



110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

MIXED USE PROJECTS LISTING

This list contains information on mixed use projects in the development process during the six-month reporting period and reflects building permits issued 7/1/2011 through 12/31/2011. Typically, Development List Updates occur twice each year, in January--reporting on the last half of the previous year--and in July--reporting on the first half of the current year.

The City of Santa Maria Web Page at <http://www.ci.santa-maria.ca.us/54328.shtml> provides access to prior project lists from 1999 to present. You are free to photocopy all or part of this publication. You need not secure permission; just copy it accurately and cite the City of Santa Maria, Community Development Department, as the information source.

The information included here is a public service. It represents a standardized summary of information contained in City files and descriptions are subject to interpretation. The information is generally accurate; however, changes may occur in the status of any project at any time. \*

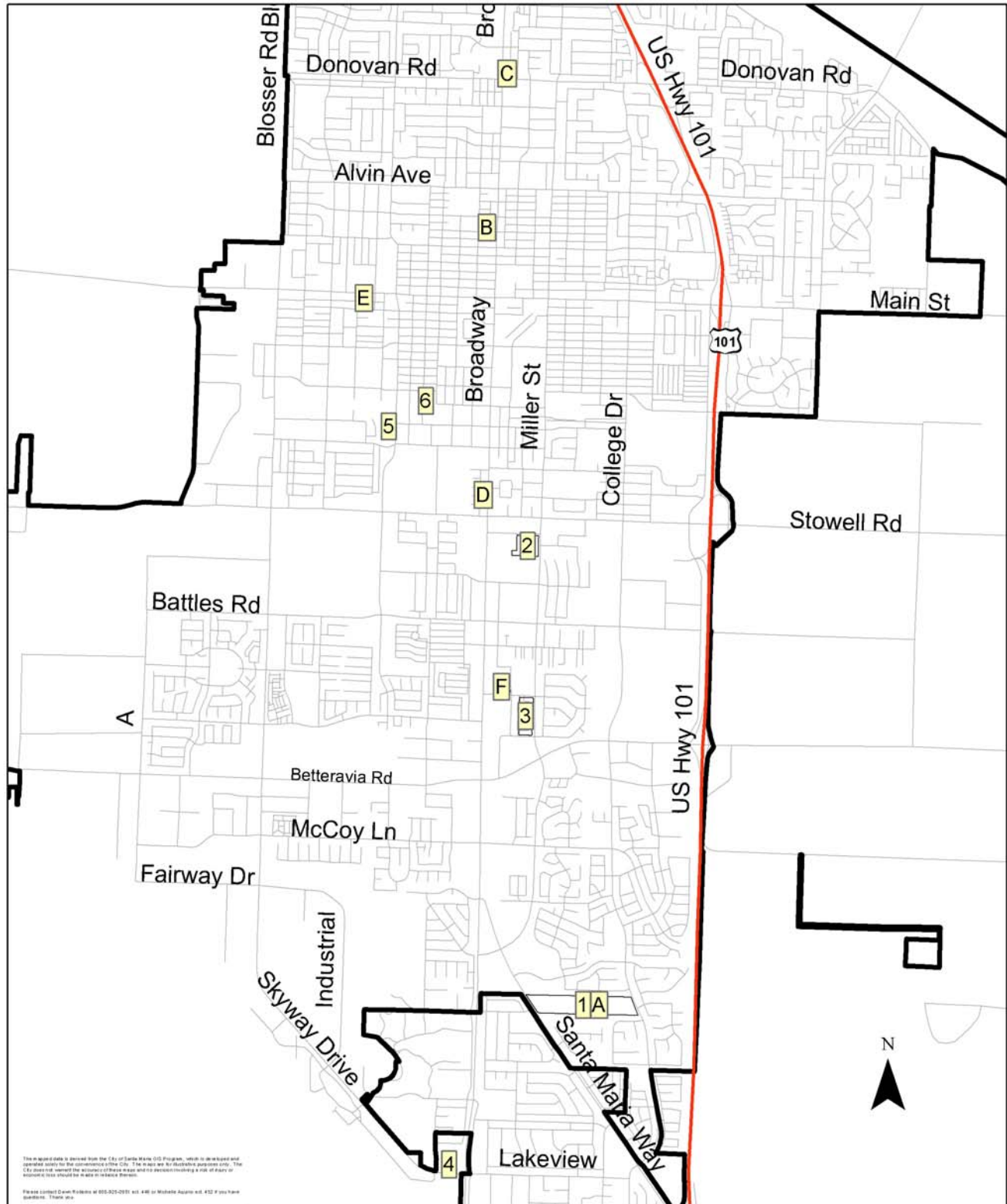
SUMMARY OF MIXED-USE PROJECT STATUS							
Primary Zoning District		Built (since 2005)	Under Construction/ Permit Issued	In Plancheck	Approved by Planning Commission	Pending Planning Commission Review	TOTAL
Residential Zones	R-2 Zone dwelling units:	11	0	0	67	0	78
	secondary use (sf):	1,092	0	0	6,552	0	7,644
	R-3 Zone dwelling units:	47	0	0	282	0	329
	secondary use (sf):	8,978	0	0	0	0	8,978
Non-Residential Zones	CPO Zone sf:	5,074	0	0	24,265	0	29,339
	secondary use (du):	2	0	0	7	0	9
	Commercial Zones sf:	3,353	0	0	102,834	0	106,187
	secondary use (du):	4	0	0	68	0	72
	M-1 Zone sf:	0	0	0	0	0	0
	secondary use (du):	0	0	0	0	0	0
	CM Zone sf:	0	0	0	17,300	0	17,300
	secondary use (du):	0	0	0	2	0	2
Other Zones sf:	0	0	0	0	0	0	
secondary use (du):	5	0	0	2	0	7	
TOTALS	TOTAL Res. DU:	69	0	0	428	282	497
	TOTAL Non-Res sf:	18,497	0	0	150,951	0	169,448

