



Proposed **Major Amendment,
Final Plan, and Major Subdivision**
for Planned Development #101
Santa Maria Community Services
in East Price Hill

Public Staff Conference
January 23, 2025

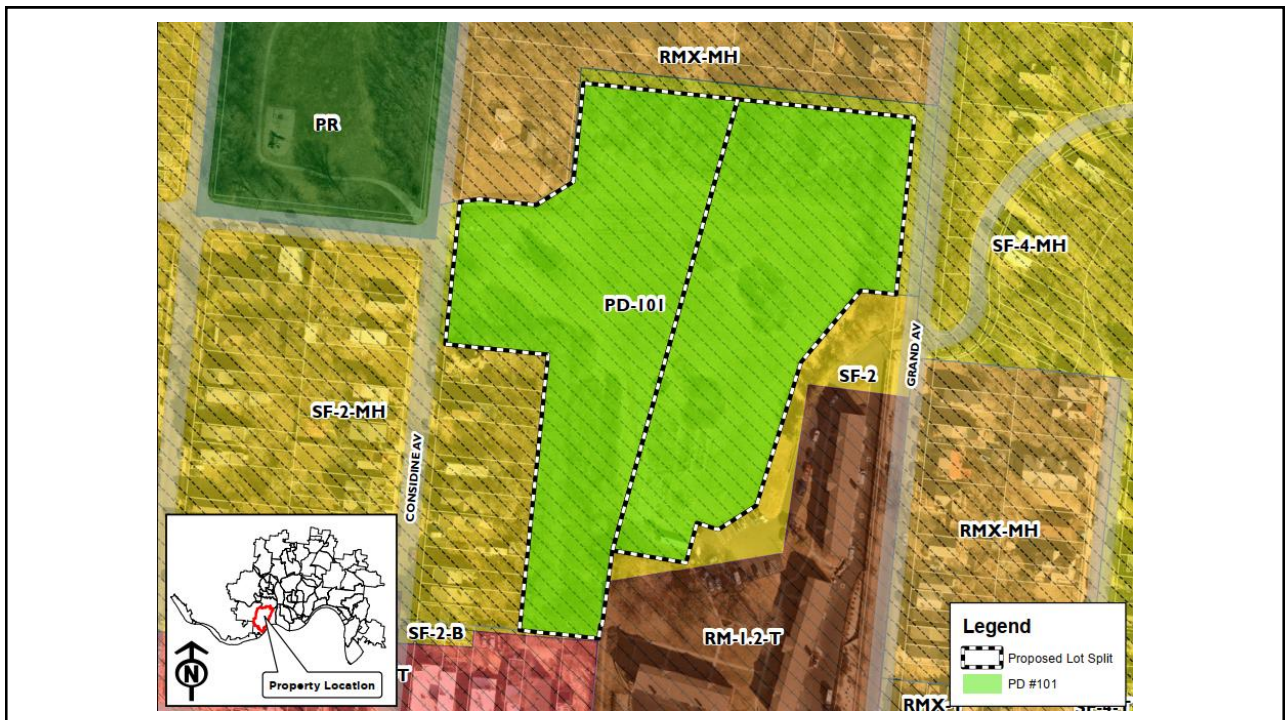
Welcome & Housekeeping

1. Welcome & Housekeeping
2. Brief presentation
3. Question & Answer
 - Please save all questions/comments until Q&A
 - Use the chat bar only for tech-related issues.

Purpose of Meeting

This is a public meeting to discuss the proposed project, to allow for staff to obtain feedback about the proposal.

- City staff is here to facilitate the meeting and answer any process related questions.
- The applicant is here to answer any project related questions.
- **No decisions are being made at this meeting.**



Site view from Considine Ave



Background

Applicant

- Santa Maria Community Services

Timeline

- PD-101 established by City Council on February 28, 2024
- Phase 1 now
- Phase 2 coming later



Background

Phase 1

- Consolidating Santa Maria's existing services into one location
- Two stories, not to exceed 45 ft tall
- 80-90 surface parking spaces

Phase 2

- Community Action Agency Head Start
- Two stories, not to exceed 40 ft tall
- 50-60 surface parking spaces



