

ORDINANCE NO. 2026-07

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SANTA MARIA, CALIFORNIA
AMENDING VARIOUS SECTIONS OF TITLE 12-ZONING OF THE
SANTA MARIA MUNICIPAL CODE RELATING TO CHILD DAY CARE CENTERS,
NON-TAXABLE MERCHANDISE LIMITATIONS, TRANSITIONAL AND
SUPPORTIVE HOUSING, AND DENSITY BONUS**

WHEREAS, the City of Santa Maria routinely considers technical amendments to the Municipal Code to address updates in State law, General Plan Amendments, and to correct inconsistencies as needed; and

WHEREAS, the proposed Amendments are consistent with the City of Santa Maria General Plan; and

WHEREAS, on July 1, 2026, the Planning Commission of the City of Santa Maria held a noticed public hearing and voted to recommend that the City Council adopt the proposed amendments to Title 12 of the Santa Maria Municipal Code; and

WHEREAS, on August 4, 2026, the City Council conducted a noticed public hearing.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of Santa Maria, State of California, as follows:

SECTION 1. Title 12, Chapter 12-5, Section 12-5.03 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-5.03 Permitted uses.

The following uses shall be permitted in the RA district:

- (a) Dwellings, single-family, and accessory dwelling units;
- (b) Keeping of cattle, sheep, goats or horses on a lot or parcel of land having an area of not less than two acres; provided, that not more than two such animals per acre are permitted, including the supplementary feeding of such cattle, sheep, goats or horses; provided further, that such grazing is not a part of nor conducted in conjunction with any dairy, livestock feedyard, livestock sales yard or commercial riding academy located on the same premises. No buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock shall be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering or incidental fencing;
- (c) Tree farming;
- (d) Home occupations subject to the home occupation regulations contained in Chapter 12-29 of this title.
- (e) Cottage food operations when in accordance with the requirements established in Chapter 12-29B of this title.

- (f) Transitional Housing (as defined in Government Code Section 65582)
- (g) Supportive Housing (as defined in Government code Section 65582 and implemented in Health and Safety Code Section 50675.14)
- (h) Employee housing providing accommodation for six or fewer employees (as defined in Health & Safety Code Section 17021.5)
- (i) Employee housing meeting the provisions of Health and Safety Code Section 17021.6

SECTION 2. Title 12, Chapter 12-6, Section 12-6.03 and 12-6.04 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-6.03 Permitted uses.

The following uses are permitted in the R-1 district:

- (a) Home occupations subject to home occupation regulations. See Chapter 29 of this title;
- (b) Single-family dwellings, and accessory dwelling units;
- (c) Crop and tree farming;
- (d) Care of nonrelated persons (six or less persons);
- (e) Keeping of household pets, aviaries and greenhouses for domestic or hobby use; such structures shall comply with provisions contained in Chapter 12-27, Accessory Structures. The keeping of roosters, goats, sheep, pigs, horses, cows or similar animals is specifically prohibited;
- (f) Small family day care homes;
- (g) Large family day care homes when located in a single-family residence and when in accordance with requirements established in Chapter 12-29A of this title;
- (h) Cottage food operations when in accordance with the requirements established in Chapter 12-29B of this title.
- (i) Transitional Housing (as defined in Government Code Section 65582);
- (j) Supportive Housing (as defined in Government Code Section 65582 and implemented in Health and Safety Code Section 50675.14);
- (k) Employee housing providing accommodation for six or fewer employees (as defined in Health and Safety Code Section 17021.5);
- (l) Child Day Care Center

Section 12-6.04 Conditional uses.

The following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, are found by the commission to be compatible with adjoining land uses, and which are of a comparable nature and of the same class enumerated in this section, shall be permitted subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title:

- (a) Churches;
- ~~(b) Child day care centers;~~
- ~~(be)~~ Public and private schools;
- ~~(cd)~~ Lodges and clubs, subject to the special development conditions as determined by the Planning Commission, on a case-by-case basis, as necessary to ensure maximum compatibility with adjacent land uses and to make the required findings specified in

Section 12-35.203. These special development conditions may include, but are not limited to:

- (1) Minimum lot size,
- (2) Maximum lot coverage,
- (3) Hours of operation,
- (4) Types of activities permitted,
- (5) Building setbacks from adjacent properties,
- (6) Landscape buffers,
- (7) Architectural design,
- (8) Property line walls,
- (9) Limitations on dancing, entertainment and the serving of alcoholic beverages,
- (10) Lighting,
- (11) Ingress and egress,
- (12) Noise-attenuation measures.

- (de) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (ef) A commercial parking lot, provided that the commercial use is contiguous to the residentially zoned lot. If a dedicated public alley lies between the commercial use and the residentially zoned lot, the property may be determined to be contiguous to the residentially zoned lot;
- (fg) Care of non-related persons, seven or more persons.

SECTION 3. Title 12, Chapter 12-6A, Section 12-6A.03 and 12-6A.04 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-6A.03 Permitted uses.

