es su edad? (Seleccione uno)

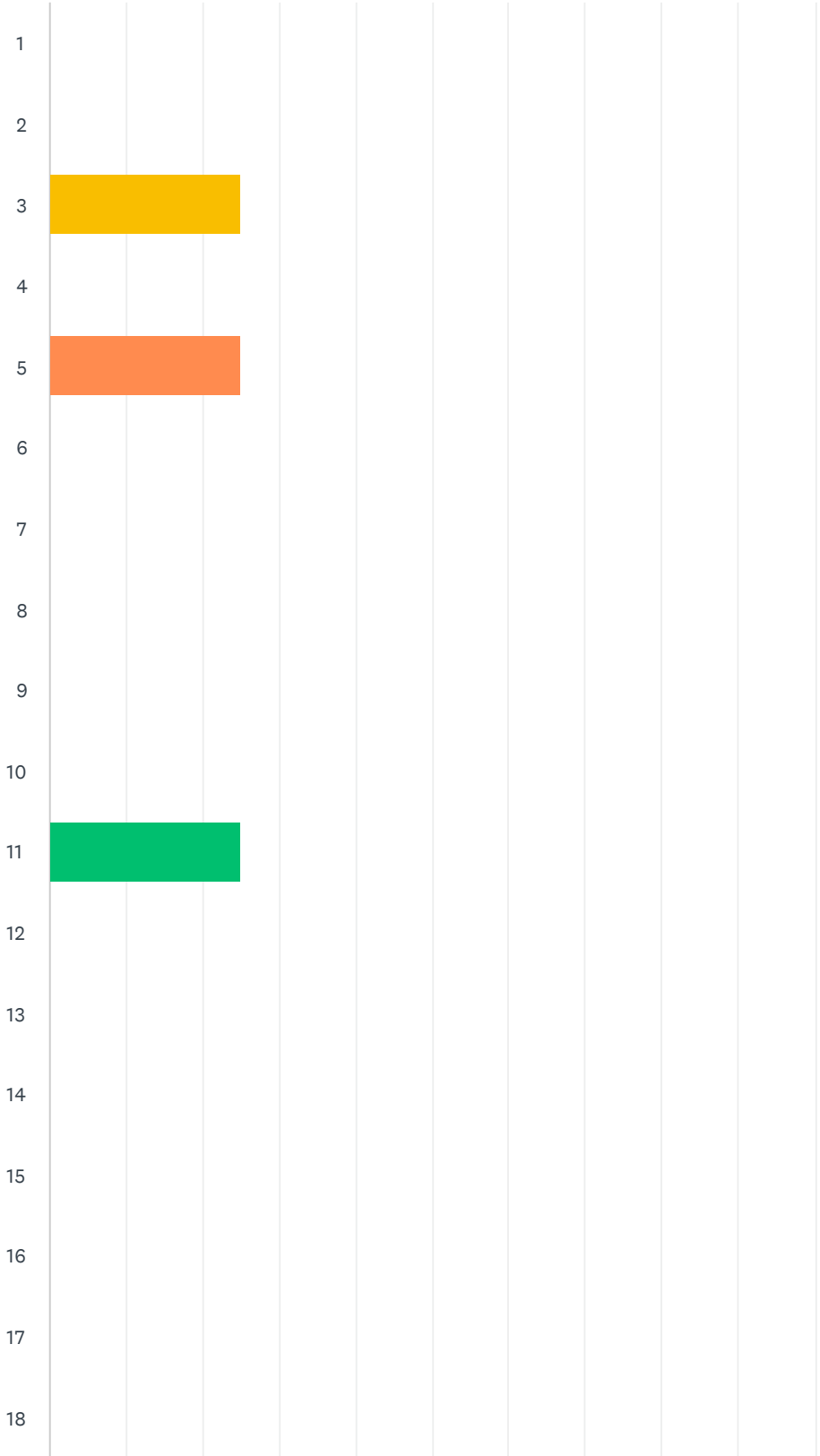
Answered: 4 Skipped: 4

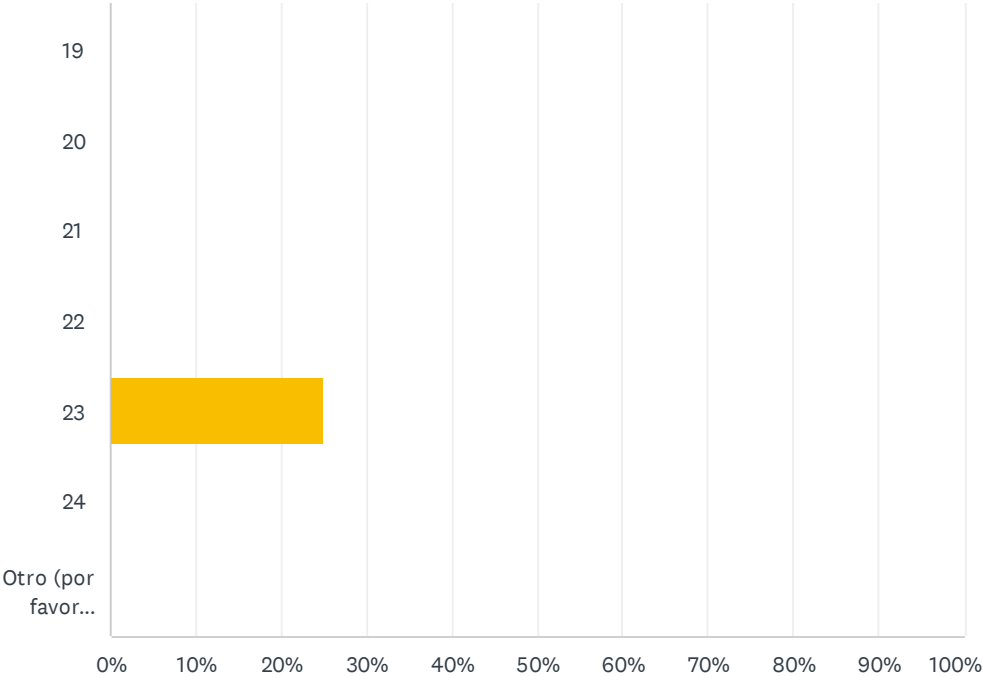


ANSWER CHOICES	RESPONSES	
Menos de 18 años	0.00%	0
18 - 24	25.00%	1
25-34	0.00%	0
35-44	0.00%	0
45-64	75.00%	3
65-84	0.00%	0
85 o mayor	0.00%	0