Request

Major Amendment

- Buildings have moved closer to the perimeter property line

Final Development Plan

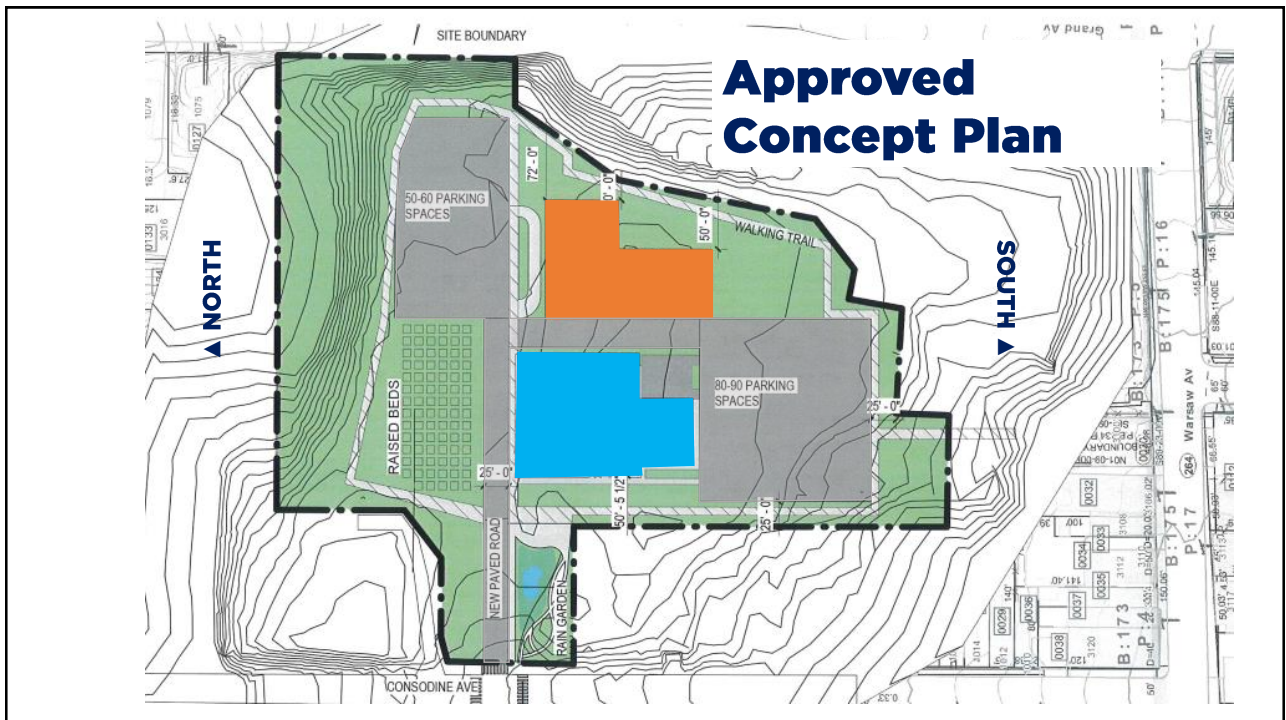
- Step 2 of building a Planned Development