**\* Instructions for Using this List for CEQA Documents:**

The Congestion Management Plan (CMP) requires local agency planning staff to submit development activity information (i.e. approved projects, building permits issued) annually to SBCAG and neighboring jurisdictions. This process ensures that regional impacts are being considered through the CEQA review process and that bordering cities and unincorporated areas are not adversely affected by larger development projects. Accordingly, cumulative impact analysis for EIRs and other CEQA documents (including Traffic Studies) should supplement this List with corresponding information from bordering cities and unincorporated areas. Please check with Community Development and Public Works staff to define the "cumulative impact study area" before initiating any cumulative impact analysis.

MAP OF ALL MIXED USE PROJECT APPLICATIONS MADE AFTER 12/16/2004

January 30, 2012



The mapped data is derived from the City of Santa Maria GIS Program, which is developed and operated solely for the convenience of the City. The maps are for illustrative purposes only. The City does not warrant the accuracy of these maps, and its decision regarding a use of these maps or records, lists should be made in reliance thereon.  
Please Contact Dawn Robbins at 805-925-0931 ext. 446 or Michele Aguirre at 432 if you have questions. Thank you.

# Mixed Use Projects

- |   |   |                       |
|---|---|-----------------------|
| Export_Streets_Primary_Santa_Maria_2007   | E) Latino Services Mixed Use                              | 4) Lakeview Promenade |
| A) Valley Christian Academy Staff Housing | 1) Valley Christian Academy Staff Housing                 | 5) Rice Depot Mercado |
| B) Transitions Mental Health              | F, Inger-McClelland Mixed Use (Rancho Hermosa), Completed | 6) Martinez Mixed Use |
| C) Kamal Mixed Use                        | 2) Centennial Square                                      |                       |
| D) Wilbur Mixed Use                       | 3) Celebration  |                       |