The following uses are permitted in the RSL-1 district:

- (a) Home occupations subject to a home use permit. See Chapter 29 of this title;
- (b) Single-family dwellings, and accessory dwelling units;
- (c) Crop and tree farming;
- (d) Care of nonrelated persons (six or less persons);
- (e) Keeping of household pets, aviaries and greenhouses for domestic or hobby use; such structures shall comply with provisions contained in Chapter 12-27, Accessory Structures. The keeping of roosters, goats, sheep, pigs, horses, cows or similar animals is specifically prohibited;
- (f) Small family day care homes;
- (g) Large family day care homes when located in a single-family residence and when in accordance with requirements established in Chapter 29A;
- (h) Cottage food operations when in accordance with the requirements established in Chapter 12-29B of this title.
- (i) Transitional Housing (as defined in Government Code Section 65582);
- (j) Supportive Housing (as defined in Government Code Section 65582 and implemented in Health and Safety Code Section 50675.14);
- (k) Employee housing providing accommodation for six or fewer employees (as defined in Health & Safety Code Section 17021.5);
- (l) Child Day Care Center

Section 12-6A.04 Conditional uses.

The following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, are found by the commission to be compatible with adjoining land uses, and which are of a comparable nature and of the same class enumerated in this section, shall be permitted subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title:

- (a) Churches;
- ~~(b) Child day care centers;~~
- ~~(be)~~ Public and private schools;
- ~~(cd)~~ Lodges and clubs, subject to the special development standards in Section 12-6.04(c)16.

SECTION 4. Title 12, Chapter 12-7, Section 12-7.03 and 12-7.04 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-7.03 Permitted uses.

The following uses are permitted in the R-2 district:

- (a) Single-family dwellings when they meet all requirements set out in the R-1 district, and accessory dwelling units when allowed pursuant to Section 12-56.01(c);
- (b) Duplexes;
- (c) Two detached dwelling units;
- (d) Home occupations subject to obtaining a home use permit. See Chapter 12-29 of this title;
- (e) Care of nonrelated persons (six or less persons);
- (f) Small family day care homes;
- (g) Keeping of household pets, aviaries and greenhouses for domestic or hobby use; such structures shall comply with provisions contained in Chapter 12-27, Accessory Structures. The keeping of roosters, goats, sheep, pigs, horses, cows or similar animals is specifically prohibited;
- (h) Large family day care homes when located in a single-family residence and when in accordance with requirements established in Chapter 12-29A of this title;
- (i) Cottage food operations when in accordance with the requirements established in Chapter 12-29B of this title.
- (j) Transitional Housing (as defined in Government Code Section 65582)
- (k) Supportive Housing (as defined in Government Code Section 65582 and implemented in Health and Safety Code Section 50675.14)
- (l) Employee housing providing accommodation for six or fewer employees (as defined in Health and Safety Code Section 17021.5);
- (m) Child Day Care Center

Section 12-7.04 Conditional uses.

The following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, are found by the commission to be compatible with adjoining land uses, and which are of a comparable nature and of the same class enumerated for this

zone, shall be permitted in the R-2 district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-3 of this title:

- (a) Dwelling groups, triplexes and fourplexes, when density requirements can be met;
- (b) Churches;
- (c) Public utility uses;
- ~~(d) Child day care centers;~~
- ~~(de)~~ Private schools;
- ~~(ef)~~ Care of nonrelated persons (seven or more persons);
- ~~(fg)~~ Lodges and clubs, subject to the special development conditions as determined by the Planning Commission, on a case-by-case basis, as necessary to ensure maximum compatibility with adjacent land uses and to make the required findings specified in Section 12-35.203. These special development conditions may include, but are not limited to:
 - (1) Minimum lot size,
 - (2) Maximum lot coverage,
 - (3) Hours of operation,
 - (4) Types of activities permitted,
 - (5) Building setbacks from adjacent properties,
 - (6) Landscape buffers,
 - (7) Architectural design,
 - (8) Property line walls,
 - (9) Limitations on dancing, entertainment and the serving of alcoholic beverages,
 - (10) Lighting,
 - (11) Ingress and egress,
 - (12) Noise-attenuation devices;
- ~~(gh)~~ A commercial parking lot, provided that the commercial use is contiguous to the residentially zoned lot. If a dedicated public alley lies between the commercial use and the residentially zoned lot, the property may be determined to be contiguous to the residentially zoned lot;
- ~~(hi)~~ An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (ij) Residential developments with a total of three or more dwelling units on the property.

SECTION 5. Title 12, Chapter 12-8, Section 12-8.03 and 12-8.04 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-8.03 Permitted uses.

The following uses are permitted in the R-3 district:

- (a) Single-family dwellings, including accessory dwelling units as allowed by Section 12-56.01(c); duplexes and triplexes;
- (b) Group dwellings;
- (c) Dwelling groups;
- (d) Home occupations, subject to home use permits. See Chapter 12-29 of this title;
- (e) Keeping of household pets, aviaries and greenhouses for domestic or hobby use; such structures shall comply with provisions contained in Chapter 12-27, Accessory Structures. The keeping of roosters, goats, sheep, pigs, horses, cows or similar

- animals is specifically prohibited;
- (f) Care of nonrelated persons (six or less persons);
- (g) Small family day care homes;
- (h) Large family day care homes when located in a single-family residence and when in accordance with requirements established in Chapter 12-29A of this title;
- (i) Cottage food operations when in accordance with the requirements established in Chapter 12-29B of this title.
- (j) Transitional Housing (as defined in Government Code Section 65582)
- (k) Supportive Housing (as defined in Government Code Section 65582 and implemented in Health and Safety Code Section 50675.14)
- (l) Employee housing providing accommodation for six or fewer employees (as defined in Health and Safety Code Section 17021.5)
- (m) Child Day Care Center;

Section 12-8.04 Conditional uses.