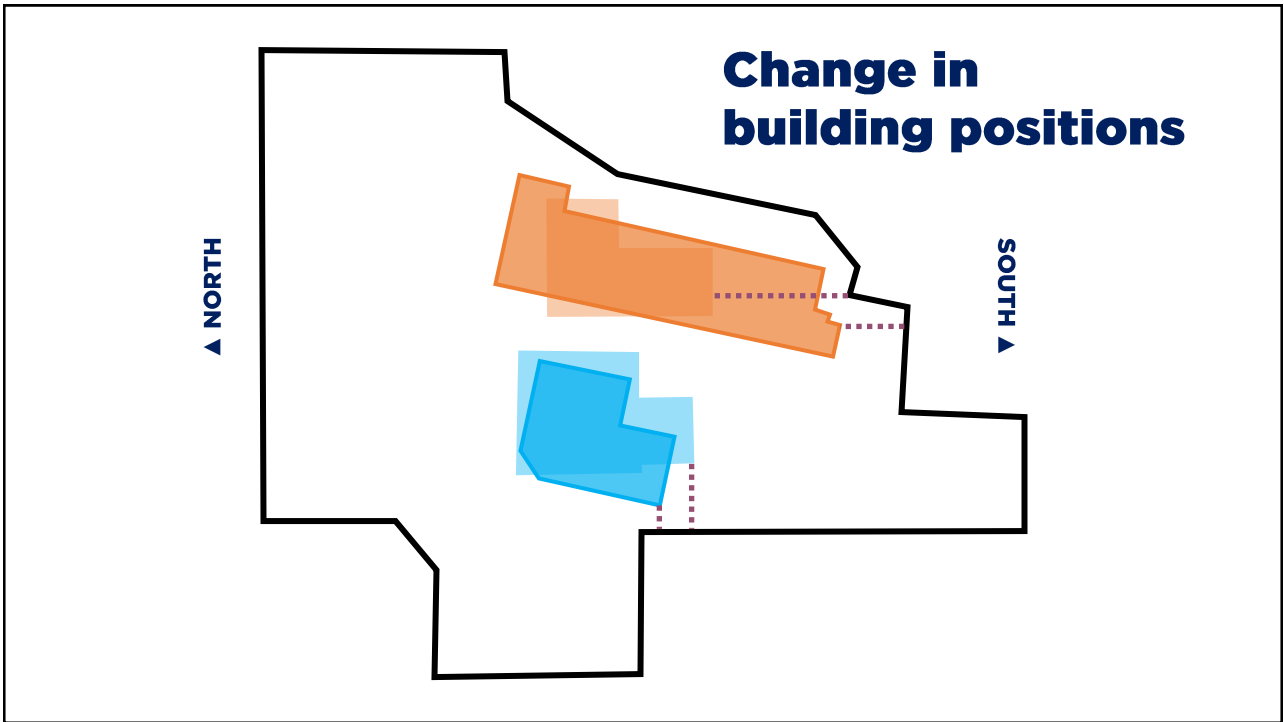
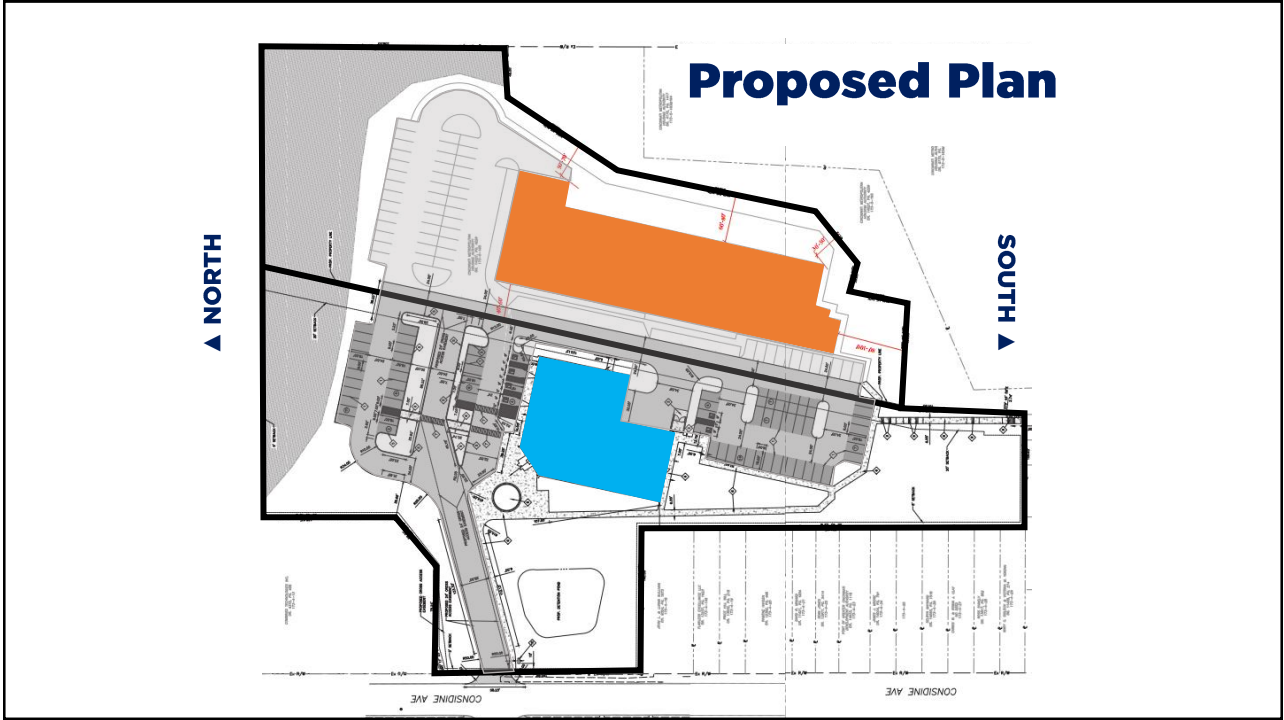
Major Subdivision