1/1/2012

Map Reference Number	File Numbers	Project Name	Address	Project Status--Date of Final Inspection
<b>LIST OF COMPLETED MIXED USE PROJECTS</b>				
<b>A</b>	U-2003-048 U-2007-036(PR)	FIRST BAPTIST CHURCH Caretaker's Quarters; Valley Christian Academy Staff Housing	2970 Santa Maria Way	1 caretaker's unit built; 4 of 6 approved units are completed
<b>B</b>	U-2005-005	TRANSITIONS Primary use: 3 Apartments Secondary Use: 2,300 sf Medical Office	117 W. Tunnell Street	11/8/2006
<b>C</b>	PD-2005-011	KAMAL MIXED USE Primary Use: Service Station Secondary Use: 919 sf Apartment	1606 North Broadway	10/2/2007
<b>D</b>	PD-2005-012	WILBER MIXED USE Primary Use: Professional Offices Secondary Use: 2 Apartments	1111 South Broadway	10/29/2007
<b>E</b>	PD-2006-011	LATINO SERVICE INS. Primary Use: Professional Office Secondary Use: 1 Apartment	830 West Main Street	6/11/2008
<b>F</b>	PD-2005-021 B09-1170 B09-1171 B09-1172	Rancho Hermosa (McClelland Inger Mixed Use) Primary Use: 47 units (Condominiums) Secondary Use: Commercial/Offices (8978 sq.ft.)	215, 225, 235, 245 E Inger	11/19/2011
<b>LIST OF ACTIVE MIXED USE PROJECTS</b>				
<b>1</b>	U-2007-036(PR)	First Baptist Church-Valley Christian Academy Contact: Thad Lewis First Baptist Church 2970 Santa Maria Way Santa Maria, CA 93455 805.937.8405	2970 Santa Maria Way a portion of 109-010-019 25.35 acres PF <b>Approved by PC 10/3/2007</b> <b>TAZ 212</b>	On Campus Staff Housing <b>Primary:</b> Church and K-12 School <b>Secondary:</b> 1 Caretaker's unit and 3 duplex buildings (6 units); one duplex has not been permitted and built
<b>2</b>	PD-2005-019 PD-2009-002	Centennial Square Contact: Laurie Tamura Urban Planning Concepts 2624 Airpark Drive Santa Maria, CA 93455 805.934.5760	Southwest corner of Miller Street and Plaza Drive 128-066-003 (portion) 1.6 acres PD/CPO <b>Approved by PC 6/7/2006</b> <b>TAZ 234</b>	72 condominium units in R-3 zone; Office-Residential Mixed Use <b>Primary:</b> 9,095 sf medical office <b>Secondary:</b> 7 upstairs apartments  One-year time extension granted by PC to 12/7/2012
<b>3</b>	PD-2006-019 TR-5921 B07-1598 thru -1600 and B07-1609 B07-1681	Celebration Contact: Laurie Tamura Urban Planning Concepts 2624 Airpark Drive Santa Maria, CA 93455 805.934.5760	Northwest corner of Miller Street and Inger 128-177 (all) and 128-178 (all) 6.98 acres (portion) PD/R-2 Tract 5921 Recorded <b>Approved by PC 9/6/2006</b> <b>TAZ 206</b>	Residential-Office Mixed Use <b>Primary:</b> 36 residential condominium units ( <b>3 built</b> ), 42 single family houses on small lots ( <b>11 built</b> ) <b>Secondary:</b> 7,644 sf of ground level office space

Map Reference Number	File Numbers	Project Name	Address	Project Status--Date of Final Inspection
<b>4</b>	PD-2006-024	Lakeview Promenade Contact: Brian Schwartz Urban Planning Concepts 2624 Airpark Drive Santa Maria, CA 93455 805.934.5760	3596 Skyway Drive 111-100-008 and -009 9.40 acres PD/R-3 and PD/C-2 <b>PD Approved by City Council 12/2/2008 TAZ 216</b>	Commercial-Residential Mixed Use <b>Primary:</b> 14,832 sf restaurant, 13,945 sf medical office, 1,225 sf general office, 39,002 sf retail; 210 Condominium units <u>Secondary:</u> 53 condo units <b>One-year time extension to 6/2/2012</b>
<b>5</b>	PD-2009-003	Rice Depot Mercado Contact: Frances Romero Urban Planning Concepts 2624 Airpark Drive Santa Maria, CA 93455 805.934.5760	725 - 901 S. Depot Street 123-150-014 5.18 acres PD/C-2 and PD/CM <b>Approved by PC 2/3/2010 TAZ 209</b>	Commercial-Residential Mixed Use <b>Primary:</b> 49,000 sf retail, restaurant, and office lease spaces <u>Secondary:</u> 15 apartment units; 2nd Primary: 17,300 sf industrial-office <b>One-year time extension to 9/17/2012</b>
<b>6</b>	U-2010-008	Martinez Mixed Use Contact: Martin Martinez 618 S. Curryer St Santa Maria CA, 93458 805.925.8687	618 S. Curryer Street 123-124-001 0.15 acre CM <b>Approved by PC 6/16/2010 TAZ 204</b>	Industrial-Residential Mixed Use <b>Primary:</b> existing auto shop <u>Secondary:</u> legalize the existing residence and convert the SFD into a duplex

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