The following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, are found by the commission to be compatible with adjoining land uses, and which are of a comparable nature and of the same class enumerated for this zone, shall be permitted in the R-3 district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title:

- (a) Churches;
- (b) Public utility uses;
- ~~(c) Child day care centers;~~
- ~~(cd) Private schools;~~
- ~~(de) Care of nonrelated persons (seven or more persons);~~
- ~~(ef) Lodges and clubs, subject to the special development conditions as determined by the Planning Commission, on a case-by-case basis, as necessary to ensure maximum compatibility with adjacent land uses and to make the required findings specified in Section 12-35.203. These special development conditions may include, but are not limited to:~~
 - (1) Minimum lot size,
 - (2) Maximum lot coverage,
 - (3) Hours of operation,
 - (4) Types of activities permitted,
 - (5) Building setbacks from adjacent properties,
 - (6) Landscape buffers,
 - (7) Architectural design,
 - (8) Property line walls,
 - (9) Limitations on dancing, entertainment and the serving of alcoholic beverages,
 - (10) Lighting,
 - (11) Ingress and egress,
 - (12) Noise-attenuation devices;
- ~~(fg) A commercial parking lot, provided that the commercial use is contiguous to the residentially zoned lot. If a dedicated public alley lies between the commercial use and the residentially zoned lot, the property may be determined to be contiguous to the~~

residentially zoned lot;

(gh) Miniwarehouses under the following conditions:

- (1) The miniwarehouse development is in a location which would provide a service to the immediate residential neighborhood,
- (2) The parcel of land proposed for development must have unique characteristics which make residential development impractical. Such characteristics would include, but not be limited to, encroachment by oil wells, exposure to high noise levels and access constraints,
- (3) The development of the miniwarehouse complex must be compatible with the neighborhood and have no significantly adverse effect on abutting property,
- (4) The miniwarehouse development standards in Section 12-15.14 of this Code shall be considered as development guidelines for miniwarehouse development in the R-3 zoning district;

(hi) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;

(ij) Public schools;

(jk) Residential developments with a total of four or more dwelling units on the property;

(kl) Boardinghouses;

(lm) Student housing.

SECTION 6. Title 12, Chapter 12-10, Section 12-10.03 and 12-10.04 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-10.03 Permitted uses.

(a) The following uses shall be permitted in the CPO district:

- (1) Art studios and art galleries;
- (2) Business or professional offices;
- (3) Insurance sales;
- (4) Travel agencies;
- (5) Photographic studios;
- (6) Medical and/or dental laboratories;
- (7) Medical or dental offices;
- (8) Stock brokerages;
- (9) Massage businesses (as defined in Section 4-18.101(m));
- (10) Public utility offices;
- (11) Camera and watch repair;
- (12) Beauty shops;
- (13) Physical fitness center/health club.
- (14) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.

(15) Child Day Care Center

(b) Those uses not listed, which are determined to be similar in nature and which are compatible with the purpose and intent of this zone, may be permitted.

Section 12-10.04 Conditional uses.

Those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, are found by the Planning Commission to be compatible with adjacent properties provided that conditions and development standards are applied to mitigate any potentially adverse impacts, shall be permitted in the CPO district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title. Examples include:

- (a) An apartment or living quarters for the owner, caretaker or occupant of the building site;
- (b) Hospitals or convalescent hospitals;
- (c) Rest homes;
- (d) Pharmacies (in conjunction with a medical facility);
- (e) Banks and savings and loan associations;
- (f) Music schools;
- (g) Repealed per Ordinance No. 2005-04.
- (h) Lodges and clubs;
- (i) Churches;
- (j) Any use associated with the above permitted office uses with drive-up, drive-in or drive-through facilities for serving customers from their vehicle;
- (k) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (l) Florists;
- ~~(m) Child daycare centers;~~
- (m) Copy service centers.

SECTION 7. Title 12, Chapter 12-11, Section 12-11.03 and 12-11.04 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-11.03 Permitted uses.

The following uses are permitted in the CC district:

- (a) Bakeries;
- (b) Barbershops;
- (c) Delicatessens;
- (d) Grocery stores;
- (e) Laundry and cleaning establishments (retail to general public including self-service);
- (f) Pharmacies;
- (g) Public utility offices;
- (h) Restaurants (no sale or consumption of alcoholic beverages on the premises);
- (i) Beauty shops;
- (j) Florist;
- (K) Child Day Care Center;

Section 12-11.04 Conditional uses.

Those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare

and are found by the commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, shall be permitted in the CC district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title. Examples include:

- (a) Restaurants (including sale and consumption of alcoholic beverages on the premises);
- (b) Banks and financial institutions;
- (c) Drugstores;
- (d) Penny arcades, as provided in Section 12-11.05;
- (e) Any use with drive-up, drive-in or drive-through facilities for serving customers from their car, except the sale of gasoline and other fuels is prohibited;
- (f) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (g) An apartment or living quarters which can be occupied only by the owner, caretaker or someone associated with a business located in the building;
- ~~(h) Child daycare centers;~~
- (h) Carpet sales.