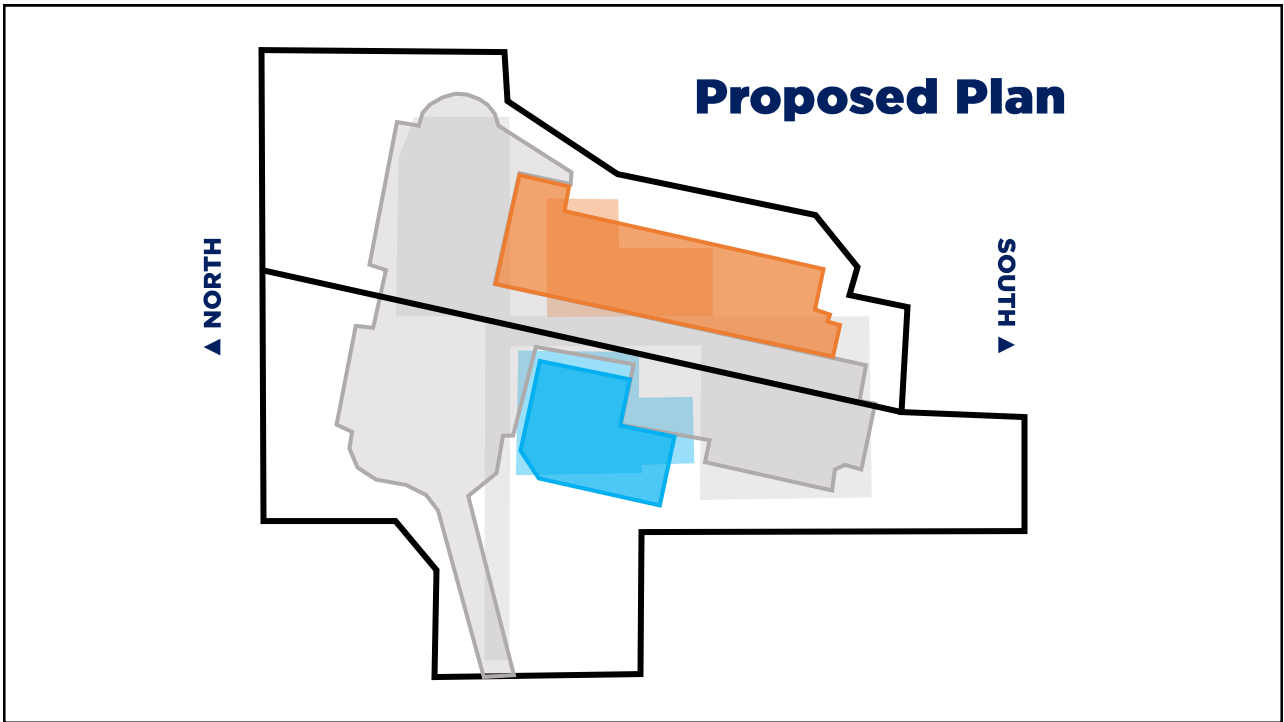
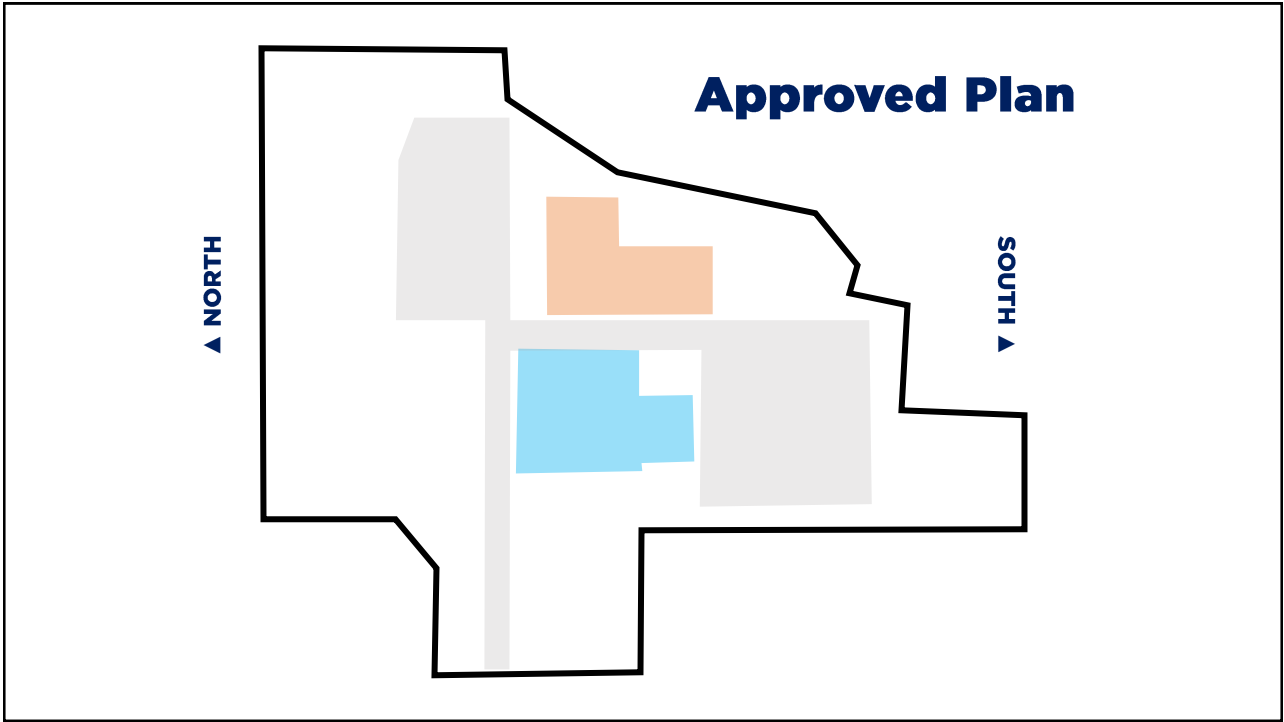
- Necessary for Phase 2, in hillside overlay



