



Santa Maria
General Plan

imagine



Issues and Assets Mapping Survey

High-Level Summary of Results

October 2020



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Online Assets and Issues Mapping Survey

The City of Santa Maria is in the process of updating its General Plan, which will guide the future of the city over the next 20-30 years. The City launched the General Plan Update in early 2020 and is committed to fostering an inclusive and far-reaching community engagement process in order to receive input from a variety of stakeholders. As one of its first community outreach activities, the City conducted an online Assets and Issues Mapping Survey (survey). The survey was open from July to September 2020. The purpose of this survey was to identify high level issues, assets, and opportunities. The results from this survey, in addition to results of other community engagement activities, will shape the Vision and Guiding Principles of the General Plan, which will ultimately inform policy direction of the General Plan.

The survey was hosted on the online mapping platform ArcGIS Online. Respondents were asked to place pins on a map of Santa Maria in places they identified as “assets” and “issues.” There were unique pins for each of the following assets and issues:

Assets:

- Great neighborhoods
- Places to gather and socialize
- Places to shop and dine
- Places for recreation
- Unique and special places
- Other asset

Issues:

- Traffic congestion
- Pollution or health hazards
- Unattractive area
- Poor conditions for walking or biking
- Unsafe
- Other issue

After placing a pin, respondents were asked to explain why they placed the pin in that location. Respondents were not asked to input demographic information.

The survey was available in English and Spanish. A link to the survey was available on the General Plan Update website, ImagineSantaMaria.com. The survey was publicized in utility bill mailers sent in July 2020, two media releases from the City of Santa Maria, and social media and/or other media releases (such as newsletters) from the City of Santa Maria, the Santa Maria Valley Chamber of Commerce, the Santa Maria Public Library, the Santa Maria-Bonita School District, and the Santa Maria Joint Union High School District. The organization CAUSE (Central Coast Alliance United for a Sustainable Economy) encouraged its constituents to participate in the survey and hosted events where they could provide technical support to constituents taking the survey. Members of the General Plan Technical Advisory Committee (TAC) were encouraged to spread word of the survey through their networks of contacts.

Results Summary

This report highlights key findings from the Assets and Issues Mapping Survey. Respondents placed 91 “issues” pins and 137 “assets” pins, for a total of 228 total pins. The number of people who participated in this survey is unknown, as respondents were encouraged to place multiple pins. Full survey results are in Appendix A and B of this report. Appendix A shows responses by topic, and Appendix B shows responses by planning subarea. The Survey results are also viewable online at:

<https://raimi.maps.arcgis.com/apps/webappviewer/index.html?id=058f294957fc42689e4259740f52e617>

Summary of Assets

Great Neighborhoods

- Downtown: A number of respondents identified Downtown as a great neighborhood.
- Respondents commonly identified the area to the north of Betteravia Road, west of Broadway, south of Battles Road, and east of Blosser Road as a great neighborhood, citing the appearance of the neighborhood and the friendliness of neighbors.

Recreation

- Santa Maria residents love their parks! Most parks in Santa Maria had at least one pin.
- Respondents added positive comments about Waller Park and Adams Parks (referred to as Minami Park in comments).
- There are many pins along the Levee Trail and near the Santa Maria River.
- People liked the quality of new and recently renovated parks, including Buena Vista Park and Minami Park.

Places to Gather and Socialize

- There are two clusters of pins, one Downtown and one near Waller Park.
- Other comments pertained to Santa Maria High School, the Santa Maria Town Center, and Minami Park.

Places to Shop and Dine

- Pins are mostly located along Broadway and near the intersection of US-101 and Betteravia Road, near major retail stores.
- There are a lot of pins at regional retail centers, where there are many national chains.
- Respondents who left comments most commonly identified local businesses. A few left positive comments on the farmers’ market.

Unique and Special Places

- Many pins are clustered Downtown. Respondents commonly identified distinctive buildings for their architectural features and beauty.
- Other commenters identified welcoming signage into Santa Maria, Santa Maria High School, the Santa Maria Public Airport, and the Hi-Way Drive-In theater.

Other Assets

- There is a cluster of pins near the Crossroads of Santa Maria shopping center, with respondents identifying the quality of stores
- A few commenters identified buildings:

- One commenter appreciated how the newly built structure at Santa Maria High School is in a “Santa Maria Style” that maintains the character of the city.
- Several buildings were identified for their beauty and architectural features.
- Other features commenters identified were the Santa Maria Valley Railroad, roundabouts, and Town Center Mall because it has a lot of opportunity.

Summary of Issues

Unsafe Areas

- Many pins appear to be on roadways, perhaps speaking to dangerous intersections and pedestrian crossings.
- People cited dangerous intersections near El Camino Junior High School and Santa Maria High School, where it is difficult for students to cross.
- A few commenters identified a need for lighting at recreational facilities and in parking structures.
- A few commenters identified areas where they do not feel safe.

Unattractive Areas

- Respondents commonly pinned industrial and commercial buildings and areas.
- Commenters commonly cited unattractive buildings that do not fit in with the character of the community and places with poor landscaping and curb appeal.

Traffic Congestion

- There are several pins on/near Betteravia Road between Broadway and US-101. Commenters discussed traffic and difficulty entering shopping center parking lots.
- There are a few pins along Broadway and some commenters discussed high traffic speeds.
- Generally, pins and comments refer to traffic, congestion, and unsafe driving speeds throughout the city

Poor Conditions for Walking and Biking

- Many commenters identified places with poor sidewalks, including along Pine Street and on Miller Street.
- Some pins and comments related to railroads, with a commenter explaining that there are no clear designations for crossing railroads.

Pollution or Health Hazards

- There was only one pin placed for this topic. Future community engagement activities should continue to explore if residents perceive health and pollution hazards in their community.

Other issues

- Other issues identified include places in need of more lighting, tagging, need for shopping inside of the Town Center, and the appearance of commercial buildings.

Appendices

Appendix A: Results by Topic

This Appendix shows mapping results by the following topics:

Assets:

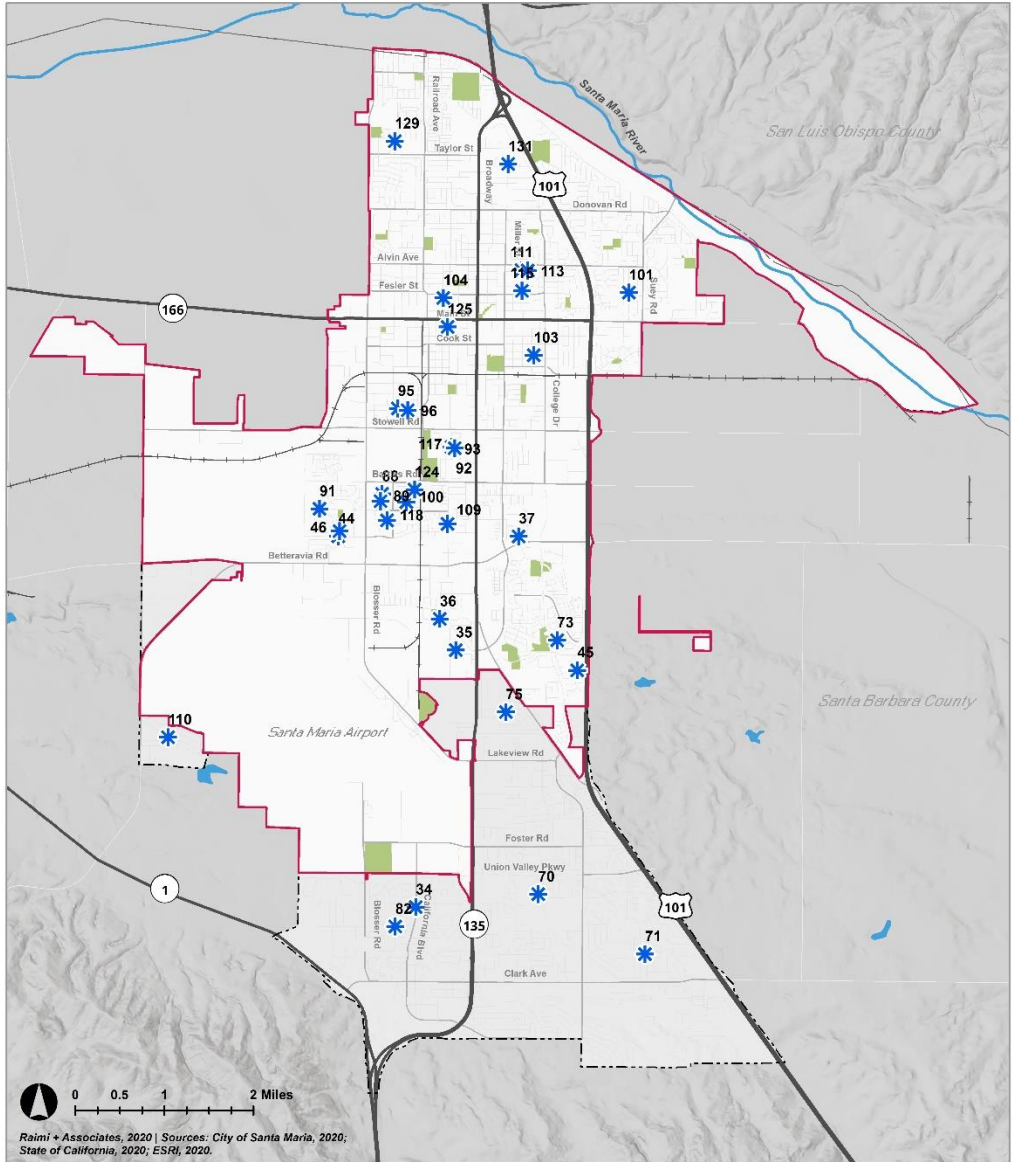
- Great neighborhoods
- Places to gather and socialize
- Places to shop and dine
- Places for recreation
- Unique and special places
- Other asset

Issues:

- Traffic congestion
- Pollution or health hazards
- Unattractive area
- Poor conditions for walking or biking
- Unsafe
- Other issue

Each pin shown on the map has a number. Comments corresponding with numbers are listed in tables following each map. Since leaving a comment was optional, not all pins on the map have corresponding comments. Comments were not edited.

Assets: Great Neighborhoods



Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



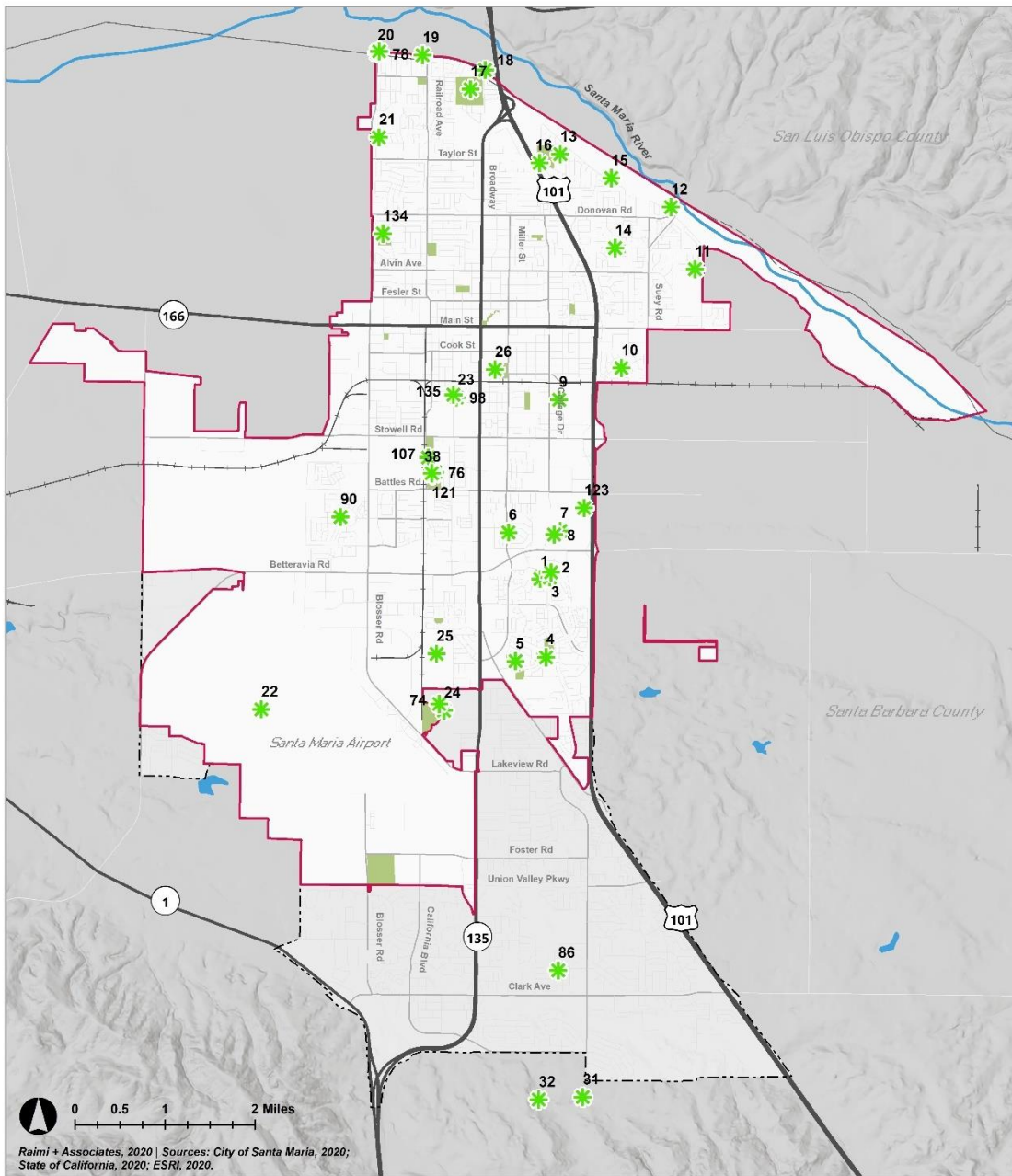
* Great Neighborhoods

- Santa Maria City Limits
- Sphere of Influence
- Railroads
- Parks
- Water
- County Boundaries

Assets: Great Neighborhoods Comments

Map ID	Comment
45	Great neighbors
46	Residents care about their neighborhood, look out for each other.
75	Great neighborhood, great schools. Housing is tired and needs upkeep. Homeowner incentives for improvements would help.
88	beautiful neighborhoods
89	beautiful neighborhood
109	The houses are very nice and a good neighborhood
124	It would have a very close school and a park.
125	nice place