SECTION 8. Title 12, Chapter 12-12, Section 12-12.03, 12-12.04, and 12-12.19 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-12.03 Permitted uses.

The following uses are permitted in the C-1 district:

- (a) Retail sales, such as:
 - (1) Art supply,
 - (2) Clothing stores,
 - (3) Department stores,
 - (4) Drugstores,
 - (5) Ice cream shops,
 - (6) Jewelry stores,
 - (7) Sporting goods stores,
 - (8) Radio, TV, stereo sales,
 - (9) Beauty shops;
- (b) Service:
 - (1) Banks and financial institutions,
 - (2) Commercial and professional office,
 - (3) Restaurants,
 - (4) Physical fitness center/health club,
 - (5) Temporary buying within a hotel or motel;
 - (6) Child Day Care Center
- (c) All uses permitted in the CC and CPO districts, except for emergency shelters;
- (d) Efficiency Unit Projects, subject to Chapter 12-52.

Section 12-12.04 Conditional uses.

Those uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public health and welfare and are found by the commission to be compatible with adjoining land uses, provided that

conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the C-1 district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title. Examples include:

- (a) Bars and cocktail lounges, and restaurants serving alcoholic beverages;
- (b) Hotels or motels;
- (c) Passenger terminals;
- (d) Pet shops, (exception: fish sales only does not require a CUP);
- (e) Lodges and clubs;
- (f) Churches;
- (g) Mechanical riding machines;
- (h) Penny arcades, as provided in Section 12-12.05;
- (i) Any use with drive-up, drive-in or drive-through facilities for serving customers from their vehicle;
- (j) Temporary retail sales within a hotel or motel;
- (k) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (l) Farmers' markets;
- (m) Arts and crafts sales;
- (n) Auditoriums;
- (o) Community centers;
- (p) Theaters;
- (q) Concurrent retailing of motor vehicle fuel with alcoholic beverages for off-premises consumption at existing nonconforming service stations;
- (r) An apartment or living quarters which can be occupied only by the owner, caretaker or someone associated with a business located in the building;
- ~~(s) Child daycare centers;~~
- ~~(st) Senior citizen housing;~~
- ~~(tu) Buyback recycling facility when in conjunction with an existing business;~~
- ~~(uv) Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.~~

~~Section 12-12.19 Non-taxable merchandise limitations.~~

~~For commercial uses exceeding 90,000 square feet of gross floor area, the non-taxable merchandise floor area shall not exceed 8% of the total gross floor area of the building occupied by the commercial use.~~

SECTION 9. Title 12, Chapter 12-13, Section 12-13.04, and 12-13.17 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-13.04 Conditional uses.

Those uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the C-2 district subject to obtaining a conditional use permit

according to the procedures set forth in Article 2 of Chapter 12-35 of this title. Examples include:

- (a) Bars, cocktail lounges and restaurants serving alcoholic beverages;
- (b) Bowling alleys;
- (c) Butane and propane service stations;
- ~~(d) Child daycare centers;~~
- ~~(de)~~ Nightclubs;
- ~~(ef)~~ All other automotive repair shops, including body and fender repair shops;
- ~~(fg)~~ Service stations;
- ~~(gh)~~ Veterinary clinics;
- ~~(hi)~~ Repealed per Ordinance 2005-04.
- (ij) Car washes;
- (jk) Light wholesale uses which supply goods and materials which are sold in retail stores permitted in the C-1 district and C-2 district; provided, however, that the uses do not generate significant truck traffic;
- ~~(kl)~~ Lodges and clubs;
- ~~(lm)~~ Churches;
- ~~(mn)~~ Mechanical riding machines;
- ~~(ne)~~ Penny arcades, as provided in Section 12-13.05;
- ~~(op)~~ Automobile sales;
- ~~(pq)~~ Boat sales;
- ~~(qr)~~ Bus and taxi terminals;
- ~~(rs)~~ Nurseries;
- ~~(st)~~ Trailer sales;
- ~~(tu)~~ Recreational vehicle sales;
- ~~(uv)~~ Any use with drive-up, drive-in or drive-through facilities for serving customers from their vehicle;
- ~~(vw)~~ Temporary retail sales within a hotel or motel;
- ~~(wx)~~ An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- ~~(xy)~~ Tractor and farm equipment sales;
- ~~(yz)~~ Tire sales and service;
- ~~(zaa)~~ Concurrent retailing of motor vehicle fuel with alcoholic beverages for off-premises consumption;
- ~~(aabb)~~ An apartment or living quarters which can be occupied only by the owner, caretaker or someone associated with a business located in the building;
- ~~(bbe)~~ Buyback recycling facility when in conjunction with an existing business;
- ~~(ccde)~~ Emergency shelters subject to compliance with all requirements set forth in Chapter 12-53 of this title.

~~Section 12-13.17 Non-taxable merchandise limitations.~~

~~For commercial uses exceeding 90,000 square feet of gross floor area, the non-taxable merchandise floor area shall not exceed 8% of the total gross floor area of the building occupied by the commercial use.~~

SECTION 10. Title 12, Chapter 12-15, Section 12-15.03, and 12-15.05 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-15.03 Permitted uses.