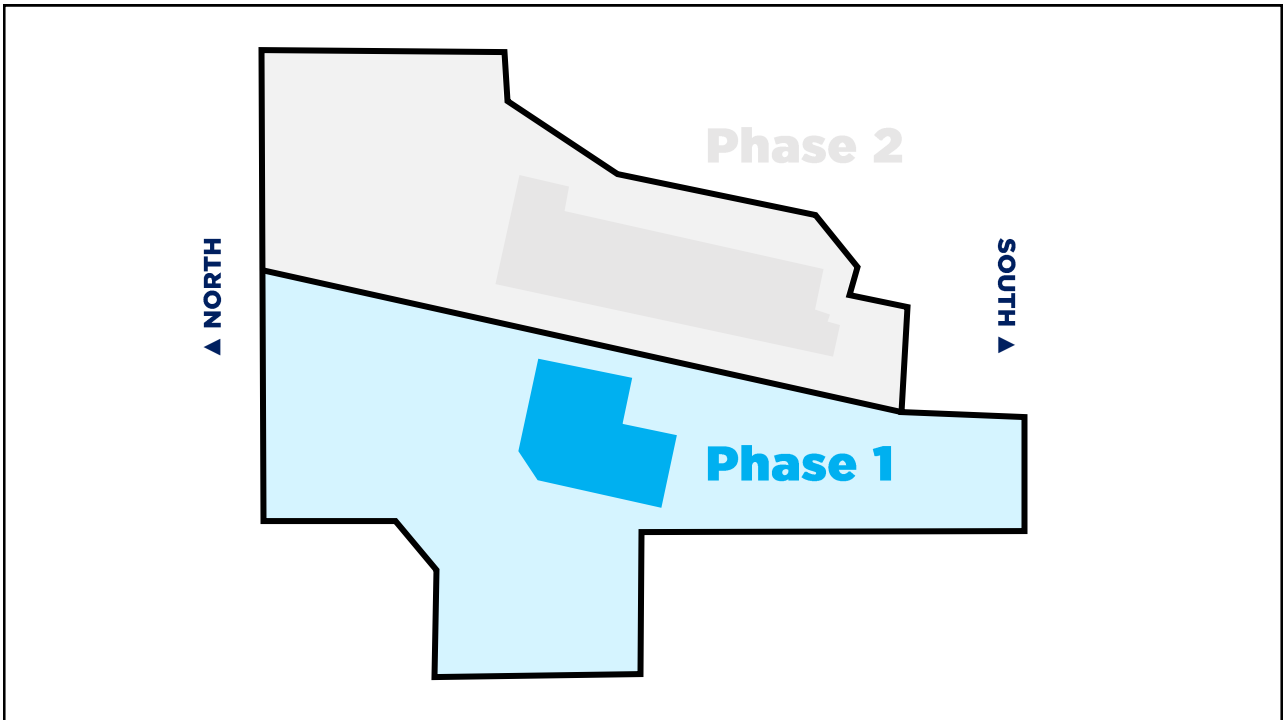
Major Amendment to the Concept Plan