Assets: Places for Recreation



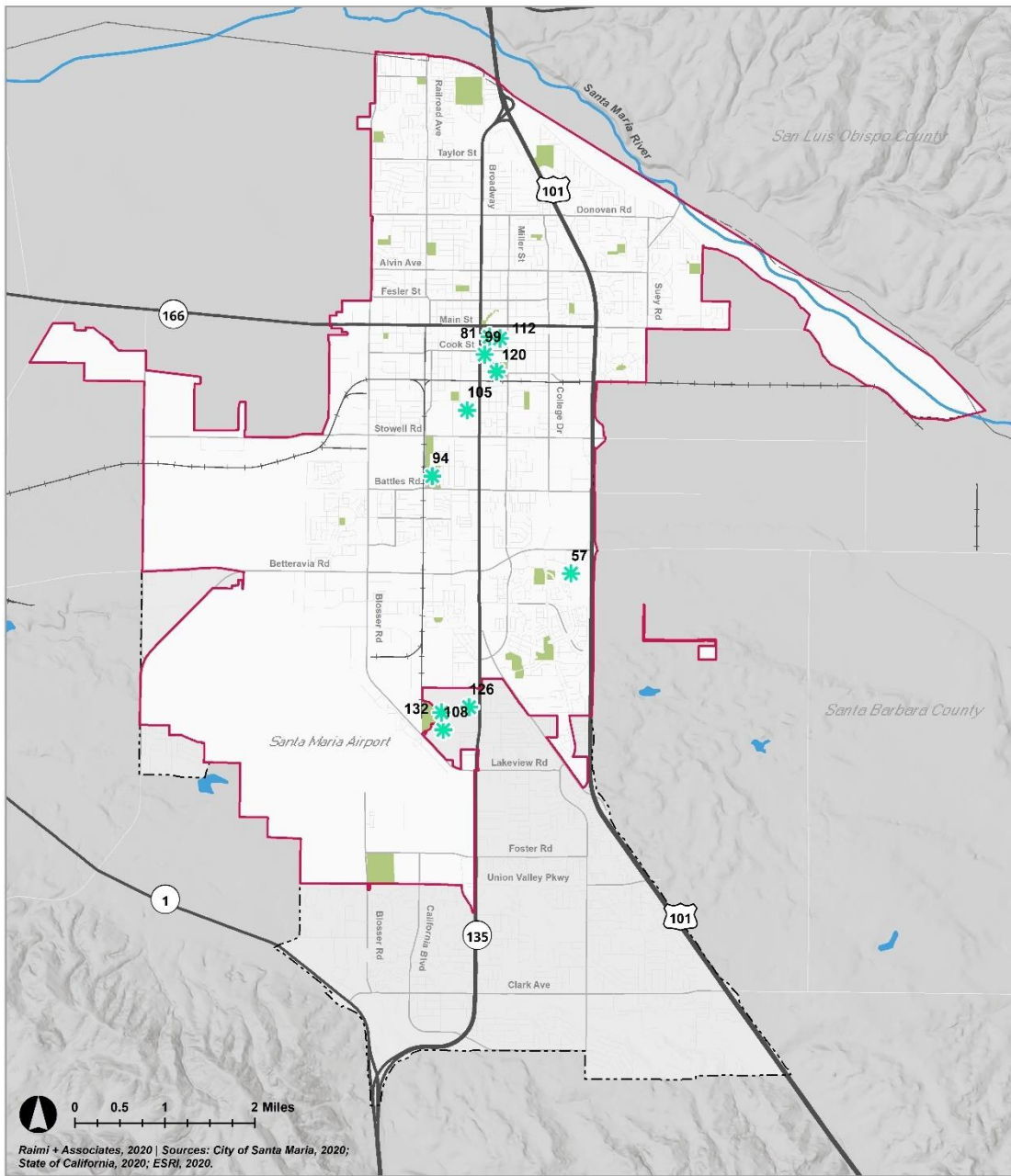
Places for Recreation

- Santa Maria City Limits
- Parks
- Sphere of Influence
- Water
- Railroads
- County Boundaries

Assets: Places for Recreation Comments

Map ID	Comment
0	Los Flores Ranch Park
74	Waller Park is a very special place. The lake water always needs better maintenance.
76	Minami Park is a great asset for the neighborhood community.
78	Thank you for the riverbred. Maybe a sign for dogs owners to pick up after their dogs and leashed!
98	Another classic place
107	Minami park is a great resource for families and immigrants.
134	beautiful new park
135	Great job on this new park, very much needed the renovation.

Assets: Places to Gather and Socialize



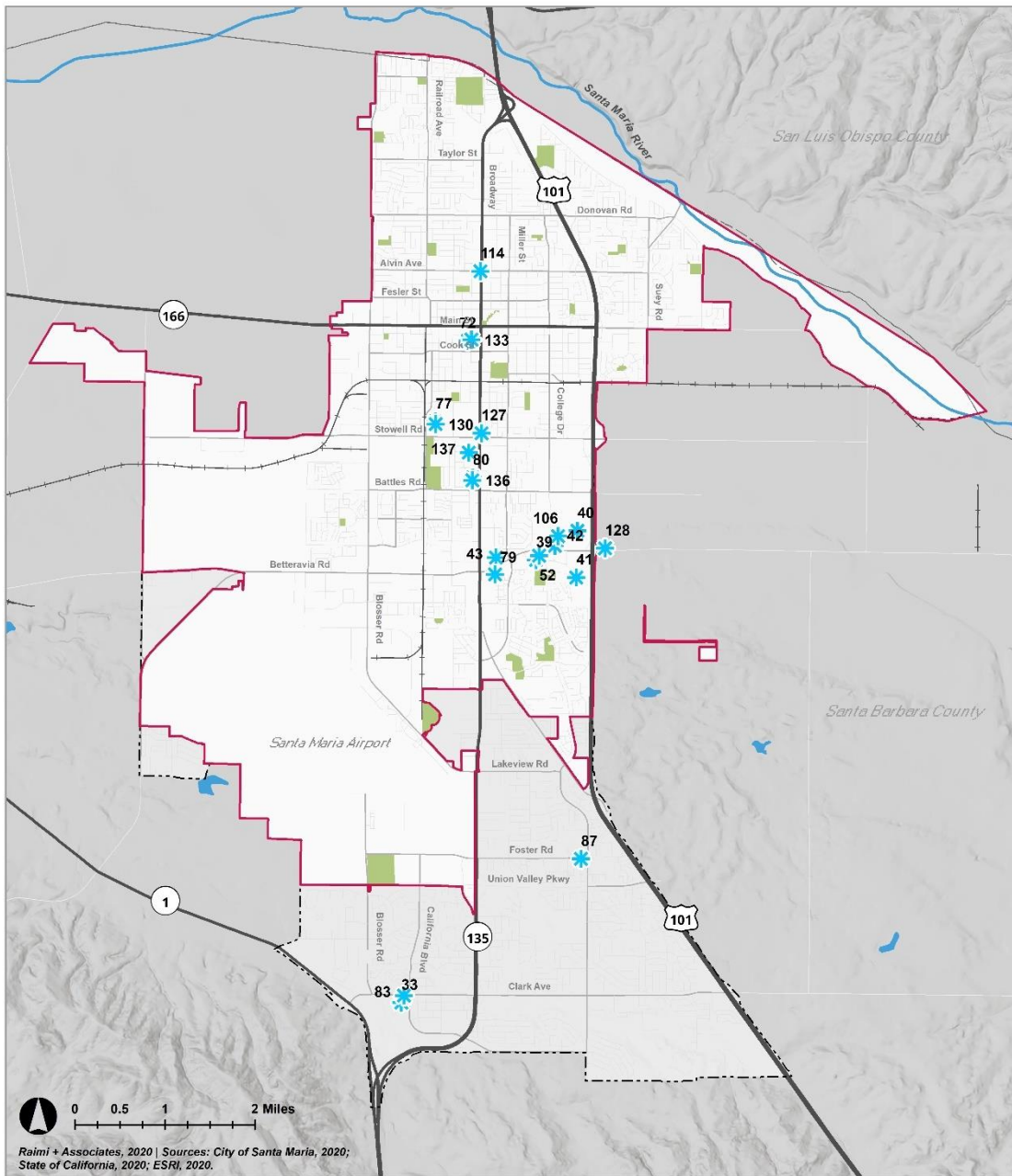
* Places to Gather and Socialize

- Santa Maria City Limits
- Sphere of Influence
- +— Railroads
- Parks
- Water
- County Boundaries

Assets: Places to Gather and Socialize Comments

Map ID	Comment
57	Great place to eat outside with palm trees surrounding you
81	e need to keep this mall alive! I always shop there to support Santa Maria!
94	Minami is classic and deserves to stay the same
105	SMHS is a hub for families and young people. We should help improve the school reputation.
108	Waller park is a great place to spend time with family.
126	Waller park has always been a peaceful place to gather with friends or family. It is always well-maintained, and hopefully it may remain that way.

Assets: Places to Shop and Dine



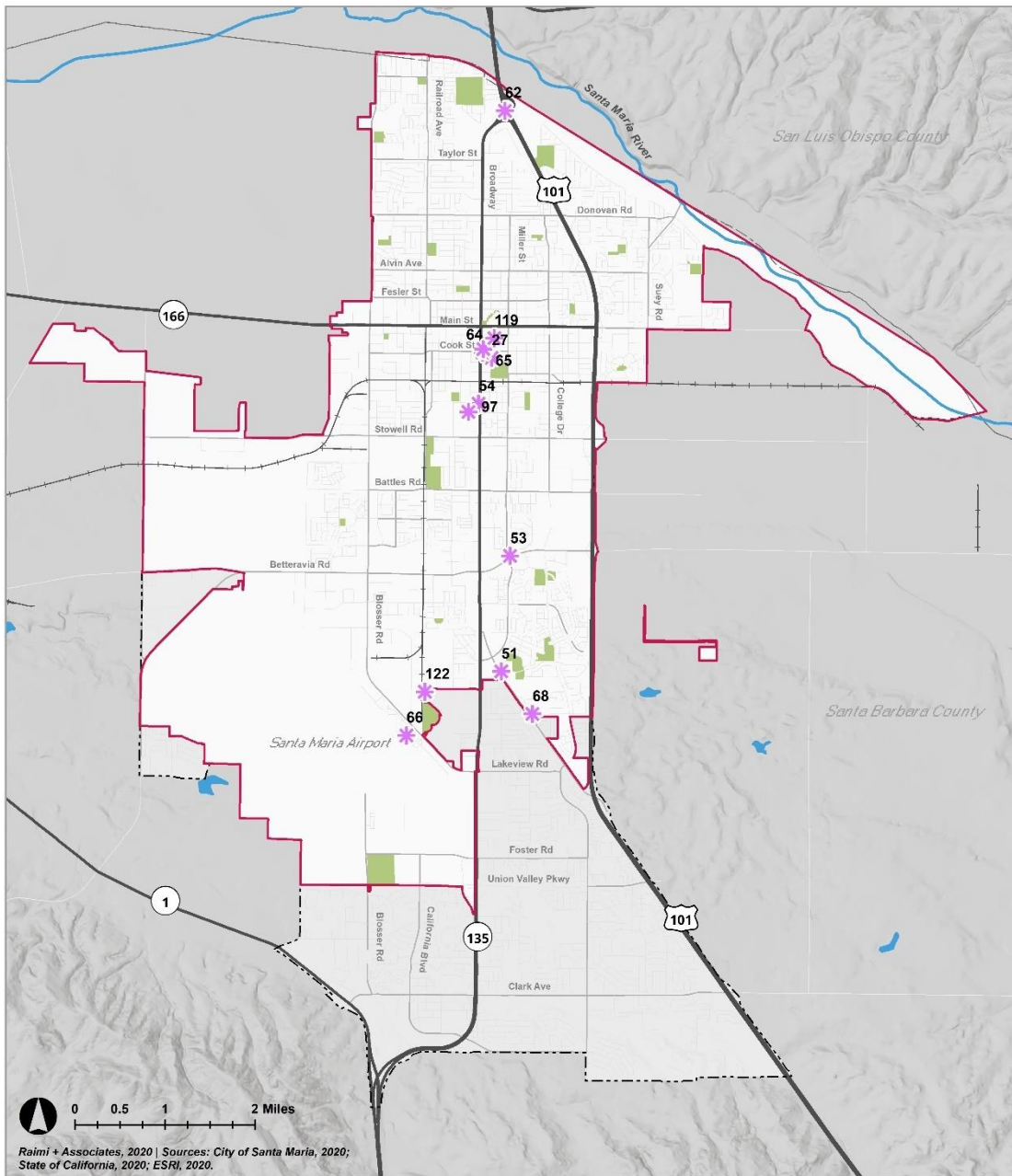
Places to Shop and Dine

- Santa Maria City Limits
- Parks
- Sphere of Influence
- Water
- Railroads
- County Boundaries

Assets: Places to Shop and Dine Comments

Map ID	Comment
52	nice style buildings, outdoor seating near Figueroa Mountain
72	Mikado Sushi
77	Thanks for the local producers who sells fresh vegetables and fruits on fridays and sundays!
79	Let keep supporting local food shops and book store!
80	Good Asian food and other great necessity stores for the community.
87	good place it
127	Taqueria Salsa Brava
128	Pappy's Diner, wonderful atmosphere and nice remote placement away from bustling urban areas
133	I love the friday night farmers market. Would love if turns permanently. Great food!
136	This area has a sushi place! Love going there all the time.
137	The mexican restaurant is great! Small place but worth every penny I've spent there!