(a) Industrial, manufacturing and non-public-oriented office uses conducted entirely within an enclosed building, subject to the prescribed performance standards contained in Article 3 of Chapter 12-33 of this title, are permitted in the M-I district. Examples include:

- (1) Administrative, executive and data processing offices when incidental and accessory to and directly related to primary industrial or manufacturing uses permitted in this zone;
- (2) Non-public-oriented offices which do not provide services or cater to the general public, other than those listed under Section 12-15.04;
- (3) Scientific research and experimental development laboratories;
- (4) Architects, engineering and industrial design offices;
- (5) Light assembly;
- (6) Manufacturing, processing and packaging of pharmaceuticals and drugs;
- (7) Manufacturing, processing and packaging of scientific, optical, medical, dental and precision instruments;
- (8) Printing, publishing and allied industries;
- (9) Warehousing and wholesale distributors; retail;
- (10) Manufacturing, assembling, packaging and processing of articles or products from previously prepared materials;
- (11) Limited retail sales when the product sold is manufactured, fabricated or assembled on site. The retail sales activity shall not provide service to or cater to or attract the general public;
- (12) The storage of flammable liquid in underground tanks, with a capacity not exceeding 50 gallons, in conjunction with other permitted uses of the zone;
- (13) Uses not listed may be permitted upon determination by the Planning Commission to be compatible with the purpose of this zone;
- (14) Baker (wholesale);
- (15) Wholesale and/or retail sales, when such use(s) are within 1,000 feet of the U.S. Highway 101 and Stowell Road interchange. Restaurants, as an accessory use to the wholesale/retail outlet, may be permitted provided the total floor area of all restaurants does not exceed 10,000 square feet. Retail and restaurant uses within this section are required to comply with parking requirements outlined in 12-32.03 for commercial or restaurant uses.
- (16) Child Day Care Center, when associated with, and integrated into, a facility that is a permitted or conditional use;

Section 12-15.05 Conditional uses.

The following uses and those similar uses which the Planning Commission finds to fall within the purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the M-1 district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35

and subject to the development standards of Section 12-15.06:

- (a) Industrial or manufacturing uses which involve the screened outside storage of materials or products provided the outside storage area does not exceed 15% of the lot area and is to the side or rear of the building(s), and provide the outside storage area incorporates landscaping to maintain compatibility with the prescribed performance standards contained in Article 3 of Chapter 12-33 of this title.
- (b) Miniwarehouses, subject to the development regulations in Section 12-15.14 of this Code;
- (c) Manufacturing and industrial enterprises which, as evidenced by findings in a resolution adopted by the Planning Commission, are compatible and harmonious with nearby existing and permitted uses;
- (d) Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks;
- (e) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (f) Truck terminals where the docks and truck parking are behind the buildings or screened by landscaping and walls;
- ~~(g) Child care, when associated with, and integrated into, a facility that is a permitted or conditional use;~~
- (gh) Tractor and heavy equipment sales and service facilities, including landscaped outdoor display and screened storage, when located adjacent to U.S. Highway 101;
- (hi) Churches within an existing building;
- (ij) Expansion of existing church;
- (jk) Establishment of a recreational vehicle storage yard.

SECTION 11. Title 12, Chapter 12-16, Section 12-16.03, and 12-16.05 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-16.03 Permitted uses.

The following uses are permitted in the C-M (commercial/manufacturing) district subject to the prescribed performance standards contained in Article 2 of Chapter 12-33 of this title:

- (a) Manufacturing, such as:
 - (1) Baker (wholesale),
 - (2) Cabinet shop;
- (b) Processing, such as:
 - (1) Blueprinting and photocopying,
 - (2) Carpet and rug cleaning plant,
 - (3) Bottling plant,
 - (4) Laboratory (medical or scientific);
- (c) Wholesaling, warehousing and storage, not open to the general public, such as:
 - (1) Wholesaling and warehousing facilities,
 - (2) Van and storage,

- (3) Feed and fuel,
- (4) The storage of flammable liquid in underground tanks, subject to approval by the fire marshal;
- (d) Utilities, such as:
 - (1) Distribution plants,
 - (2) Utility substations;
- (e) Repair and equipment services, such as:
 - (1) Automotive repair and service facilities excluding conditional uses listed in 12-16.05;
 - (2) Equipment rental and/or service;
- (f) Other:
 - (1) Heavy retail business when the business is contained wholly within a building,
 - (2) Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone.
 - (3) Child Day Care Center when associated with, and integrated into, a facility that is a permitted or conditional use

Section 12-16.05 Conditional uses.

Those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the Planning Commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the CM district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title and subject to the development standards of Section 12-16.06. Examples include:

- (a) Screened material storage yard;
- (b) Screened utility yard;
- (c) Mini-warehouses subject to the development standards in Section 12-15.14;
- (d) Screened storage yard;
- (e) Any screened outside storage use;
- (f) Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks;
- (g) Kennels;
- (h) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (i) Commercial vehicle sales, service, or rental facilities;
- (j) Commercial batting cage facilities when contained within a building;
- (k) Automotive body and fender repair and/or automotive painting;
- (l) Heavy retail businesses which are not totally contained within a building;
- (m) Tire sales and service;
- (n) Auto detailing;
- (o) Auto wash;
- (p) Transmission repair and service;

- (q) Screened vehicular parking and storage in conjunction with an existing non-conforming auto salvage yard;
- (r) Additions to existing churches located on single tenant building sites;
- ~~(s) Child day care centers;~~
- (st) Recycling, including outside storage;
- (tu) Trucking terminals;
- (uv) An apartment or living quarters for the caretaker of a building site;
- (vw) Physical fitness centers/health club;
- (wx) Pallet making;
- (xy) Camper sales and service;
- (yz) Churches within an existing building;
- (zaa) Expansion of existing church.