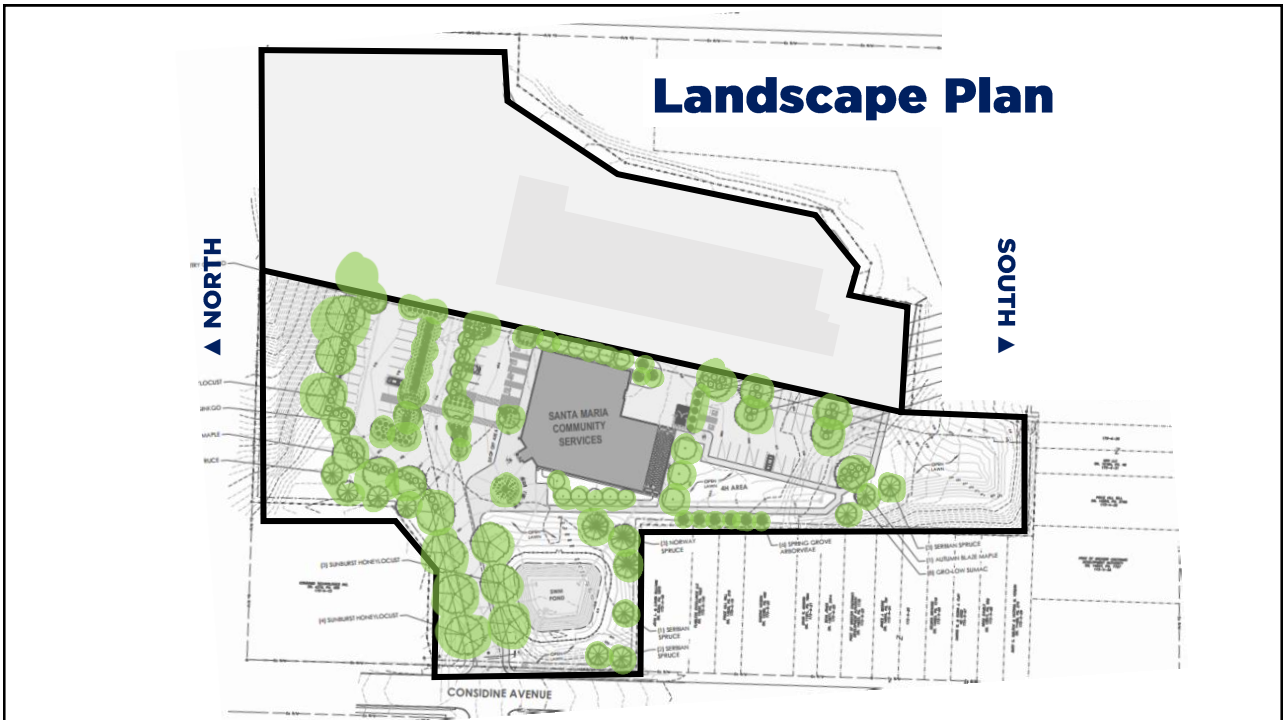
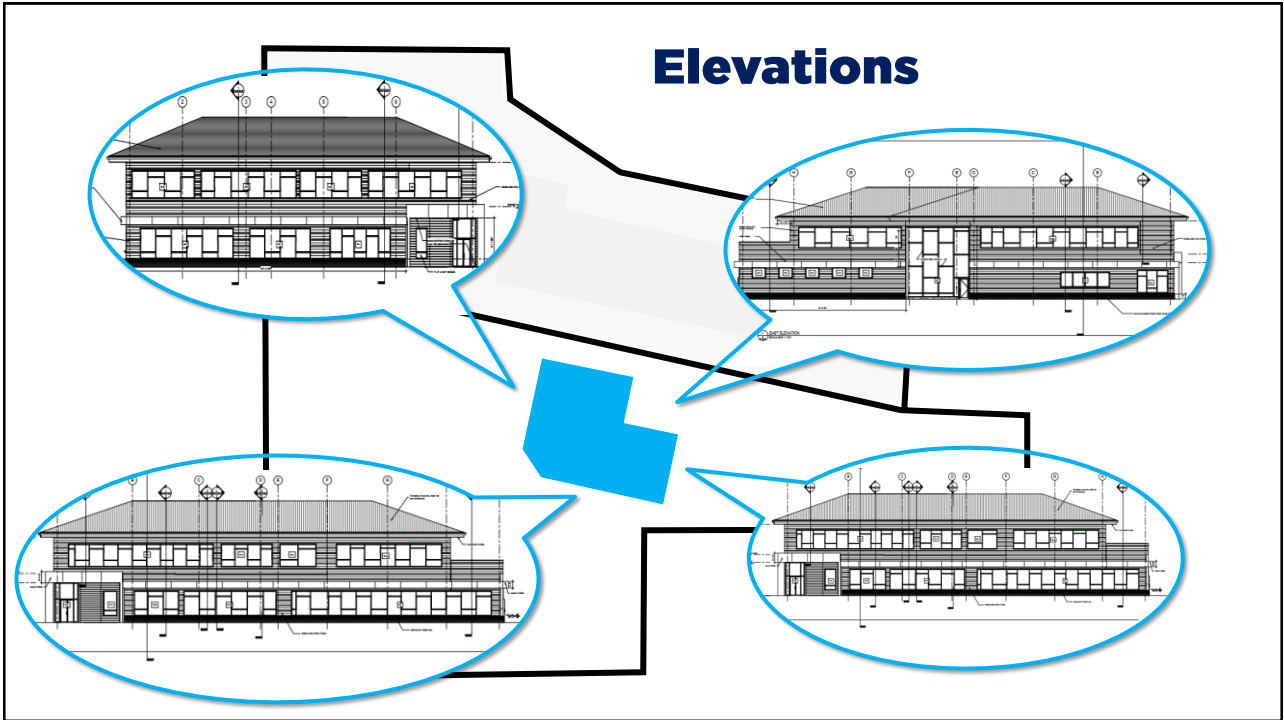