Assets: Unique and Special Places



Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



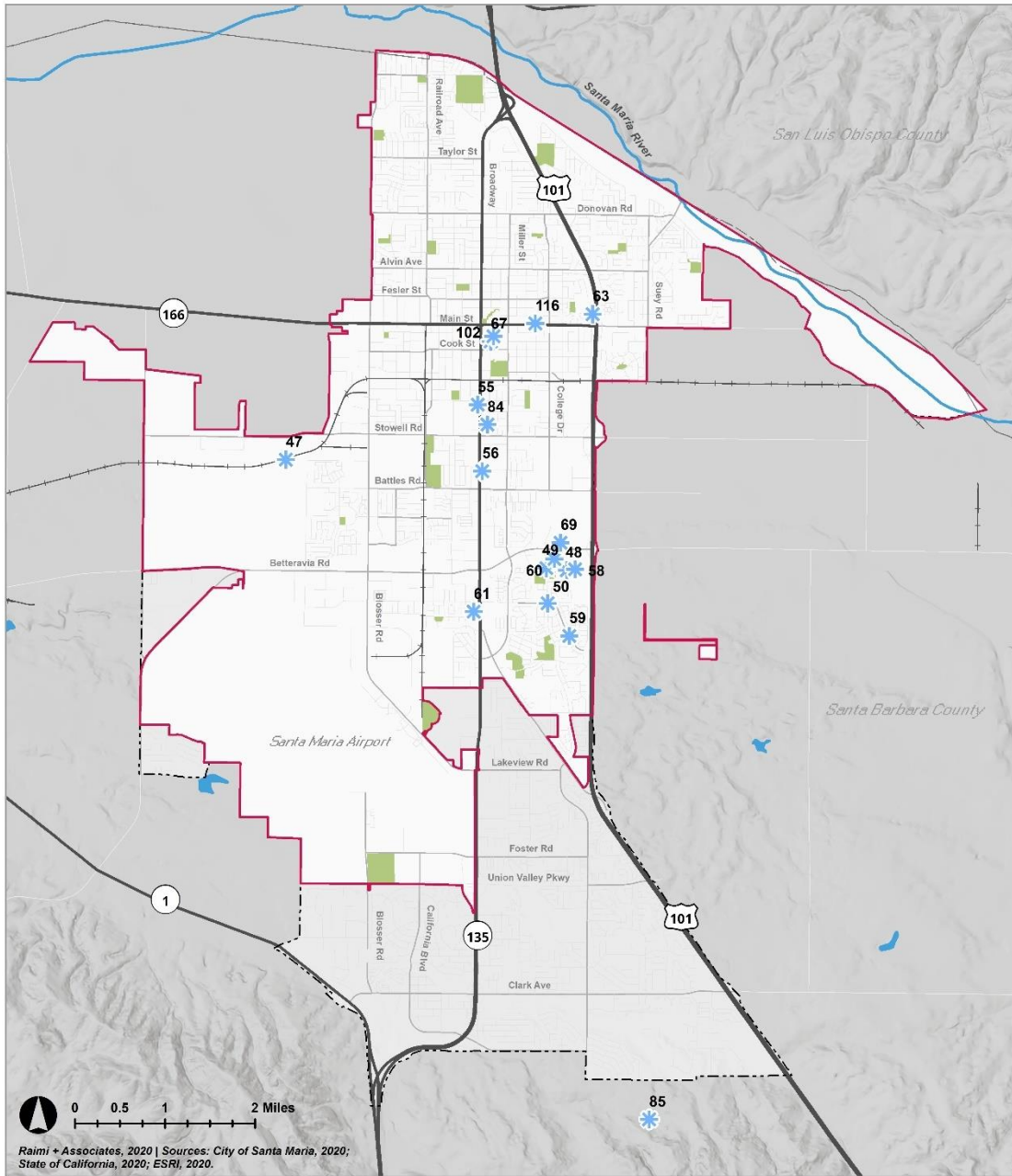
* Unique and Special Places

- Santa Maria City Limits
- Parks
- Sphere of Influence
- Water
- Railroads
- County Boundaries

Assets: Unique and Special Places Comments

Map ID	Comment
51	Beautiful spanish style building with courtyard. Great place to spend time around.
53	Beautiful building
54	Santa Maria theatre is a beautiful Santa Maria Style building. All new construction should follow this design theme
62	Welcome to Santa Maria sign is great! we need another one on the south side of santa maria by clark
64	All buildings in Santa Maria should look like city hall
65	I love the color scheme and design and how it has the spanish style roof and they incorporated the blue and yellow tiles from city hall
66	We have the biggest airport runway in the within the region and hopefully with the Raiders moving to Las Vegas we can get more frequent flights, that would be great. Also tourism in general.
68	Under rated. There are only a few drive in theatres left in the whole state. This is a real gem. They need to do more advertising! or the city should take it over. Most people don't even know where its at.
97	Best high school ever!!!!

Assets: Other Assets



Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



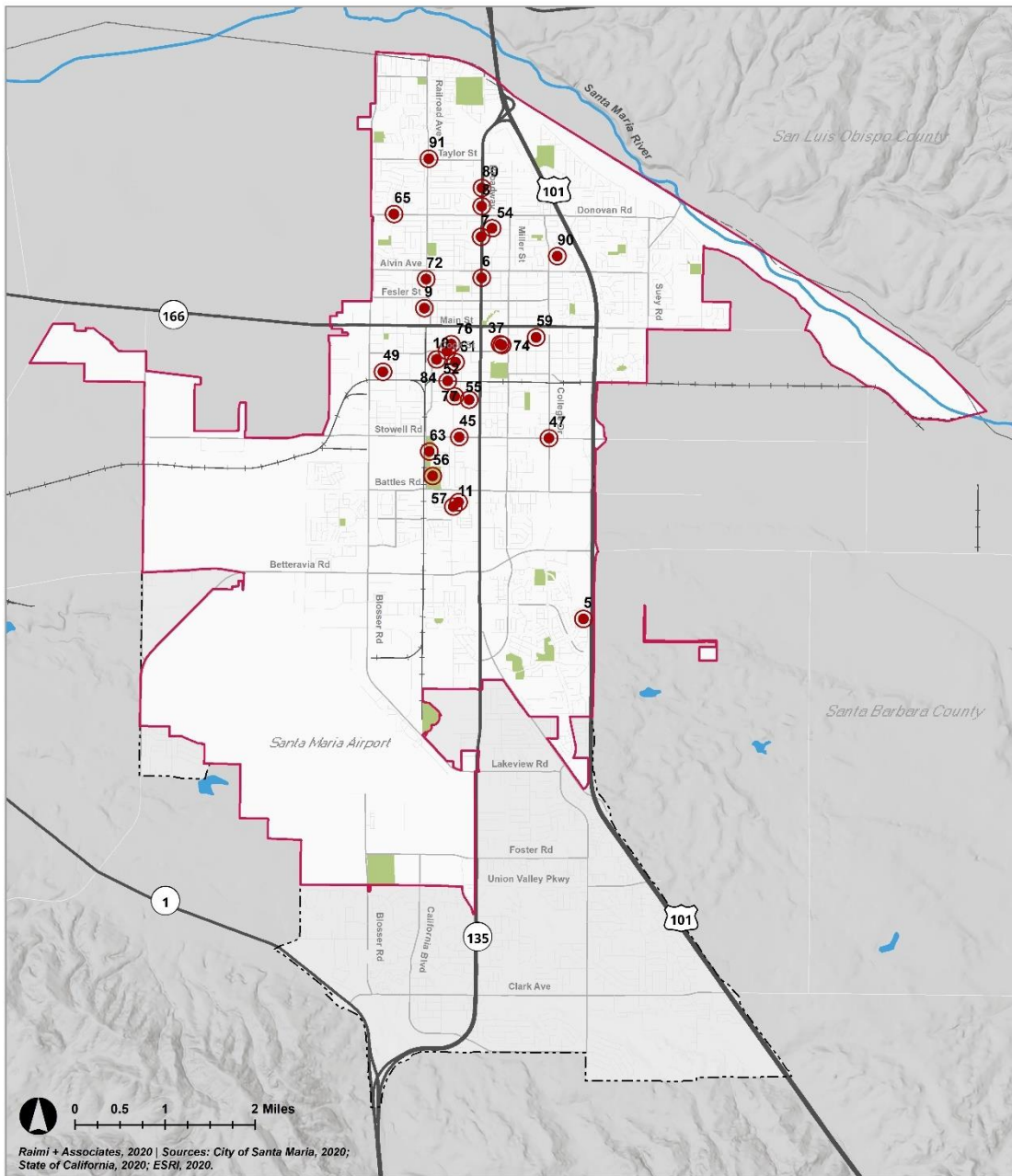
* Other Asset

- Santa Maria City Limits
- Parks
- - - Sphere of Influence
- Water
- + + + Railroads
- - - County Boundaries

Assets: Other Assets Comments

Map ID	Comment
47	Santa Maria Valley Railroad - very important community asset
48	I have never seen an accident or traffic congestion at a roundabout. I always prefer roundabouts because they are more efficient and quicker.
49	Roundabouts are safer, more efficient, and reduce deadly t bone collisions entirely.
50	With the amount of DUI's and drunk driving in Santa Maria, the city should mandate Roundabouts in most intersections. The accident fatality rate would drop dramatically
55	Newly built structure at Santa Maria high is a perfect example of a santa maria style building that adds and maintains the character of the city. i love this
56	beautiful Building
58	Palm trees make the place look like Santa Barbara
59	Roundabouts are better, and never any traffic congestion at roundabouts
60	roundabouts are better
61	nicely designed shopping center, spanish style roofs
63	Absolutely beautiful building. You would never guess that it was low income housing. We need more buildings that look like this.
67	There is sooo much opportunity with the Town Center Mall. There could have a dave and busters or amazon could make the sears building a fulfillment center.
69	Happy to get new stores in Santa Maria, now we just need a whole foods.
85	If Santa Maria thought progressively the entire Orcutt Hills (currently up for sale) would be purchased as a park or recreation area. San Luis Obispo does this and people want to live and visit there.
116	There's a crack

Issues: Unsafe Area



0 0.5 1 2 Miles

Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



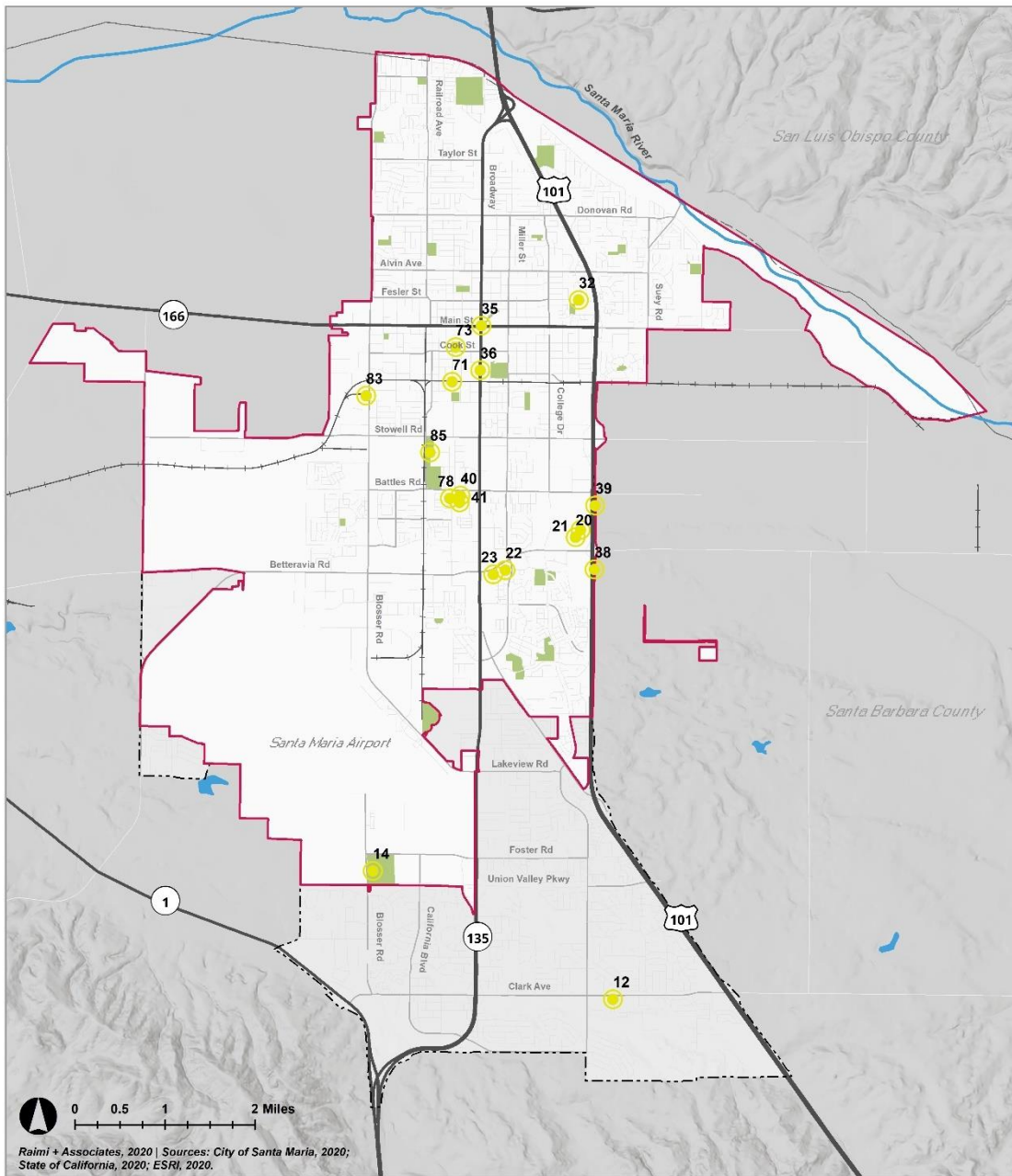
● Unsafe Area

- Santa Maria City Limits
- Parks
- - - Sphere of Influence
- Water
- Railroads
- - - County Boundaries

Issues: Unsafe Area Comments

Map ID	Comment
45	SMHS students are in danger in this intersection. We need a stop light. The flashing lights are not enough to slow down traffic. This is a very busy street with lots of cars and large trucks.
47	traffic accidents happen/a lot people run red lights
49	It is dangerous for the cars that are coming out of the apartments " Los Adobes De Maria ".
52	Too many speeding's and car crashes.
59	There's a crack on this side walk that people can fall off
63	Lights on tennis courts rarely on.
72	Should be a cross walk for students who go to el camino junior high, many students cross there and could potentially get hit by a car if they are not careful
74	Top floor of parking structure is particularly unsafe at night, though the entire area surrounding the structure is a bit unsafe after hours
76	During the night, it's not really safe to be walking around.
80	This is an unsafe area to get out of and emerge to traffic because there is a tree in the side of the road that covers the up coming road this can cause accidents expectantly because its a busy street .This tree needs to be cut down.
90	NE area is unsafe, according to Neighbors APP, a lot robberies and breaking in.
91	NW, according to Neighbors APP, a lot of breaking in and robberies.