SECTION 12. Title 12, Chapter 12-17, Section 12-17.03, and 12-17.05 of the Santa Maria Municipal Code is hereby amended as follows:

Section 12-17.03 Permitted uses.

- (a) The following uses shall be permitted in the M-2 (general manufacturing) district, subject to the prescribed performance standards contained in Chapter 12-33 of this title:
 - (1) Boat manufacture;
 - (2) Heavy equipment assembly;
 - (3) Welding operations;
 - (4) Sheet metal fabrication;
 - (5) Storage of flammable liquid in underground tanks, subject to fire marshal approval;
 - (6) Administrative or executive offices when incidental and accessory to and when directly related to primary industrial or manufacturing uses permitted in the zone.
 - (7) Child Day Care Center when associated with, and integrated into, a facility that is a permitted or conditional use.
- (b) Uses not listed may be permitted upon determination by the Planning Commission to be compatible with the purpose and intent of this zone.

Section 12-17.05 Conditional uses.

The following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, shall be permitted in the M-2 district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 12-35 of this title:

- (a) A manufacturing industrial enterprise which, in the opinion of the Planning Commission as evidenced by resolution, has inherent qualities or characteristics which, unless provided for, would cause such use to be incompatible or inharmonious with adjacent or nearby permitted uses;
- (b) Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in

- aboveground tanks;
- (c) Food processing plants;
- (d) Salvage yards;
- (e) Miniwarehouses subject to the development standards in Section 12-15.14;
- (f) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (g) Pallet making;
- (h) Greenhouses;
- ~~(i) Child daycare facilities as an accessory use;~~
- (ij) Battery Energy Storage Systems ("BESS") as a primary or ancillary use, that are a "Front-of-the-Meter" facility, meaning the energy storage collection systems are connected to the distribution system on the utility side of the meter. (For the purposes of this Title, BESS is a unique use from a Substation, Utility Substation, Electrical Substation, Public Utility Structures, Distribution Plant, Utility Distribution Station, Utility Yard, Public Service Facility, or any other Public or Private utility use cited in this Title).

SECTION 13. Title 12, Chapter 12-48, Density Bonus, of the Santa Maria Municipal Code is hereby amended in its entirety as follows:

Section 12-48.01. Purpose and Intent.

The Housing Element of the General Plan sets forth various goals and policies to encourage a variety of housing types and ~~costs at~~ affordability levels to serve the various economic needs of all residents within the community. It is the intent of the City to further encourage the ~~provision~~ development of housing affordable to lower cost, very low, low, and moderate cost income level households and, senior citizen housing, and housing for State specified targeted special needs populations such as transitional foster youth, disabled veterans, and homeless persons, and students (herein after referred to collectively in this Chapter as "affordable and special needs housing") by providing ~~at this Chapter as the City density bonus program ordinance, to implement State Density Bonus Law per Government Code Section 65915 et seq., or successor sections.~~

Section 12-48.02. Compliance with California Density Bonus Law. ~~Government Code Section 65915~~

In accordance with Government Code Section 65915 et seq., or successor sections, the ~~Planning Commission and/or City Council shall provide grant~~ the developer ~~incentives more units than the General Plan or Zoning Ordinance would normally allow, for the production of moderate income, lower income, very low income or senior affordable and special needs housing units when the developer proposed project meets the requirements set forth in~~ Section 65915 et seq., or successor sections, this chapter. In the event the Legislature amends specific requirements of Section 65915 et seq. or successor sections, those amendments shall control and apply in Santa Maria pending further amendment of this ~~Chapter.~~ Terms used in this Chapter shall be interpreted as defined in, or otherwise cited by, Government Code Section 65915 et seq. or successor sections.

Section 12-48.03. Projects Eligible for a Density Bonuses.

Any housing development of five or more units, conforming to the provisions of Government Code Section 65915 et seq. or successor sections, as defined by 50073.5 the Health and Safety Code, any senior citizen housing development as defined in Section 51.3 of the Civil Code, any mobilehome park that limits residency to older persons pursuant to Civil Code § 798.76 or 799.5, and any common interest development project as defined below, shall be entitled to a density increase over the otherwise maximum allowable gross residential density, as of the date of application by the applicant to the eCity, density bonus resulting in additional dwelling units above the maximum number of dwelling units otherwise allowed by the General Plan and this Title, in with the amount number of additional units being calculated based upon the criteria as specified by Government Code Section 65915 et seq. or successor sections. (g), if the proposed development project meets the following minimum criteria:

- (a) ~~Ten percent of the total units in the project, before the density bonus is applied, is reserved for lower income households as defined in Section 50079.5 of the Health and Safety Code; or~~
- (b) ~~Five percent of the total units in the project, before the density bonus is applied, is reserved for very low income households, as defined in Section 50105 of the Health and Safety Code; or~~
- (c) ~~Fifty percent of the total units in the project, before the density bonus is applied, is reserved for qualifying residents as specified in Section 51.3 of the State Civil Code; or~~
- (d) ~~Ten percent of the total dwelling units in a Civil Code § 1351 common interest development project, before the density bonus is applied, are reserved for persons and families of moderate income, provided that all of the units are offered to the public for purchase.~~

Section 12-48.04. Additional Incentives for Affordable Units.

