



Chair Robert Dickerson
Commissioner Esau Blanco
Commissioner Tom Lopez
Commissioner Yasameen Mohajer
Commissioner Tim Seifert

PLANNING COMMISSION AGENDA CITY OF SANTA MARIA, CALIFORNIA

Wednesday, July 16, 2025

REGULAR SESSION - 5:30 P.M.

HOW TO ACCESS MEETINGS

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In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's Office at (805) 925-0951 extension 2306, or by email at cityclerk@cityofsantamaria.org at least 48 hours before the meeting. Assisted Listening devices are available for those who attend in Council Chambers. Closed Captioning is available during meetings in English and Spanish on Comcast Channel 23 and at CityofSantaMaria.org/tv.

PUBLIC COMMENT (letters/emails)

(Must be received by 2:00 p.m. in advance of the meeting)

Members of the public wishing to submit a public comment or a comment on an agenda item, can email deady@cityofsantamaria.org or mail to the Planning Commission, Attn.: Dana Eady, Planning Manager, 110 South Pine Street, Suite 101, Santa Maria, CA 93458. Letters/emails will not be read aloud during the meeting. All correspondence will be distributed to Councilmembers, submissions received after the deadline will not be processed until the following day but will become a part of the official record.

MEETINGS

The Planning Commission holds regular meetings on the first and third Wednesday of every month.

Regular meetings start at 5:30 p.m. in the Council Chambers at City Hall, 110 East Cook Street, Santa Maria, California. Special and Adjourned Regular meetings start time are to be determined.

POSTING LOCATIONS OF AGENDA AND/OR CANCELLATION NOTICES

Regular meeting agendas will be posted at least 72 hours before the meeting (GC§ 54954(a)(1)). Agenda and Cancellation Notices can be viewed online and are also posted at the following two locations: Santa Maria City Hall located at 110 East Cook Street, Santa Maria, California, and Santa Maria Public Library located at 421 South McClelland Street, Santa Maria, California.

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1. **PLEDGE OF ALLEGIANCE**
 2. **CALL TO ORDER/ROLL CALL**
Commissioners Esau Blanco, Tom Lopez, Yasameen Mohajer, Tim Seifert and Chair Robert Dickerson.
 3. **APPROVAL OF MINUTES**
RECOMMENDATION:
Approve the minutes of the Planning Commission for the meeting of June 4, 2025.
 4. **PUBLIC COMMENT PERIOD**
Each member of the audience may address the Commission on any subject within the Commission's business that is not on the agenda. Each member of the audience is limited to discussion of three minutes or as otherwise directed by the Commission Chair.
 5. **CONSENT CALENDAR**
The consent calendar is approved with one motion. These items are read only on the request of Commission members. Should anyone, including members of the public, wish to discuss or disapprove any item, it must be dropped from the blanket motion and considered as a separate item.
 6. **PUBLIC HEARINGS**
ORDER OF PROCEEDINGS FOR PUBLIC HEARING ITEMS:

Staff presentation.
Disclose any Commissioner communications.
Applicant presentation.
Questions from the Commission.
Open meeting to the public:
 Written communications
 Public comment
 Any rebuttals to be heard
Questions of the public or applicant the from Commission.
Public hearing to be closed.
Discussion and decision on the item.

6.a PERLMAN APARTMENTS DOWNTOWN PERMIT
Property Location: 100 N Broadway

Review of a Downtown Permit (DT2025-0003) for the Vernon Group and Danco to construct a six-story building consisting of five-stories of 150 affordable apartments above a 40,000-square-foot podium with parking and residential amenities on a 1.12-acre site in the Gateway District of the Downtown Specific Plan.

Environmental: The project was adequately covered in a previously certified Final Environmental Impact Report for the Santa Maria Downtown Specific Plan (SCH 2007041105) pursuant to California Environmental Quality Act State Guidelines Section 15162.

Planner Contact: Carol Ziesenhenne, 805-925-0951 ext. 1607;

<mailto:cziesenhenne@cityofsantamaria.org>

RECOMMENDATION:

By motion, recommend that the City Council approve Downtown Permit (DT2025-0003).

7. OTHER BUSINESS

Oral Reports from the Planning Commission and staff.