Issues: Unattractive Area



0 0.5 1 2 Miles

Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



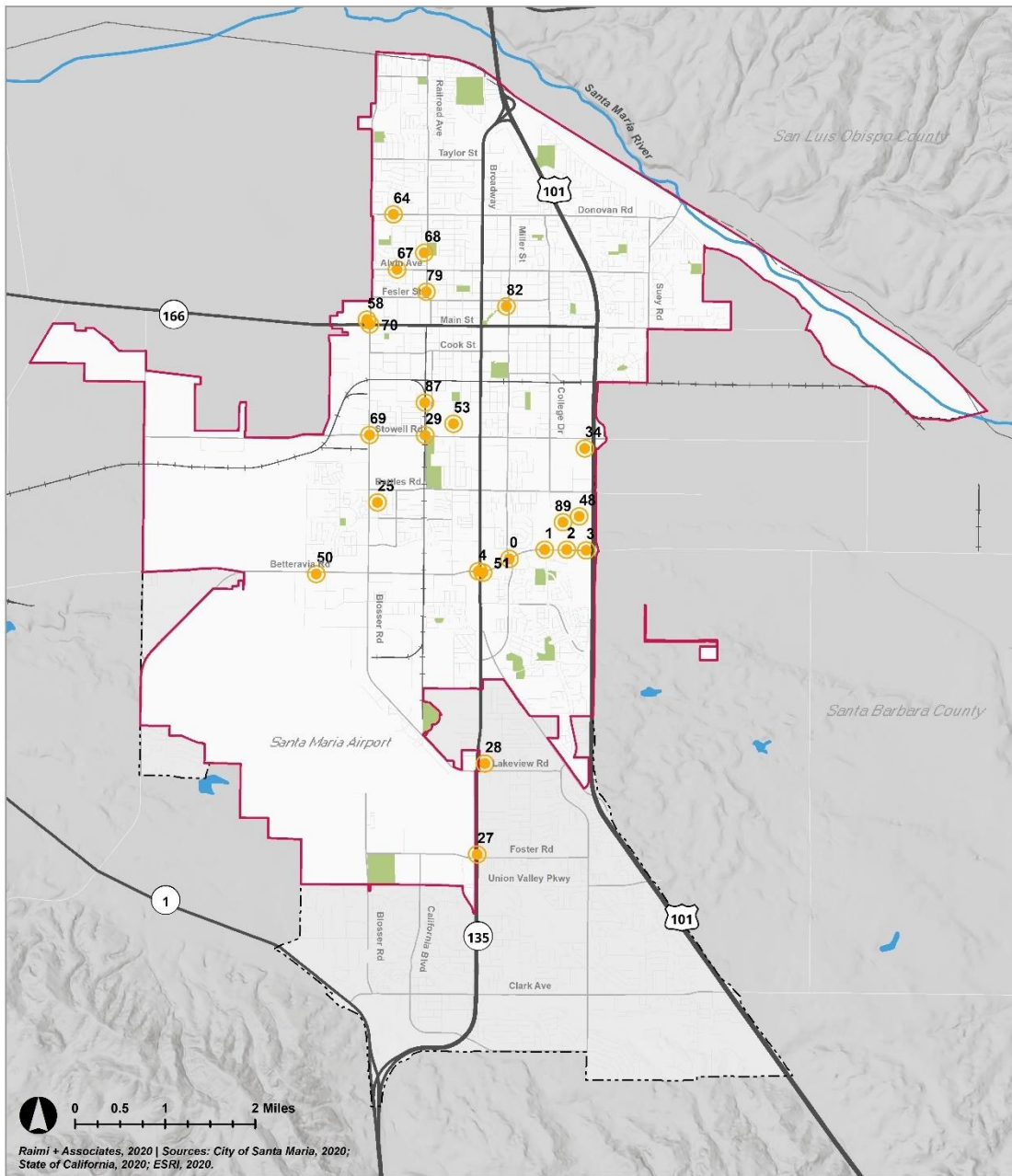
● Unattractive Area

- Santa Maria City Limits
- Parks
- - - Sphere of Influence
- Water
- Railroads
- - - County Boundaries

Issues: Unattractive Area Comments

Map ID	Comment
12	Homes/front yards across church are highly unkept, terrible curb appeal to main entryway to this community.
14	Pioneer Park - maintain its rustic appeal, but upgrade parking and clean up to make it safer and more attractive.
20	Very poor design. No character, no palm trees, very saddening to see such a wasted opportunity.
21	ugly modern design with no resemblance to santa maria architecture
22	very ugly shopping center. should be redesigned to look like walmart shopping center with palm trees
23	this area looks like an eyesore
32	This district is unsafe, I am using my reference from the Neighbors app, a lot of theft in this area.
39	From the freeway Santa Maria looks to be unlandscaped car dealerships and ugly backsides of box stores.
40	some buildings should be repainted
71	there is a lot of trash in the train tracks. People litter there
85	Every time I walk, I see homeless near the school and CONSTANTLY trash. This area should be clean everyday!

Issues: Traffic Congestion



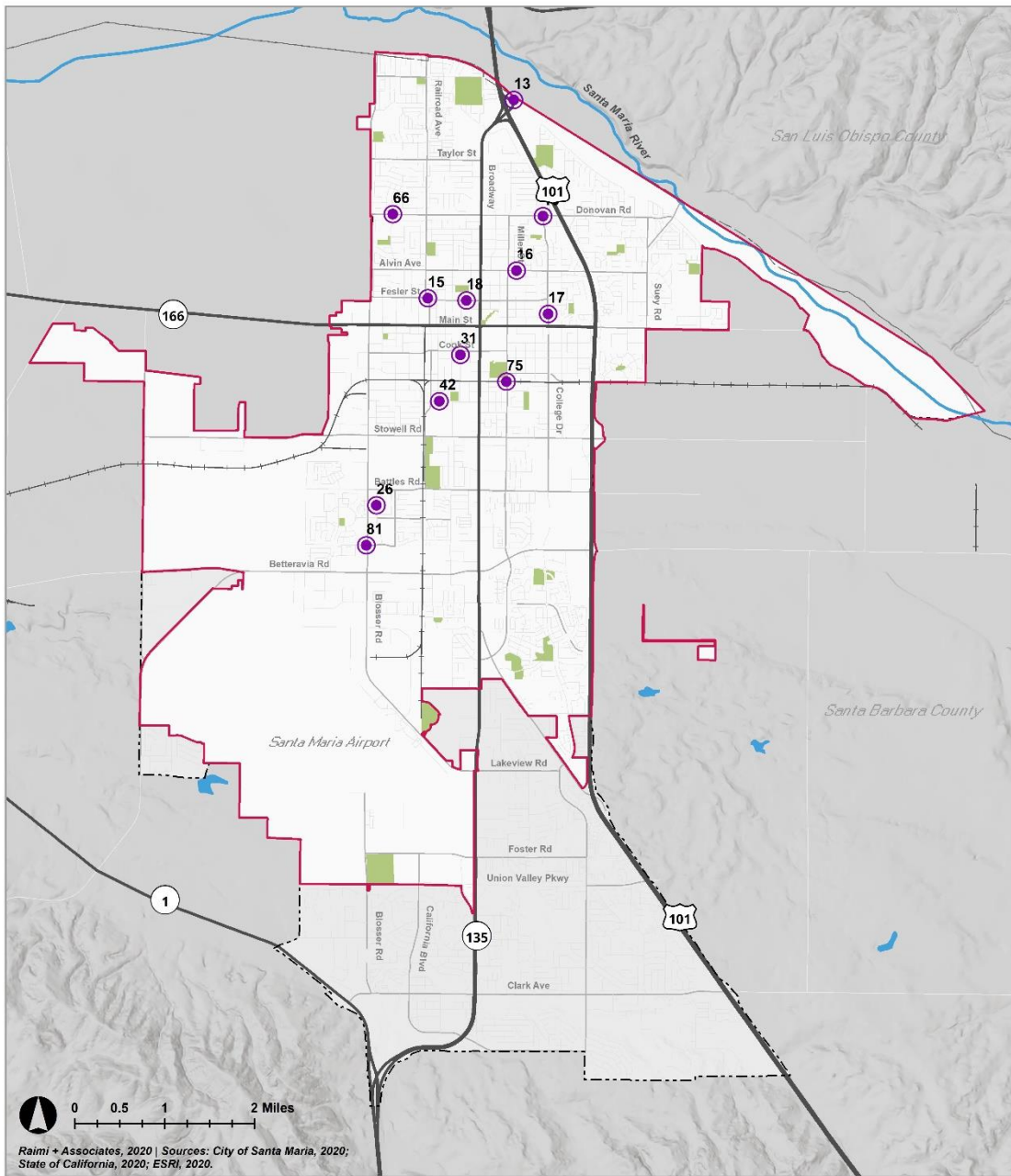
● Traffic Congestion

- Santa Maria City Limits
- - - Sphere of Influence
- Railroads
- Parks
- Water
- - - County Boundaries

Issues: Traffic Congestion Comments

Map ID	Comment
25	too many cars parked on street (overflow from St. Clair apartments)
27	The 135 is unsafe with the high rate of speed and traffic.
28	The most unsafe intersection I've seen in the U.S.
29	A concern that I have on this specific intersection (STOWELL & DEPOT) is that a lot of cars are passing the red lights. I use this route to walk my dog everyday, and I as a concern resident have to wait and double to make sure no cars are running the red
48	not a great parking lot or design for entrance
51	It is a very busy street.
53	Lots of traffic during school
68	There is no light pole on this street and at night it is very hard for drivers to see people crossing though here and can be in danger crossing if cars driving dont see them in time
69	this place are to much traffic
79	dangerous road
82	Some cars speed onto the right or left turn
87	Rush hour is crazy here. Everyone is a hurry to get to their destination, needs to consider especially when school starts!
89	This entire area is already full of traffic and more traffic once the school opens up!!

Issues: Poor Conditions for Walking or Biking



Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



● Poor Conditions for Walking or Biking

— Santa Maria City Limits

■ Parks

- - - Sphere of Influence

■ Water

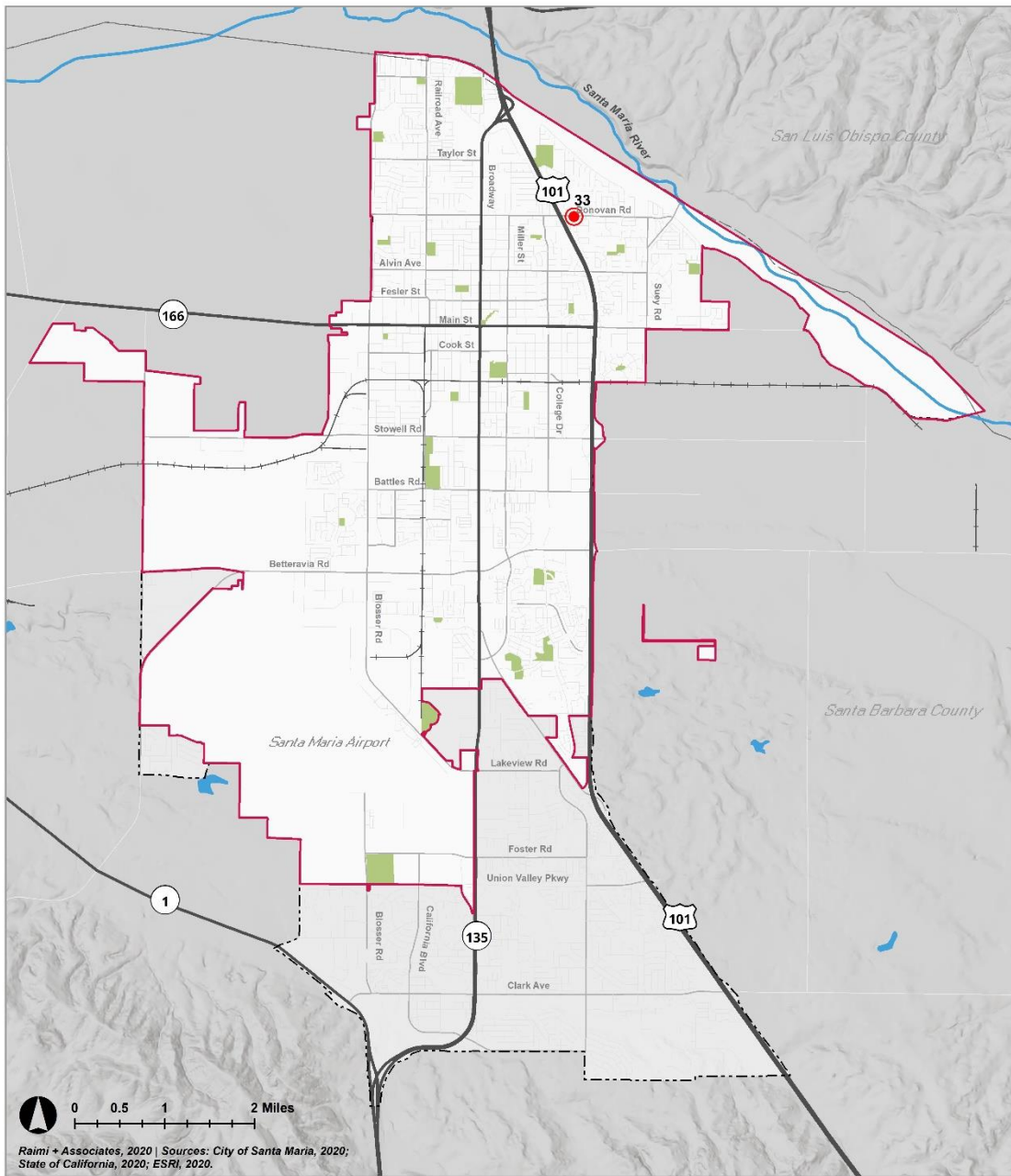
—+— Railroads

- - - County Boundaries

Issues: Poor Conditions for Walking or Biking Comments

Map ID	Comment
13	The parking and trailhead area for the riverbed walking/biking trail is unsafe, uninviting, and in poor condition.
15	No clear designation for crossing Railroad by pedestrians
16	Alvin from Miller to Suey is all residential yet it is four lanes. Traffic moves very fast making for a long (4 lanes wide) and dangerous crossing at any point. Two lanes with a turn lane would flow traffic as well and safer, plus make room for bike lane
17	College above Main is all residential yet it is four lanes. Traffic moves very fast making for a long (4 lanes wide) and dangerous crossing at any point. Two lanes with a turn lane would flow traffic as well and safer, plus make room for bike lanes
18	Fesler east of Broadway is four lanes. Traffic moves very fast making for a long (4 lanes wide) and dangerous pedestrian crossing at any point. Two lanes with a turn lane would flow traffic as well and safer, plus make room for bike lanes
19	Left turns from College to Donovan at his intersection is very difficult to navigate on a bicycle.
26	lots of litter/broken glass from people drinking alcohol around parked cars
31	SIDEWALKS need to be fixed. entire pine street.
75	There is no sidewalk