- (a) ~~In addition to the density bonus provided by Section 12-48-03, the City shall, through a planned development permit, agreement, or subdivision, grant additional incentives or concessions in the number specified by subsection (d)(1) of Government Code Section 65915. Examples include:~~
 - (1) ~~Reducing or waiving development standards, modifying or waiving zoning requirements (including minimum lot size or setbacks), and modifying architectural design requirements or Public Works requirements which result in identifiable cost reductions; or~~
 - (2) ~~Providing other regulatory incentives or concessions proposed by the developer or the City, so as to result in identifiable cost reductions; or~~

- ~~(3) Allowing the developer to pay development impact fees over a period of time not to exceed three years in equal installments. The terms of an approval under this section shall be reflected in a written agreement containing provisions for interest and security approved by the Finance Director and City Attorney; or~~
- ~~(4) Approving mixed-use zoning in conjunction with the project.~~
- ~~(b) The applicant for a density bonus may submit a proposal requesting specific concessions or incentives to staff for Commission or Council consideration. In the case of a proposal that would not qualify for additional concessions or incentives due to the small number of units proposed, the applicant may request to substitute a specific concession or incentive in place of a density bonus.~~
- ~~(c) The Commission or Council shall grant a requested concession or incentive for a project described in Section 12-48.03, subsections (a) through (d), unless it makes a written finding based on substantial evidence either:~~
 - ~~(1) that the additional incentive is not required in order to provide for affordable housing costs as defined in Section 50052.5 of the Health and Safety Code or for rents for the targeted units as specified in Section 65915(c) of the California Government Code; or~~
 - ~~(2) The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon the public health and safety or upon the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate-income households.~~

**~~Section 12-48.05. Additional Density Bonus For Donation of Land To City;
Additional Density Bonus Or Incentive/Concession for Child Care.~~**

- ~~(a) When an applicant for approval of a residential development donates land to the City according to the requirements of Government Code Section 65915(h), or successor section, the applicant shall receive an additional density bonus.~~
- ~~(b) When an applicant proposes to construct a housing development as described by Section 12-48.03 and includes a child care facility as defined by Government Code §65915(i), the applicant shall receive either an additional density bonus or an additional incentive or concession according to the terms of Government Code Section 65915(i), or successor section.~~

~~Section 12-48.06. Repealed.~~

~~Section 12-48.06 was repealed in its entirety and deleted per Ordinance 2006-17.~~

~~Section 12-48.074. Procedure for Density Bonus.~~

~~Applications for residential projects that also request a density bonus which will increase~~

the density beyond that otherwise allowed in a specified zoning district, shall be processed in a manner consistent with procedures for a standard residential project proposing residential dwellings of the same type in the same in its designated zoning district. Developers requesting incentives described in 12-48-04(a)(1), however, shall apply for a planned development (PD) permit per Section 12-35 whether or not the project site is located in a planned development overlay zone. The PD process allows discretionary review of the project to implement the incentives and appropriate enforcement measures.

The developer may submit to the Community Development Department a written proposal for a project pursuant to this chapter prior to the submittal of any formal development applications. Within 90 days of receipt of a proposal, the City shall notify the developer, in writing, of the procedures to be followed to comply with the requirements of this chapter.

The application materials submitted by the developer must clearly indicate the each requested incentive(s) or concession(s) pursuant to Government Code Section 65915 subdivision (d) and/or waiver(s), or modification(s) of development standards pursuant to Government Code Section 65915 (e) are necessary to make the proposed housing units economically feasible. Additional information for density bonus projects required when the proposal project application is submitted include:

- (a) A written description that specifies the number type, location, size and construction scheduling of units in the project which will be designated as the affordable or senior units, of dwelling units permitted by the City of Santa Maria General Plan and Municipal Code for the zoning designation of the project site.
- (b) Indication of the percentage income level of the proposed dwelling units that will be reserved for moderate, low or very low income or senior households.
- (c) Preliminary plans which depict the proposed income level of dwelling units in the project which will be designated as the affordable and/or special needs housing units, and the resulting total units and density (units per acre) of the proposed project.
- (d) An explanation of the methods to be used to verify tenant and/or buyer incomes and to maintain affordability of the affordable housing units, and the financing mechanism for ongoing administration and monitoring of the affordable housing units.
- (e) Any proposed phasing of the construction of the affordable and special needs housing units in relation to the nonrestricted units in the housing development.
- (f) Reasonable documentation demonstrating that the proposed housing development qualifies and is eligible for the requested bonus residential units by addressing the provisions of Government Code Section 65915(b)(1).
- (g) A description of all dwelling units existing on the site, and/or that existed on the site in the five-year period preceding the date of submittal of the application.

- (i) If dwelling units on the site are currently rented, income and household size of all residents of currently occupied units, if known.
- (ii) If any dwelling units on the site were rented in the five-year period but are not currently rented, the income and household size of residents occupying the dwelling units when the site contained the maximum number of dwelling units, if known.

Section 12-48.085. Affordable Housing Density Bonus Agreement.