8. ANNOUNCEMENTS

9. ADJOURNMENT

If you challenge a determination made on a matter on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in written correspondence to the Planning Commission at, or prior to, the public hearing.

I, Dana Eady, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of Santa Maria City Hall and Santa Maria Public Library and made available at <https://www.cityofsantamaria.org/services/departments/city-clerk-records/agendas-reports-meeting-videos> on this ##th day of Month 2025.

PLANNING COMMISSION MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA

June 4, 2025, 5:30 p.m.
City Hall Council Chambers
110 East Cook Street
Santa Maria

Members Present: Commissioner Esau Blanco, Commissioner Tom Lopez, Commissioner Yasameen Mohajer, Commissioner Tim Seifert, and Chair Robert Dickerson

Staff Present: Planning Division Manager Dana Eady, Assistant City Attorney Heather Whitham, Principal Civil Engineer Mark Mueller, Senior Civil Engineer Zoe Glick, Principal Planner Frank Albro, Senior Planner Carol Ziesenhenn, Recording Secretary Tracy Rosas

1. PLEDGE OF ALLEGIANCE

Commissioner Lopez led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Commissioners Esau Blanco, Tom Lopez, Yasameen Mohajer, Tim Seifert and Chair Robert Dickerson.

Chair Dickerson called the meeting to order at 5:35 p.m.

3. APPROVAL OF MINUTES

Moved by: Commission Chair Tim Seifert

Seconded by: Commissioner Tom Lopez

Approve the minutes of the Planning Commission for the meeting of May 21, 2025

For (3): Commissioner Tom Lopez, Commissioner Tim Seifert, and Chair Robert Dickerson

Abstained (2): Commissioner Esau Blanco, and Commissioner Yasameen Mohajer

Motion carried by a recorded vote (3 to 0)

4. PUBLIC COMMENT PERIOD

Each member of the audience may address the Commission on any subject within the Commission's business that is not on the agenda. Each member of the audience is limited to discussion of three minutes or as otherwise directed by the Commission Chair.

There were no requests to speak.

5. PUBLIC HEARINGS

ORDER OF PROCEEDINGS FOR PUBLIC HEARING ITEMS:

Staff presentation.

Disclose any Commissioner communications.

Applicant presentation.

Questions from the Commission.

Open meeting to the public:

Written communications

Public comment

Any rebuttals to be heard

*Questions of the public or applicant the from Commission.
Public hearing to be closed.
Discussion and decision on the item.*

5.a INDUSTRIAL PARKWAY BATTERY STORAGE REQUEST FOR TIME EXTENSION

Property Location: 2916 Industrial Parkway

Consideration of a request for a two-year Time Extension (A2025-0004) for Planned Development Permit (PD2021-0012) to extend the expiration date for RPCA Storage 1, LLC to establish a battery energy storage system on a 1-acre site in a PD/M-1 (Planned Development/Light Manufacturing) district.

Environmental: On August 3, 2022, this project was determined to be eligible for a Class 32 (Infill Development Projects) categorical exemption based on Section 15332 of the California Environmental Quality Act Guidelines. No new environmental determination is necessary for this time extension request.

Planner Contact: Frank Albro, 805-925-0951 ext. 2379; <mailto:falbro@cityofsantamaria.org>

Moved by: Commissioner Tim Seifert

Seconded by: Commissioner Esau Blanco

By motion, approved Time Extension A2025-0004 granting a two-year time extension for Planned Development Permit PD2021-0012.

For (5): Commissioner Esau Blanco, Commissioner Robert Dickerson, Commissioner Tom Lopez, Commissioner Yasameen Mohajer, and Commissioner Tim Seifert

Motion carried by a recorded vote (5 to 0)

Item 5.c was moved up in the order:

5.c ZONING TEXT AMENDMENTS FOR ACCESSORY DWELLING UNITS, TITLE 12 OF THE CITY OF SANTA MARIA MUNICIPAL CODE

Review of Zoning Text Amendments (Z2025-0001) to amend Chapter 12-56, Accessory Dwelling Units, of Title 12 of the City of Santa Maria Municipal Code.