Issues: Pollution or Health Hazards



Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



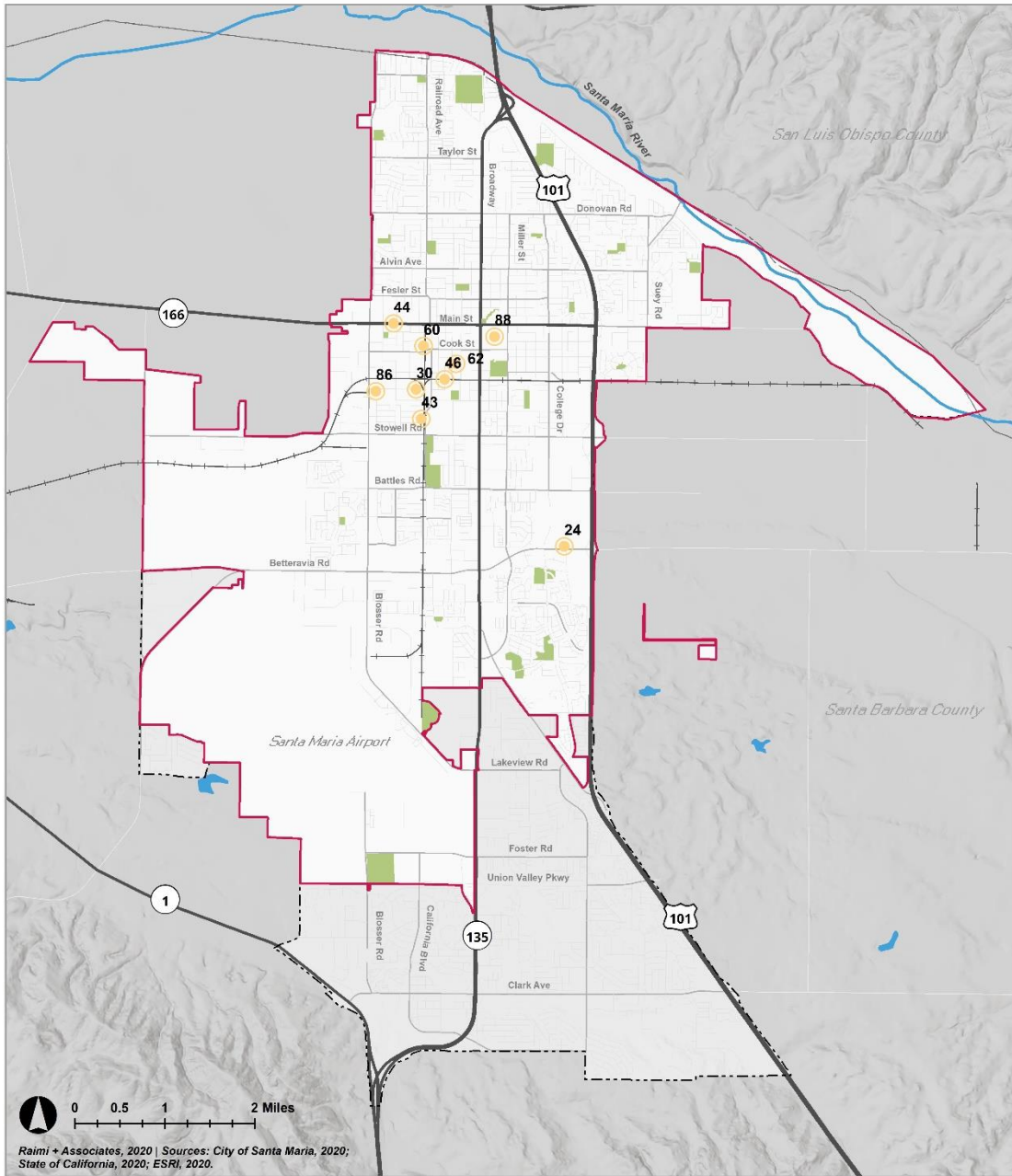
● Pollution or Health Hazards

- Santa Maria City Limits
- - - Sphere of Influence
- Railroads
- Parks
- Water
- - - County Boundaries

Issues: Pollution or Health Hazards Comments

Map ID	Comment
33	Water in canal is polluted. Canal makes neighborhood unsightly

Issues: Other Issues



0 0.5 1 2 Miles

Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



Other Issue

- Santa Maria City Limits
- Sphere of Influence
- Railroads
- Parks
- Water
- County Boundaries

Issues: Other Issues Comments

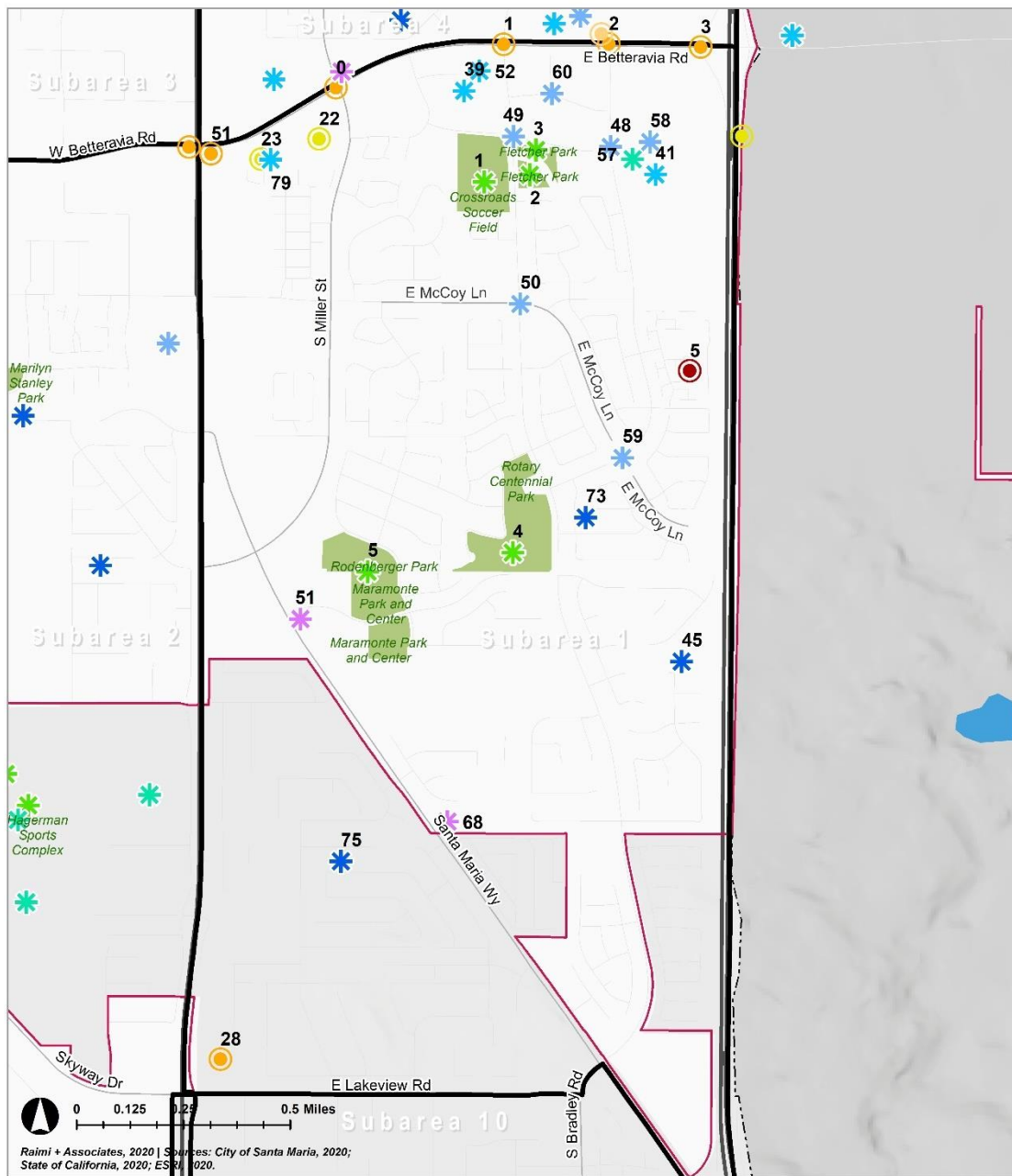
Map ID	Comment
24	This new style shopping center looks like it was built in the 1960's and is in need of renovation/remodel. I think our city deserves better than this.
30	TAGGING. someone have been tagging around Neighbors sidewalks. Sadden to see a business to be removed cause its been tagged multiple times. A camera would be nice!!!
44	People be racing in the middle of the night
46	This place gets dark during the night a street light or two would be nice.
60	no light, its very dark street
62	need more lights
86	Constant Tagging on light poles and on sidewalks on this area! A camera needed here!
88	Why are there less shopping stores here? We need help the mall by keeping stores alive inside it.

Appendix B: Results by Subarea

This Appendix shows results by 10 subareas. The General Plan Update will include goals, policies, and implementation actions focused on subareas. The subarea boundaries are based on Census Tract boundaries, geographic conditions, and defining physical features, such as roadways.

Each pin in the maps shown has a number. Comments corresponding with numbers are listed in tables following each map. Since leaving a comment was optional, not all pins on the map have corresponding comments. Comments were not edited.

Subarea 1



0 0.125 0.25 0.5 Miles
 Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



- ✱ Great Neighborhoods
- ✱ Other Asset
- ✱ Places for Recreation
- ✱ Places to Gather and Socialize
- ✱ Places to Shop and Dine
- ✱ Unique and Special Places
- Other Issue
- Pollution or Health Hazards
- Poor Conditions for Walking or Biking
- Traffic Congestion
- Unattractive Area
- Unsafe Area

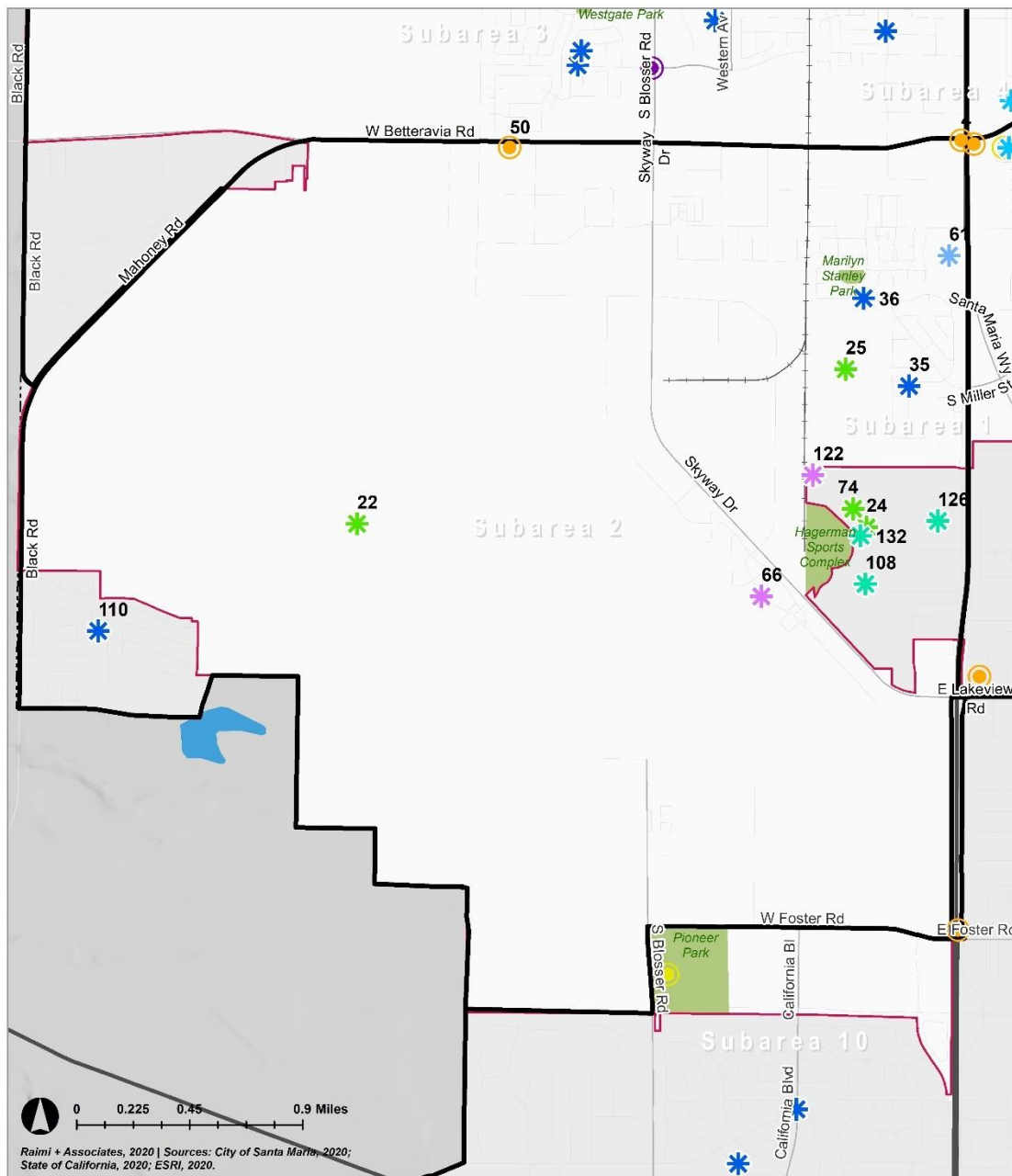
Subarea 1 Assets Comments

Map ID	Comment Type	Comment
45	Great Neighborhoods	Great neighbors
48	Other Asset	I have never seen an accident or traffic congestion at a roundabout. I always prefer roundabouts because they are more efficient and quicker.
49	Other Asset	Roundabouts are safer, more efficient, and reduce deadly t bone collisions entirely.
50	Other Asset	With the amount of DUI's and drunk driving in Santa Maria, the city should mandate Roundabouts in most intersections. The accident fatality rate would drop dramatically
51	Unique and Special Places	Beautiful spanish style building with courtyard. Great place to spend time around.
52	Places to Shop and Dine	nice style buildings, outdoor seating near Figueroa Mountain
57	Places to Gather and Socialize	Great place to eat outside with palm trees surrounding you
58	Other Asset	Palm trees make the place look like Santa Barbara
59	Other Asset	Roundabouts are better, and never any traffic congestion at roundabouts
60	Other Asset	roundabouts are better
68	Unique and Special Places	Under rated. There are only a few drive in theatres left in the whole state. This is a real gem. They need to do more advertising! or the city should take it over. Most people don't even know where its at.
75	Great Neighborhoods	Great neighborhood, great schools. Housing is tired and needs upkeep. Homeowner incentives for improvements would help.
79	Places to Shop and Dine	Let keep supporting local food shops and book store!