- (a) To be eligible for a density bonus, the developer must sign a binding agreement with the City, approved as to form by the City Attorney's office, which sets forth the conditions and requirements to be met in the implementation of the density bonus program. The Agreement will also establish specified compliance standards and remedies available to the City upon failure by the developer to make units accessible to intended household income level(s) and/or special needs households. The relevant terms and conditions of the density bonus agreement shall be filed and recorded on those individual lots or units of a project development which are designated for the location of target dwelling units.
- ~~(b) The term of the agreement shall be at least 30 years, or such other period as may be required by a financing program for the project.~~
- ~~(c) When the agreement pertains to moderate income units in a common interest development, the agreement shall contain provisions for equity sharing as required by Government Code Section 65915(c), or successor section.~~

Section 12-48.096. Requirements for Participation.

In order for a developer to participate in the density bonus program ~~and be eligible for incentives~~, the following requirements must be met:

- (a) The developer shall set aside, per the approved agreement, the number of units which are designated for affordable and/or moderate, low, very low or senior special needs housing households. A unit will be counted toward meeting the set-aside requirement if it is either vacant or occupied by a qualified resident.
- (b) The ~~target~~affordable and special needs housing units must be compatible in floor plan, furnishings, and exterior design to the non-designated units. Further, the ~~target~~affordable and special needs housing units must be equally dispersed in each phase throughout the development.
- (c) The maximum allowable rents to comply with the density bonus law are determined by a formula designated by the State Department of Housing and Community Development based on area median income.
- (d) Dwellings sold per the agreement shall be affordable to the designated income households as defined by income limits established by the State Department of

Housing and Community Development based on area median income.

- ~~(e) The developer shall provide to the Community Development Department a yearly accounting of the total units occupied, the total units vacant, the total units occupied by lower or very low income households, and the total by which the units set aside fell short of the required number of units. The distribution (location) of the affordable units must also be shown.~~

SECTION 14. This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA guidelines, and the City's environmental procedures and has been found to be exempt pursuant to Section 15061(b)(3) (common sense exemption) of the CEQA guidelines. The City Council finds that there is no possibility the passage of this Ordinance amending the zoning code will have a significant effect on the environment because the changes are administrative in nature and do not approve specific development projects. Any future development projects utilizing the provisions of this Ordinance will be subject to separate environmental review under CEQA, as applicable, based on their specific characteristics, location, and potential impacts. Thus, the ordinance itself does not foreseeably result in construction activities or physical changes to the environment, either directly or indirectly.

SECTION 15. If any part or provision of this chapter, or the application thereof to any person or circumstance, is held invalid, the remainder of the chapter, including the application of that part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, the provisions of this ordinance are severable.

SECTION 16. The Chief Deputy City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the Chief Deputy City Clerk shall consult with the City Manager and City Attorney concerning any changes deemed necessary.

SECTION 17. This Ordinance shall be in full force and effect thirty (30) days after its passage. Within fifteen days following its passage, the City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in accordance with State Law; or when deemed necessary due to the length or complexity of the Ordinance, cause a summary of the Ordinance to be prepared and published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted. If a summary is published at least five days prior to the City Council meeting at which the proposed Ordinance is to be adopted, then within 15 days after adoption of the Ordinance the City Clerk shall publish a summary of the Ordinance with the names of those City Council Members voting for and against the Ordinance and shall post a certified copy of the full text of such adopted Ordinance along with the names of those City Council Members voting for and against the Ordinance.

INTRODUCED at a regular meeting of the City Council held on the 4th day of August, 2026, and **PASSED AND ADOPTED** at a regular meeting held on the 1st day of September, 2026, by the following roll call vote:

AYES: Councilmembers: Aguilera, Batalla, Soto, Mayor Pro Tem Flores and Mayor Patino

NOES: None



Mayor

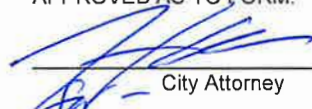
ATTEST:



Chief Deputy City Clerk

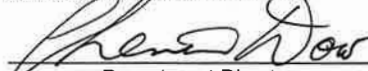


APPROVED AS TO FORM:



City Attorney

APPROVED AS TO CONTENT:



Department Director



City Manager

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

I, **Donna G. Schwartz**, Chief Deputy City Clerk of the City of Santa Maria, **hereby certify** that the foregoing Ordinance, being **Ordinance No. 2026-07** was introduced by the City Council of the City of Santa Maria at a regular meeting of said Council held on the **4th day of August 2026**, motioned by Councilmember Soto, seconded by Councilmember Batalla, and carried on the following vote:

AYES: Councilmembers Aguilera, Batalla, Soto, Mayor Pro Tem Flores

NOES: Mayor Patino

and was adopted by the City Council of Santa Maria at a regular meeting of said Council held on the **1st day of September 2026**, motioned by Councilmember Aguilera, seconded by Councilmember Soto and carried on the following vote:

AYES: Councilmembers Aguilera, Batalla, Soto, Mayor Pro Tem Flores, and Mayor Patino

NOES: None

I further certify that said **Ordinance No. 2026-07** was duly published in accordance with the law and order of said City Council in the SANTA MARIA TIMES, a newspaper or general circulation, printed and published in said City on the **27th day of August 2026** and the **8th of September 2026**.



Chief Deputy City Clerk
City of Santa Maria