TOTAL		4

Q14 ¿Dónde vive? Encuentre su vecindario en el mapa de Santa María y seleccione el número correspondiente.

Answered: 4 Skipped: 4





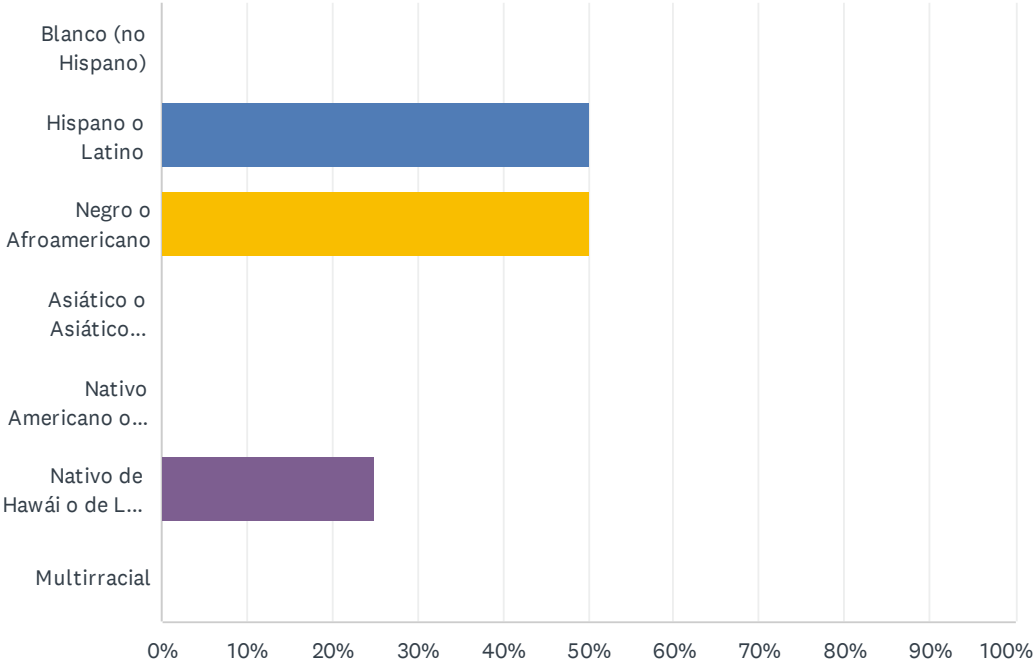
Actualización del Plan General de Santa Maria - Encuesta sobre alternativas del uso de terrenos