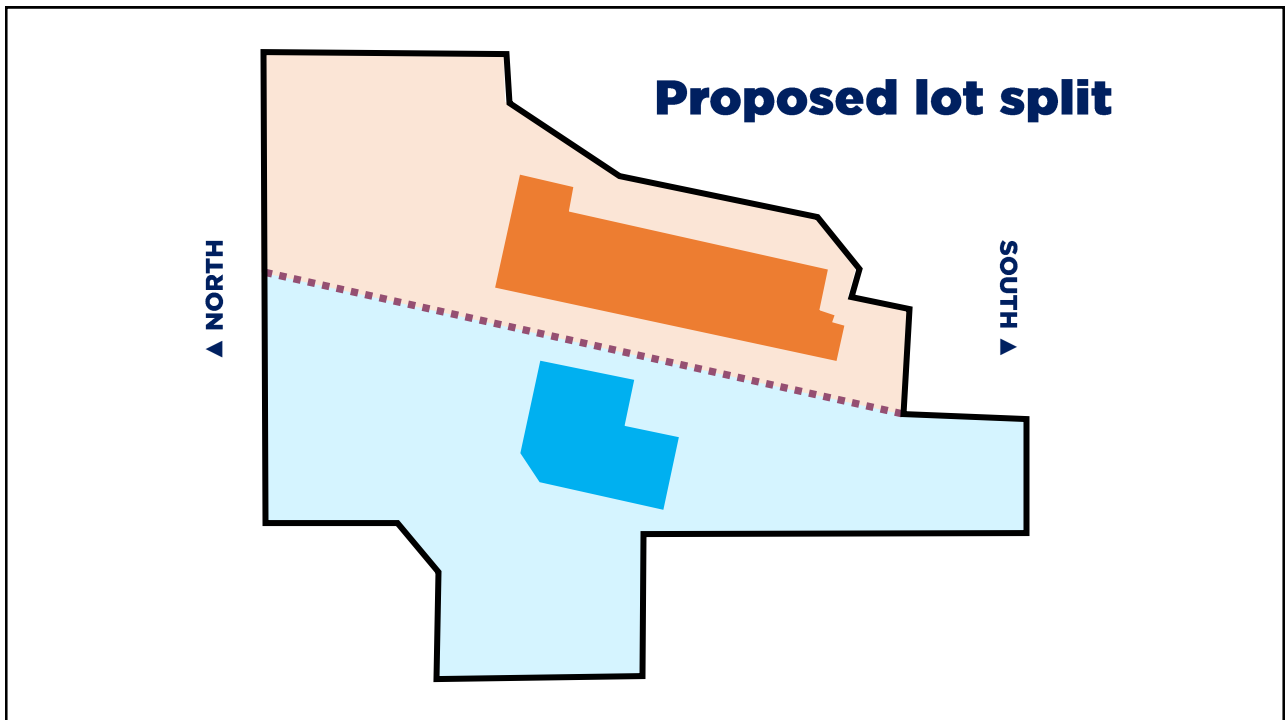


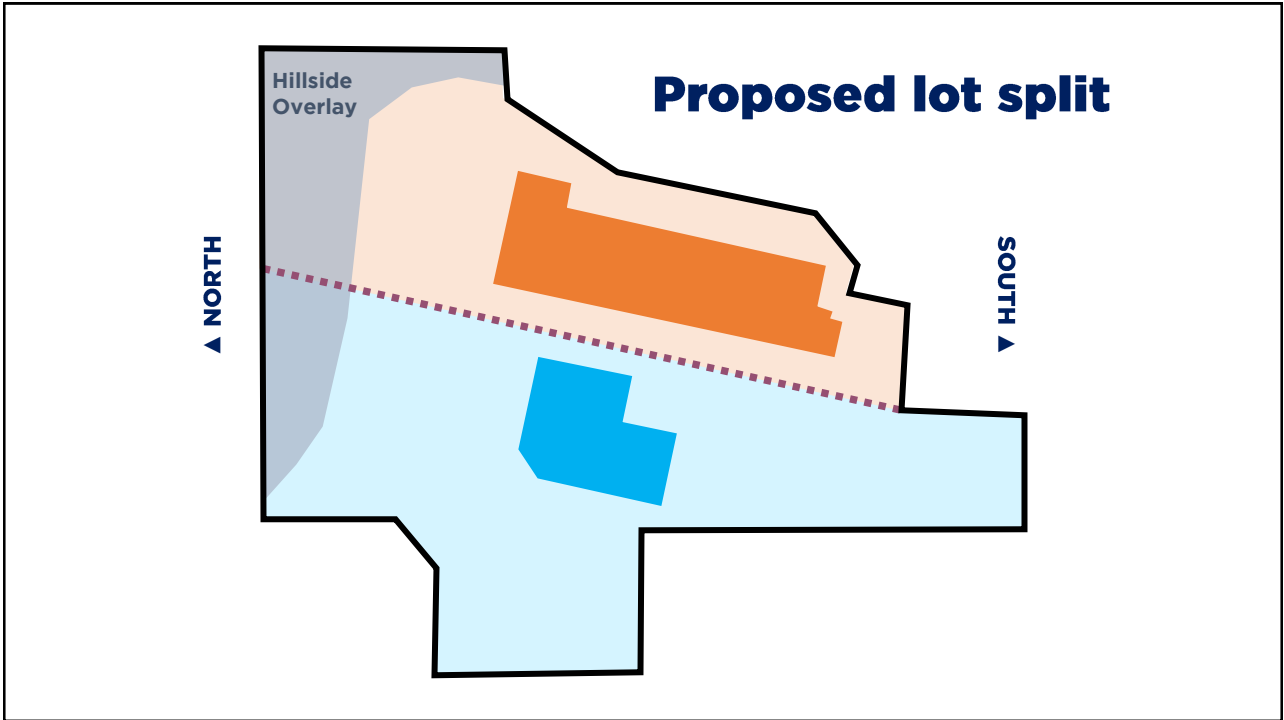
Final Development Plan



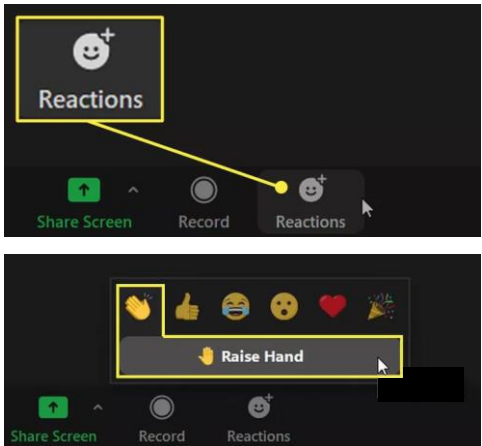


Major Subdivision





Question & Answer



- Please remain muted while others are speaking.
- Use the “raise hand” function if you have a question or comment to share.
- Use the chat bar only for tech-related issues or questions.

Next Steps

City Planning Commission

All items

February 7, 2025

City Council

Only Major Amendment

TBD

City Planning and Engagement / Planning Projects and Studies / Active
/ Proposed Major Amendment, Final Development Plan, and Major Subdivision to PD #101 - Santa Maria Community Services at 1048 Considine Ave in East Price Hill

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Proposed Major Amendment, Final Development Plan, and Major Subdivision to PD #101 - Santa Maria Community Services at 1048 Considine Ave in East Price Hill

Background

Local non-profit Santa Maria Community Services is constructing a new facility at 1048 Considine Avenue to consolidate their existing scattered-site programs, services, and administrative functions into one location. The project will include a second building, constructed at a later phase, that will become a Community Action Agency (CAA) Head Start serving approximately 200 students. Both buildings will be two stories, and the site plan includes surface parking spaces, landscaping, walking trails, and the possibility of a raised garden bed and playground.

The site was rezoned to a Planned Development District (PD-10) on February 28, 2024, including a Concept Plan and Development Program Statement approved by City Council. The site is currently vacant.

Request

The applicant is requesting three items for approval by the City Planning Commission: a Major Amendment to the Concept Plan and Development Program Statement, a Final Development Plan, and a Major Subdivision.

The request for a Major Amendment is due to the fact that the building locations as shown in the latest iteration of the site plan have shifted closer to the property lines compared to the approved Concept Plan. The Major Amendment will require City Council approval.

The Final Development Plan is the second step in all Planned Development projects, and finalizes the ideas included in the

Contact

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