Subarea 1 Issues Comments

Map ID	Comment Type	Comment
22	Unattractive Area	very ugly shopping center. should be redesigned to look like walmart shopping center with palm trees
23	Unattractive Area	this area looks like an eyesore
28	Traffic Congestion	The most unsafe intersection I've seen in the U.S.
51	Traffic Congestion	It is a very busy street.

Subarea 2



Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.

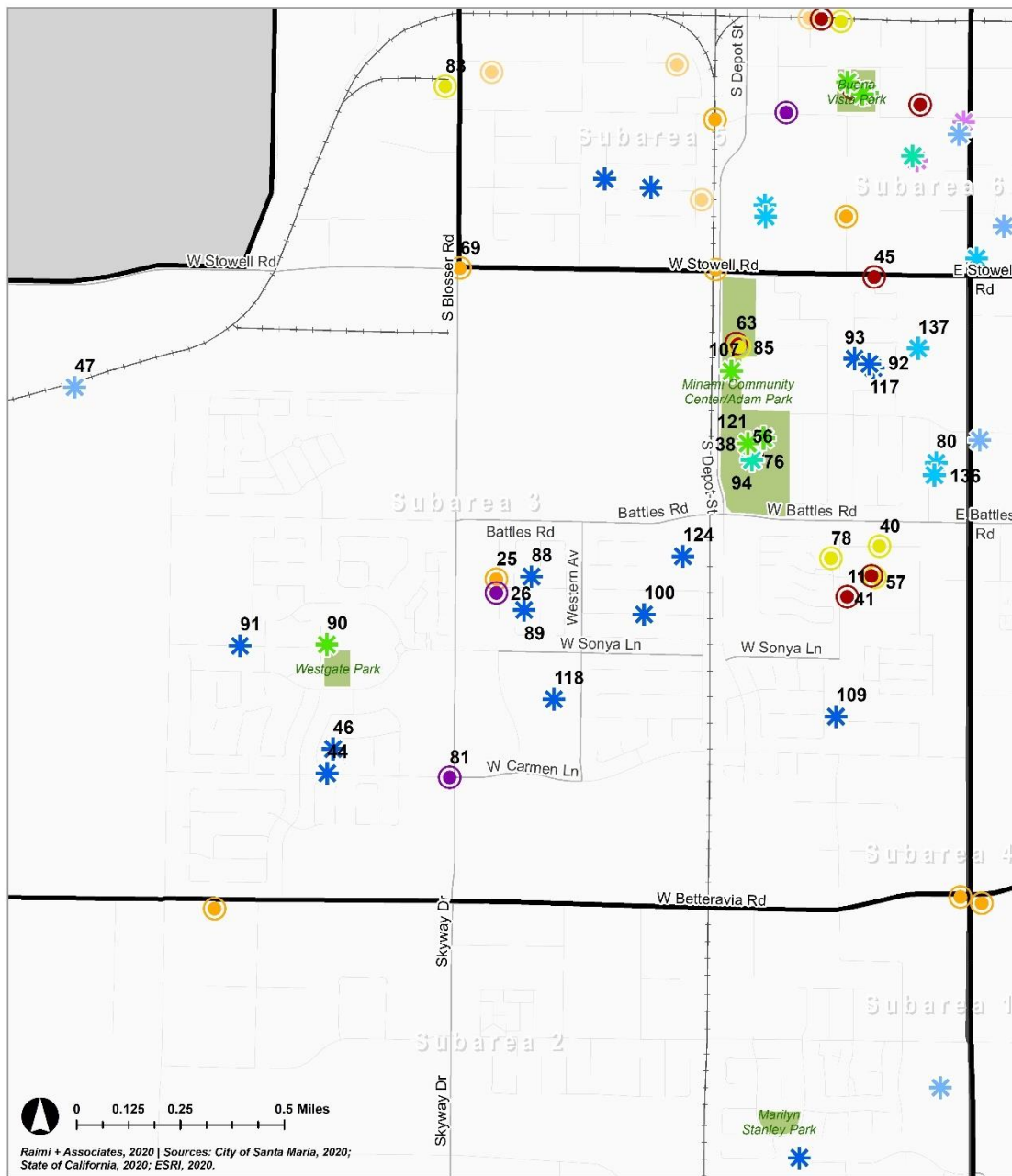


- | | | | |
|--|--------------------------------|--|---------------------------------------|
| | Great Neighborhoods | | Other Issue |
| | Other Asset | | Pollution or Health Hazards |
| | Places for Recreation | | Poor Conditions for Walking or Biking |
| | Places to Gather and Socialize | | Traffic Congestion |
| | Places to Shop and Dine | | Unattractive Area |
| | Unique and Special Places | | Unsafe Area |

Subarea 2 Assets Comments

Map ID	Comment Type	Comment
61	Other Asset	nically designed shopping center, spanish style roofs
66	Unique and Special Places	We have the biggest airport runway in the within the region and hopefully with the Raiders moving to Las Vegas we can get more frequent flights, that would be great. Also tourism in general.
74	Places for Recreation	Waller Park is a very special place. The lake water always needs better maintenance.
108	Places to Gather and Socialize	Waller park is a great place to spend time with family.
126	Places to Gather and Socialize	Waller park has always been a peaceful place to gather with friends or family. It is always well-maintained, and hopefully it may remain that way.

Subarea 3



- | | | | |
|--|--------------------------------|--|---------------------------------------|
| | Great Neighborhoods | | Other Issue |
| | Other Asset | | Pollution or Health Hazards |
| | Places for Recreation | | Poor Conditions for Walking or Biking |
| | Places to Gather and Socialize | | Traffic Congestion |
| | Places to Shop and Dine | | Unattractive Area |
| | Unique and Special Places | | Unsafe Area |

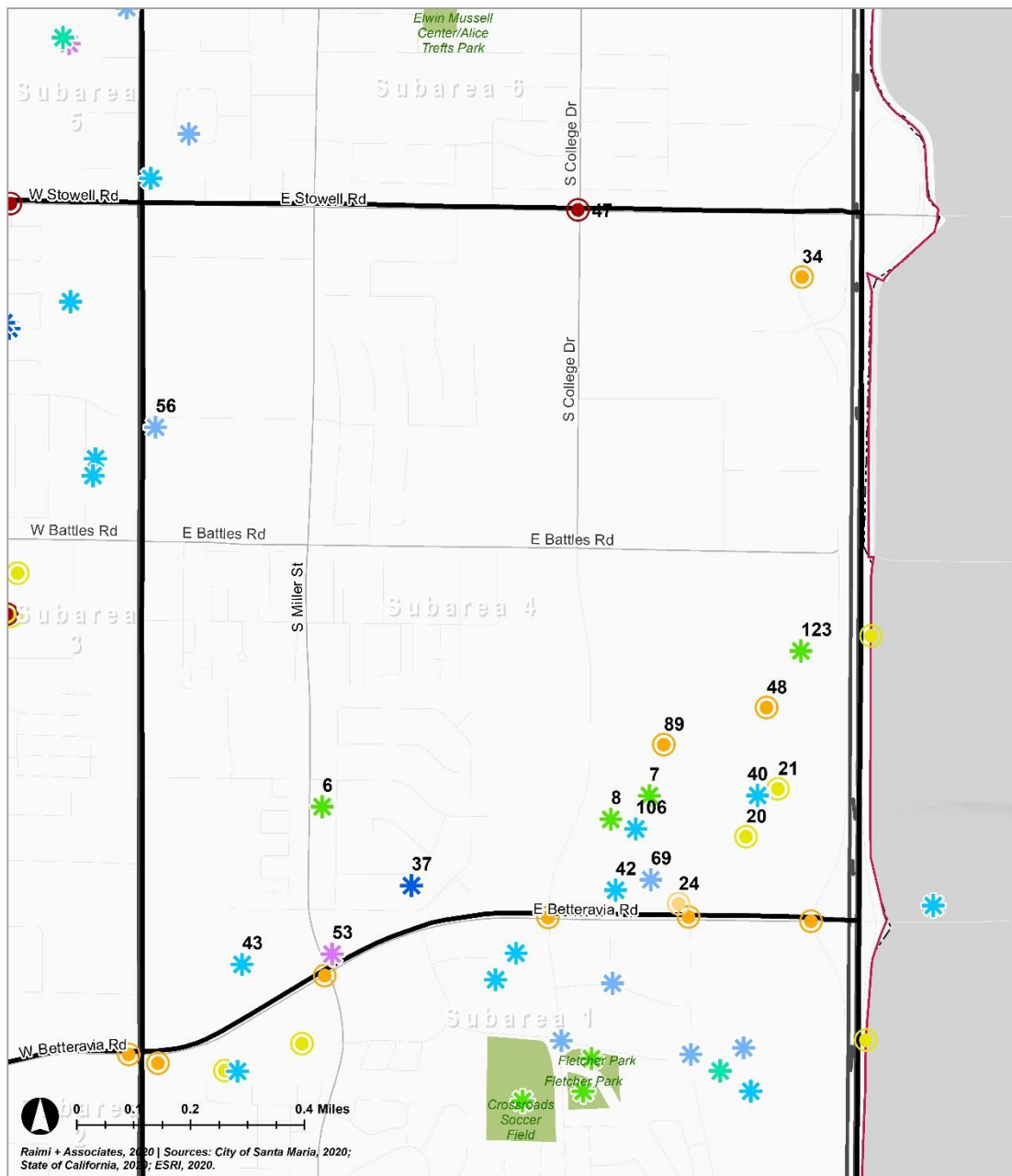
Subarea 3 Assets Comments

Map ID	Comment Type	Comment
46	Great Neighborhoods	Residents care about their neighborhood, look out for each other.
47	Other Asset	Santa Maria Valley Railroad - very important community asset
76	Places for Recreation	Minami Park is a great asset for the neighborhood community.
80	Places to Shop and Dine	Good Asian food and other great necessity stores for the community.
88	Great Neighborhoods	beautiful neighborhoods
89	Great Neighborhoods	beautiful neighborhood
94	Places to Gather and Socialize	Minami is classic and deserves to stay the same
107	Places for Recreation	Minami park is a great resource for families and immigrants.
109	Great Neighborhoods	The houses are very nice and a good neighborhood
124	Great Neighborhoods	It would have a very close school and a park.
136	Places to Shop and Dine	This area has a sushi place! Love going there all the time.
137	Places to Shop and Dine	The mexican restaurant is great! Small place but worth every penny I've spent there!

Subarea 3 Issues Comments

Map ID	Comment Type	Comment
25	Traffic Congestion	too many cars parked on street (overflow from St. Clair apartments)
26	Poor Conditions for Walking or Biking	lots of litter/broken glass from people drinking alcohol around parked cars
40	Unattractive Area	some buildings should be repainted
45	Unsafe Area	SMHS students are in danger in this intersection. We need a stop light. The flashing lights are not enough to slow down traffic. This is a very busy street with lots of cars and large trucks.
63	Unsafe Area	Lights on tennis courts rarely on.
69	Traffic Congestion	this place are to much traffic
85	Unattractive Area	Every time I walk, I see homeless near the school and CONSTANTLY trash. This area should be clean everyday!

Subarea 4



- ✱ Great Neighborhoods
- Other Issue
- ✱ Other Asset
- Pollution or Health Hazards
- ✱ Places for Recreation
- Poor Conditions for Walking or Biking
- ✱ Places to Gather and Socialize
- Traffic Congestion
- ✱ Places to Shop and Dine
- Unattractive Area
- ✱ Unique and Special Places
- Unsafe Area

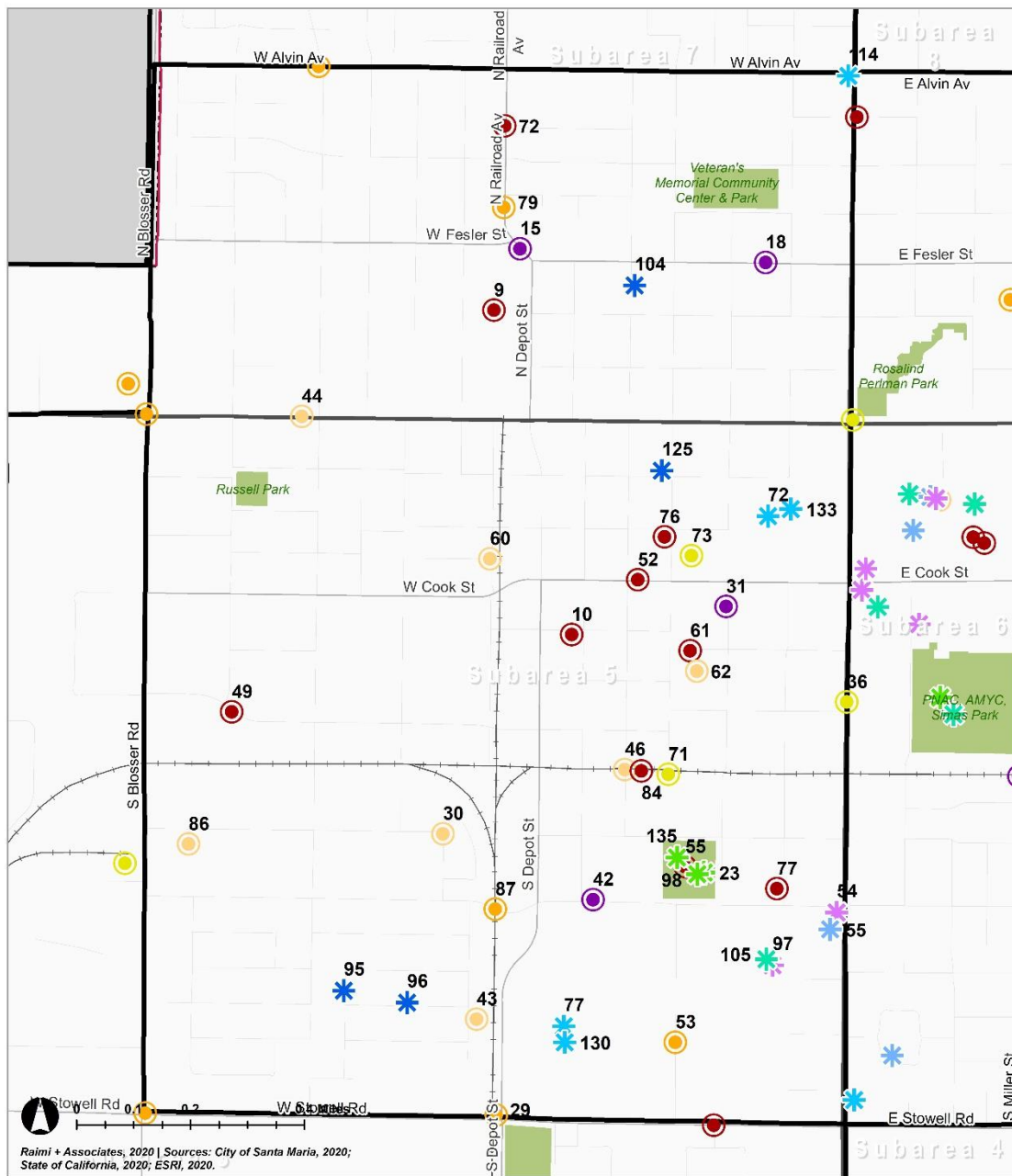
Subarea 4 Assets Comments

Map ID	Comment Type	Comment
53	Unique and Special Places	Beautiful building
56	Other Asset	beautiful Building
69	Other Asset	Happy to get new stores in Santa Maria, now we just need a whole foods.