ANSWER CHOICES	RESPONSES	
1	0.00%	0
2	0.00%	0
3	25.00%	1
4	0.00%	0
5	25.00%	1
6	0.00%	0
7	0.00%	0
8	0.00%	0
9	0.00%	0
10	0.00%	0
11	25.00%	1
12	0.00%	0
13	0.00%	0
14	0.00%	0
15	0.00%	0
16	0.00%	0
17	0.00%	0
18	0.00%	0
19	0.00%	0
20	0.00%	0
21	0.00%	0
22	0.00%	0
23	25.00%	1
24	0.00%	0
Otro (por favor especifique)	0.00%	0
TOTAL		4

#	OTRO (POR FAVOR ESPECIFIQUE)	DATE
	There are no responses.	

Q15 ¿Cuál mejor describe su origen? (Seleccione todas las que correspondan)

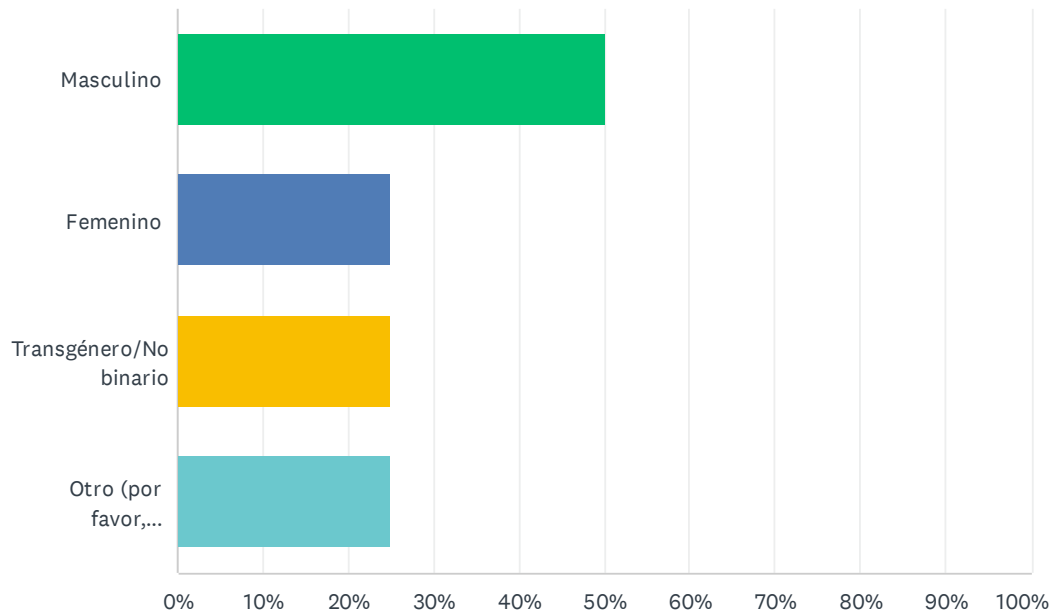
Answered: 4 Skipped: 4



ANSWER CHOICES	RESPONSES	
Blanco (no Hispano)	0.00%	0
Hispano o Latino	50.00%	2
Negro o Afroamericano	50.00%	2
Asiático o Asiático Americano	0.00%	0
Nativo Americano o Nativo de Alaska	0.00%	0
Nativo de Hawái o de Las Islas del Pacífico	25.00%	1
Multirracial	0.00%	0
Total Respondents: 4		

Q16 ¿Cuál es su género? (Seleccione todas las que correspondan)

Answered: 4 Skipped: 4



ANSWER CHOICES	RESPONSES
Masculino	50.00% 2
Femenino	25.00% 1
Transgénero/No binario	25.00% 1
Otro (por favor, especifique)	25.00% 1
Total Respondents: 4	

#	OTRO (POR FAVOR, ESPECIFIQUE)	DATE
1	noedwegfer	5/1/2023 2:05 PM