Subarea 4 Issues Comments

Map ID	Comment Type	Comment
20	Unattractive Area	Very poor design. No character, no palm trees, very saddening to see such a wasted opportunity.
21	Unattractive Area	ugly modern design with no resemblance to santa maria architecture
24	Other Issue	This new style shopping center looks like it was built in the 1960's and is in need of renovation/remodel. I think our city deserves better than this.
47	Unsafe Area	traffic accidents happen/a lot people run red lights
48	Traffic Congestion	not a great parking lot or design for entrance
89	Traffic Congestion	This entire area is already full of traffic and more traffic once the school opens up!!

Subarea 5



- * Great Neighborhoods
- Other Issue
- * Other Asset
- Pollution or Health Hazards
- * Places for Recreation
- Poor Conditions for Walking or Biking
- * Places to Gather and Socialize
- Traffic Congestion
- * Places to Shop and Dine
- Unattractive Area
- * Unique and Special Places
- Unsafe Area

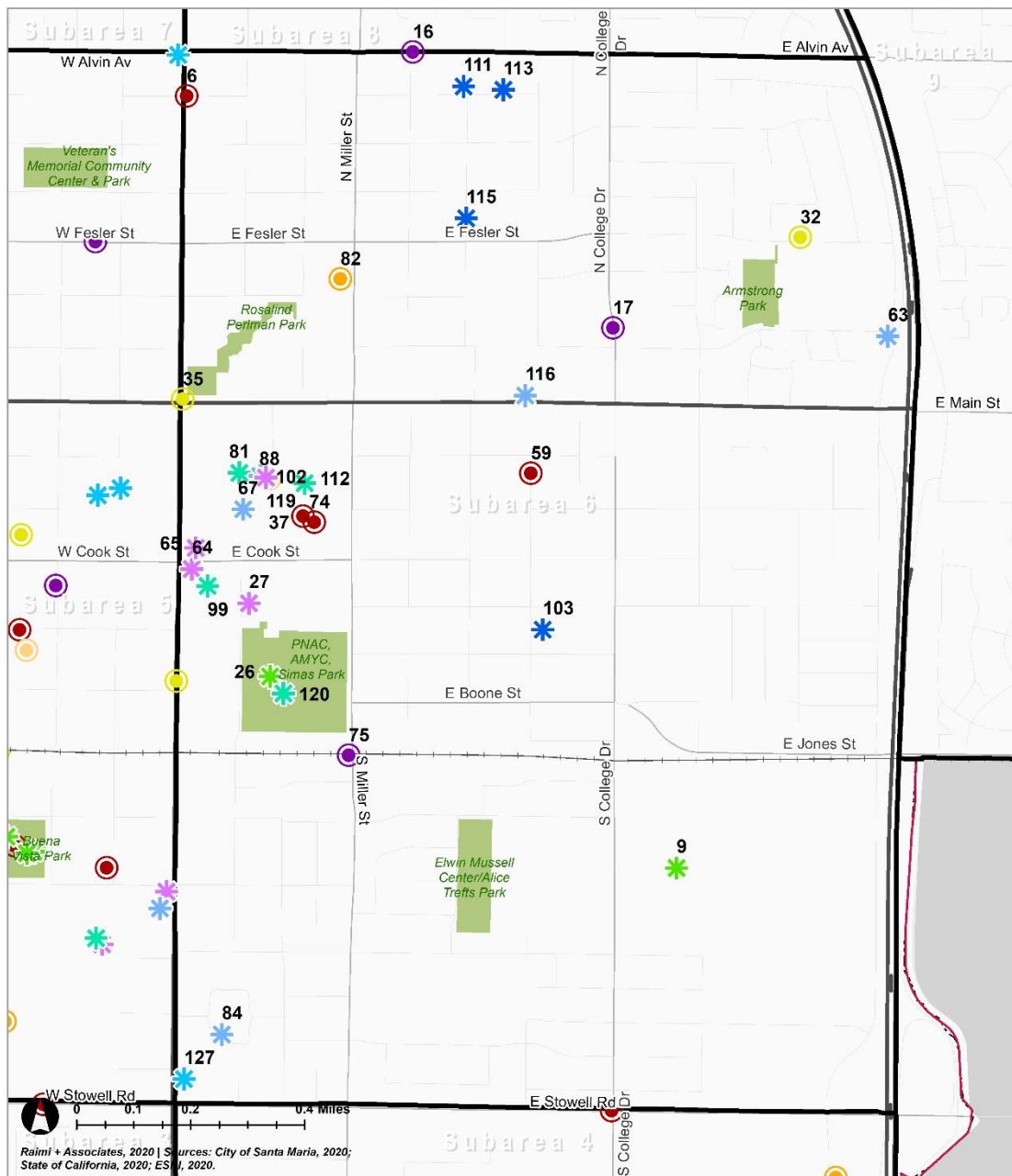
Subarea 5 Assets Comments

Map ID	Comment Type	Comment
54	Unique and Special Places	Santa Maria theatre is a beautiful Santa Maria Style building. All new construction should follow this design theme
55	Other Asset	Newly built structure at Santa Maria high is a perfect example of a santa maria style building that adds and maintains the character of the city. i love this
72	Places to Shop and Dine	Mikado Sushi
77	Places to Shop and Dine	Thanks for the local producers who sells fresh vegetables and fruits on fridays and sundays!
97	Unique and Special Places	Best high school ever!!!!
98	Places for Recreation	Another classic place
105	Places to Gather and Socialize	SMHS is a hub for families and young people. We should help improve the school reputation.
125	Great Neighborhoods	nice place
133	Places to Shop and Dine	I love the friday night farmers market. Would love if turns permanently. Great food!
135	Places for Recreation	Great job on this new park, very much needed the renovation.

Subarea 5 Issues Comments

Map ID	Comment Type	Comment
15	Poor Conditions for Walking or Biking	No clear designation for crossing Railroad by pedestrians
18	Poor Conditions for Walking or Biking	Fesler east of Broadway is four lanes. Traffic moves very fast making for a long (4 lanes wide) and dangerous pedestrian crossing at any point. Two lanes with a turn lane would flow traffic as well and safer, plus make room for bike lanes
29	Traffic Congestion	A concern that I have on this specific intersection (STOWELL & DEPOT) is that a lot of cars are passing the red lights. I use this route to walk my dog everyday, and I as a concern resident have to wait and double to make sure no cars are running the red
30	Other Issue	TAGGING. someone have been tagging around Neighbors sidewalks. Sadden to see a business to be removed cause its been tagged multiple times. A camera would be nice!!!
31	Poor Conditions for Walking or Biking	SIDEWALKS need to be fixed. entire pine street.
44	Other Issue	People be racing in the middle of the night
46	Other Issue	This place gets dark during the night a street light or two would be nice.
49	Unsafe Area	It is dangerous for the cars that are coming out of the aparments " Los Adobes De Maria ".
52	Unsafe Area	Too many speeding's and car crashes.
53	Traffic Congestion	Lots of traffic during school
60	Other Issue	no light, its very dark street
62	Other Issue	need more lights
71	Unattractive Area	there is a lot of trash in the train tracks. People litter there
72	Unsafe Area	Should be a cross walk for students who go to el camino junior high, many students cross there and could potentially get hit by a car if they are not careful
76	Unsafe Area	During the night, it's not really safe to be walking around.
79	Traffic Congestion	dangerous road
86	Other Issue	Constant Tagging on light poles and on sidewalks on this area! A camera needed here!
87	Traffic Congestion	Rush hour is crazy here. Everyone is a hurry to get to their destination, needs to consider especially when school starts!

Subarea 6



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|--|--------------------------------|--|---------------------------------------|
| | Great Neighborhoods | | Other Issue |
| | Other Asset | | Pollution or Health Hazards |
| | Places for Recreation | | Poor Conditions for Walking or Biking |
| | Places to Gather and Socialize | | Traffic Congestion |
| | Places to Shop and Dine | | Unattractive Area |
| | Unique and Special Places | | Unsafe Area |

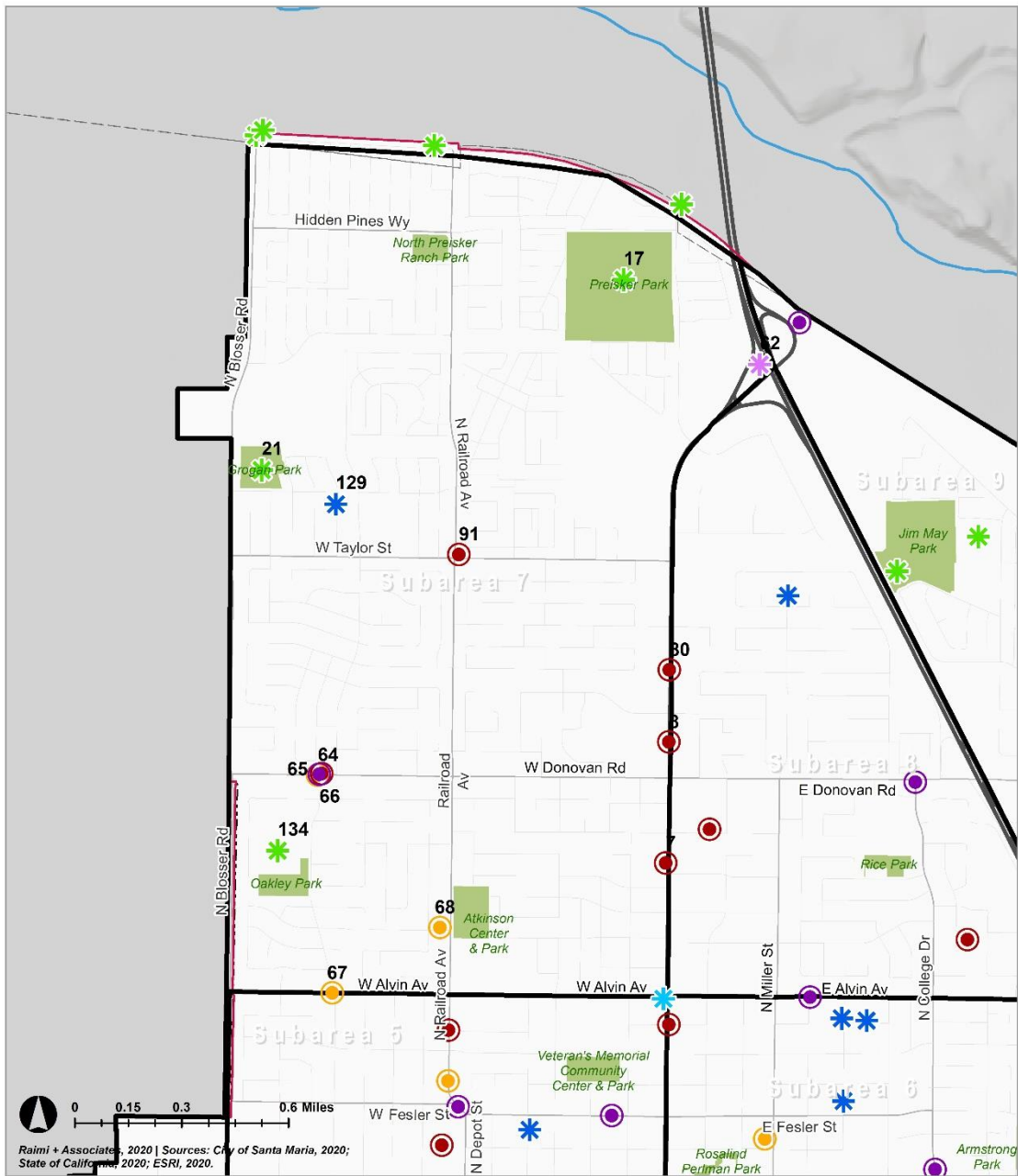
Subarea 6 Assets Comments

Map ID	Comment Type	Comment
63	Other Asset	Absolutely beautiful building. You would never guess that it was low income housing. We need more buildings that look like this.
64	Unique and Special Places	All buildings in Santa Maria should look like city hall
65	Unique and Special Places	I love the color scheme and design and how it has the spanish style roof and they incorporated the blue and yellow tiles from city hall
67	Other Asset	There is sooo much opportunity with the Town Center Mall. There could have a dave and busters or amazon could make the sears building a fulfillment center.
81	Places to Gather and Socialize	we need to keep this mall alive! I always shop there to support Santa Maria!
116	Other Asset	There's a crack
127	Places to Shop and Dine	Taqueria Salsa Brava

Subarea 6 Issues Comments

Map ID	Comment Type	Comment
16	Poor Conditions for Walking or Biking	Alvin from Miller to Suey is all residential yet it is four lanes. Traffic moves very fast making for a long (4 lanes wide) and dangerous crossing at any point. Two lanes with a turn lane would flow traffic as well and safer, plus make room for bike lane
17	Poor Conditions for Walking or Biking	College above Main is all residential yet it is four lanes. Traffic moves very fast making for a long (4 lanes wide) and dangerous crossing at any point. Two lanes with a turn lane would flow traffic as well and safer, plus make room for bike lanes
32	Unattractive Area	This district is unsafe, I am using my reference from the Neighbors app, a lot of theft in this area.
59	Unsafe Area	There's a crack on this side walk that people can fall off
74	Unsafe Area	Top floor of parking structure is particularly unsafe at night, though the entire area surrounding the structure is a bit unsafe after hours
75	Poor Conditions for Walking or Biking	There is no sidewalk
82	Traffic Congestion	Some cars speed onto the right or left turn
88	Other Issue	Why are there less shopping stores here? We need help the mall by keeping stores alive inside it.

Subarea 7



Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.



- Great Neighborhoods
- Other Asset
- Other Issue
- Places for Recreation
- Places to Gather and Socialize
- Pollution or Health Hazards
- Places to Shop and Dine
- Unique and Special Places
- Poor Conditions for Walking or Biking
- Traffic Congestion
- Unattractive Area
- Unsafe Area

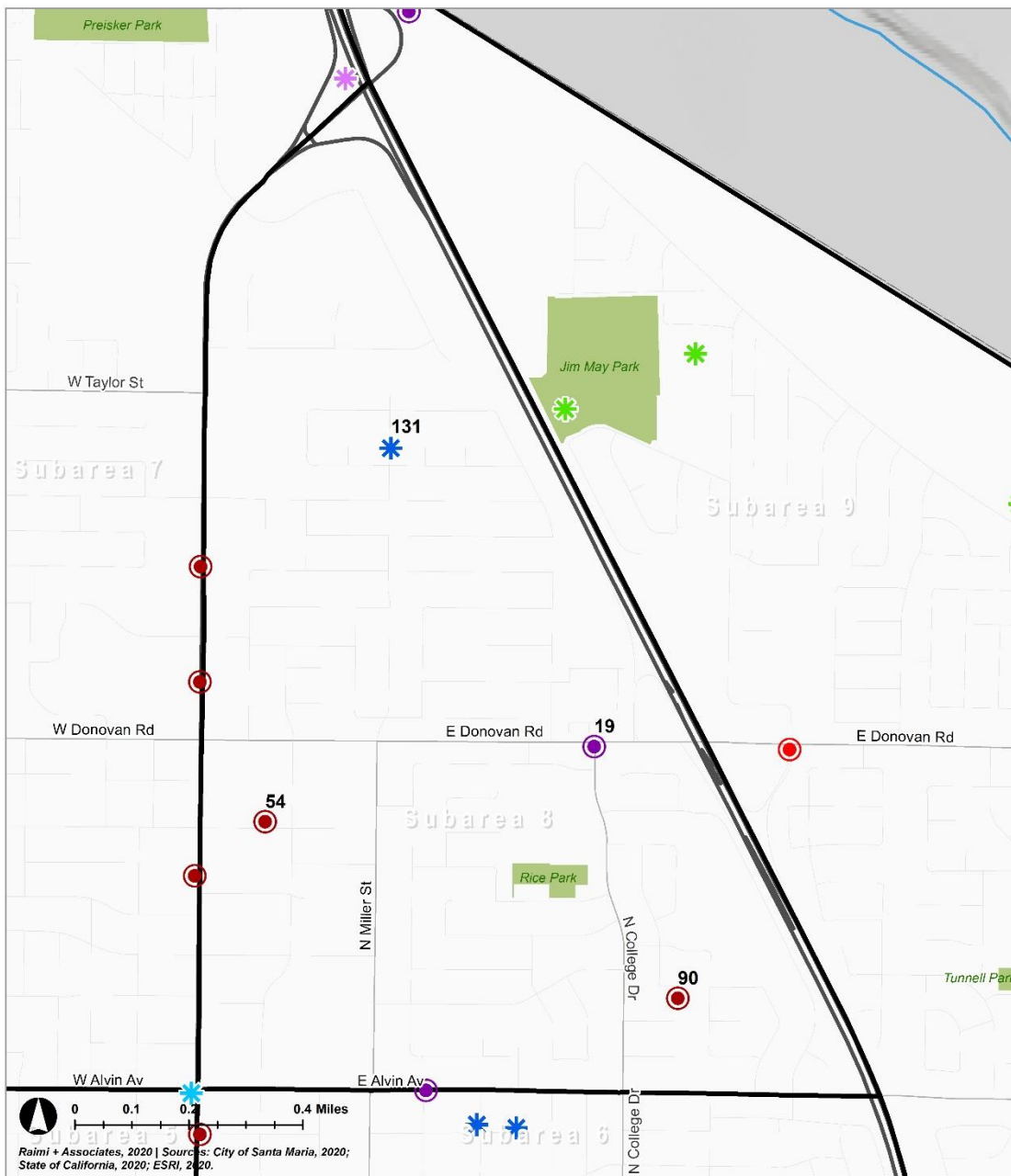
Subarea 7 Assets Comments

Map ID	Comment Type	Comment
62	Unique and Special Places	Welcome to Santa Maria sign is great! we need another one on the south side of santa maria by clark
134	Places for Recreation	beautiful new park

Subarea 7 Issues Comments

Map ID	Comment Type	Comment
68	Traffic Congestion	There is no light pole on this street and at night it is very hard for drivers to see people crossing though here and can be in danger crossing if cars drving dont see them in time
80	Unsafe Area	This is an unsafe area to get out of and emerge to traffic because there is a tree in the side of the road that covers the up coming road this can cause accidents expectantly because its a busy street .This tree needs to be cut down.
91	Unsafe Area	NW, according to Neighbors APP, a lot of breaking in and robberies.

Subarea 8



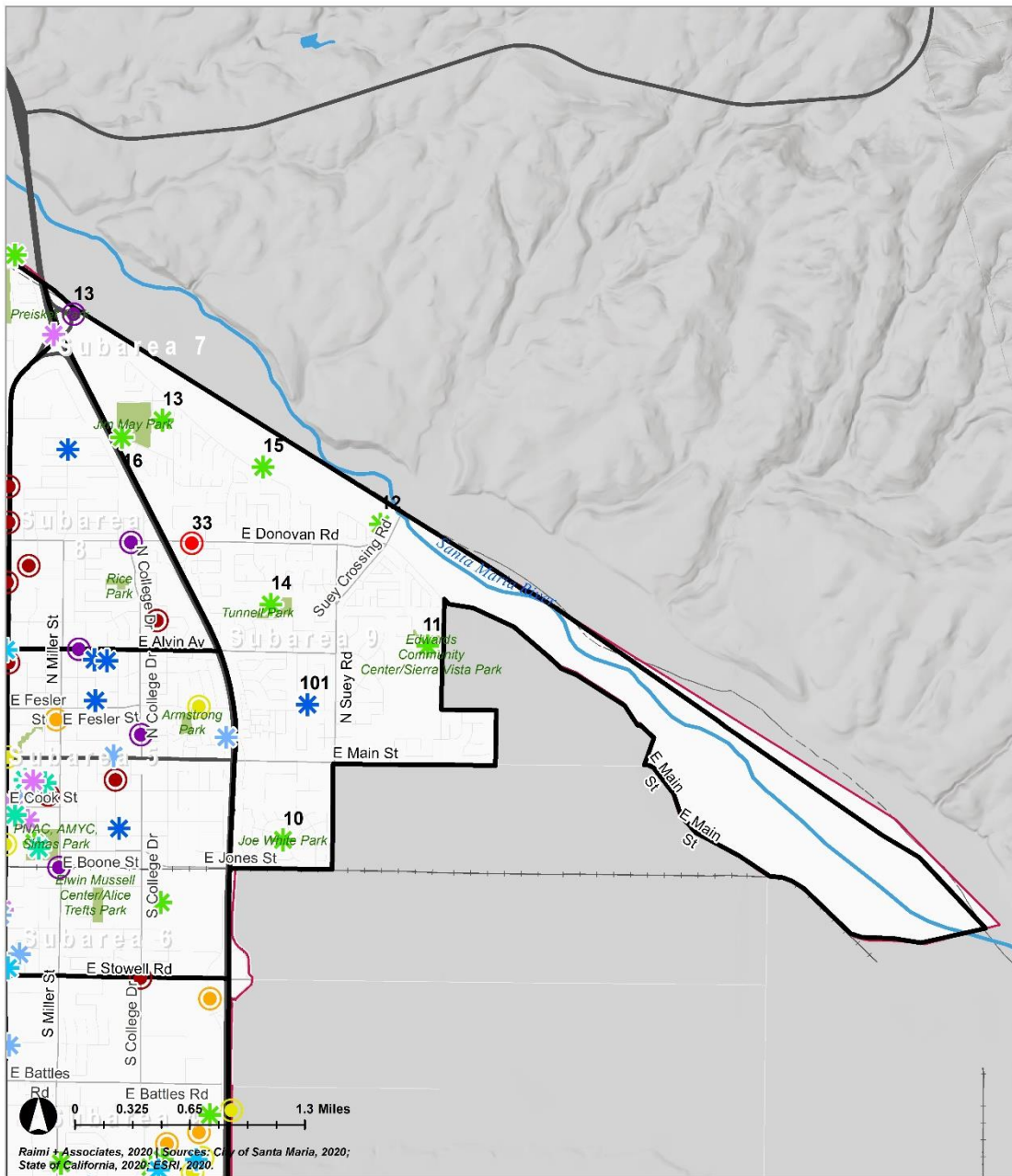
Raimi + Associates, 2020 | Sources: City of Santa Maria, 2020; State of California, 2020; ESRI, 2020.

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| | Great Neighborhoods | | Other Issue |
| | Other Asset | | Pollution or Health Hazards |
| | Places for Recreation | | Poor Conditions for Walking or Biking |
| | Places to Gather and Socialize | | Traffic Congestion |
| | Places to Shop and Dine | | Unattractive Area |
| | Unique and Special Places | | Unsafe Area |

Subarea 8 Issues Comments

Map ID	Comment Type	Comment
19	Poor Conditions for Walking or Biking	Left turns from College to Donovan at his intersection is very difficult to navigate on a bicycle.
90	Unsafe Area	NE area is unsafe, according to Neighbors APP, a lot robberies and breaking in.

Subarea 9

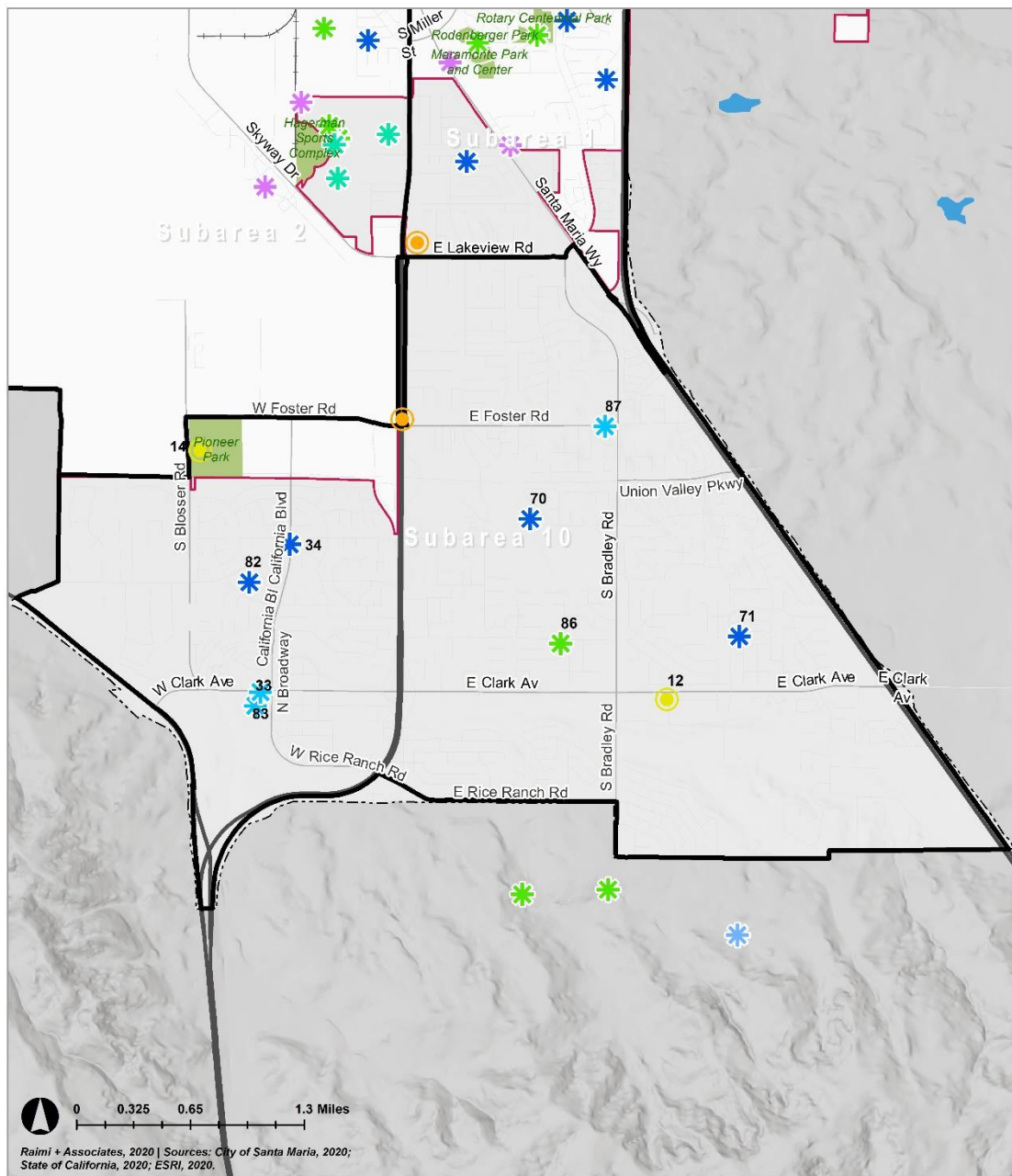


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| | Great Neighborhoods | | Other Issue |
| | Other Asset | | Pollution or Health Hazards |
| | Places for Recreation | | Poor Conditions for Walking or Biking |
| | Places to Gather and Socialize | | Traffic Congestion |
| | Places to Shop and Dine | | Unattractive Area |
| | Unique and Special Places | | Unsafe Area |

Subarea 9 Issues Comments

Map ID	Comment Type	Comment
13	Poor Conditions for Walking or Biking	The parking and trailhead area for the riverbed walking/biking trail is unsafe, uninviting, and in poor condition.
33	Pollution or Health Hazards	Water in canal is polluted. Canal makes neighborhood unsightly

Subarea 10



- ★ Great Neighborhoods
- ★ Other Asset
- ★ Places for Recreation
- ★ Places to Gather and Socialize
- ★ Places to Shop and Dine
- ★ Unique and Special Places
- Other Issue
- Pollution or Health Hazards
- Poor Conditions for Walking or Biking
- Traffic Congestion
- Unattractive Area
- Unsafe Area

Subarea 10 Assets Comments

Map ID	Comment Type	Comment
87	Places to Shop and Dine	good place it

Subarea 10 Issues Comments

Map ID	Comment Type	Comment
12	Unattractive Area	Homes/front yards across church are highly unkept, terrible curb appeal to main entryway to this community.
14	Unattractive Area	Pioneer Park - maintain its rustic appeal, but upgrade parking and clean up to make it safer and more attractive.