Environmental: The proposed Zoning Text Amendments are statutorily exempt from the California Environmental Quality Act (CEQA) per Public Resources Code Section 21080.17.

Planner Contact: Dana Eady, 805-925-0951 ext. 2444; <mailto:deady@cityofsantamaria.org>

Moved by: Commissioner Tom Lopez

Seconded by: Commissioner Tim Seifert

By resolution, recommended that the City Council approve Zoning Text Amendment Z2025-0001.

For (4): Commissioner Esau Blanco, Commissioner Tom Lopez, Commissioner Yasameen Mohajer, and Commissioner Tim Seifert

Abstained (1): Chair Robert Dickerson

Motion carried by a recorded vote (4 to 0)

5.b SPLASH N' DASH CARWASH PLANNED DEVELOPMENT PERMIT AMENDMENT AND CONDITIONAL USE PERMIT

Property Location: 1703 South Bradley Road

Review of a Planned Development Permit Amendment (A2024-0014) to Planned Development Permit (PD2018-0005) and a Conditional Use Permit (U2025-0005) for Splash Auto Center LLC to construct a proposed 16,300-square-foot carwash facility with a 3,200-square-foot carwash tunnel, a customer cafe/wait room and drive-through cafe pickup lane, offices, restrooms, covered

vacuum/dry down areas, and a water tower feature on a 1.6-acre site in a PD-f-a/C-2 (Planned Development-freeway tower-auto overlay/General Commercial) district.

Environmental: The project was adequately covered in a previously certified Final Supplemental Environmental Impact Report (SEIR) for the Enos Ranchos Specific Plan (SCH#2007011082) pursuant to California Environmental Quality Act State Guidelines Section 15162.

Planner Contact: Carol Ziesenhenne, 805-925-0951 ext. 1607;

<mailto:cziesenhenne@cityofsantamaria.org>

Moved by: Commissioner Esau Blanco

Seconded by: Commissioner Tim Seifert

By motion, approved Planned Development Permit Amendment A2024-0014 and Conditional Use Permit U2025-0005.

For (3): Commissioner Esau Blanco, Chair Robert Dickerson, and Commissioner Tim Seifert

Abstained (2): Commissioner Tom Lopez, and Commissioner Yasameen Mohajer

Motion carried by a recorded vote (3 to 0)

6. OTHER BUSINESS

Oral Reports from the Planning Commission and staff.

7. ANNOUNCEMENTS

Next Study Session: June 5, 2025

Next Public Hearing: June 18, 2025

8. ADJOURNMENT

If you challenge a determination made on a matter on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda, or in written correspondence to the Planning Commission at, or prior to, the public hearing.

I, Dana Eady, hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours at the following locations: City of Santa Maria City Hall and Santa Maria Public Library and made available at <https://www.cityofsantamaria.org/services/departments/city-clerk-records/agendas-reports-meeting-videos> on this ##th day of Month 2025.

There being no further business, Chair Dickerson declared the Planning Commission meeting adjourned at 7:16 p.m.

Dana Eady, Assistant Secretary

Robert Dickerson, Planning Commission Chair



CITY OF SANTA MARIA
PLANNING COMMISSION STAFF REPORT

JULY 16, 2025

PERLMAN APARTMENTS DOWNTOWN PERMIT

Property Location: 100 N Broadway

Review of a Downtown Permit (DT2025-0003) for the Vernon Group and Danco to construct a six-story building consisting of five-stories of 150 affordable apartments above a 40,000-square-foot podium with parking and residential amenities on a 1.12-acre site in the Gateway District of the Downtown Specific Plan.

Environmental: The project was adequately covered in a previously certified Final Environmental Impact Report for the Santa Maria Downtown Specific Plan (SCH 2007041105) pursuant to California Environmental Quality Act State Guidelines Section 15162.

Planner Contact: Carol Ziesenhenne, 805-925-0951 ext. 1607;
cziesenhenne@cityofsantamaria.org

RECOMMENDATION:

By motion, recommend that the City Council approve Downtown Permit (DT2025-0003).

BACKGROUND

The applicants propose to redevelop a 1.2-acre parcel located at the northeast corner of Main Street and Broadway with a new six-story affordable apartment project. The project site is currently developed with Rosalind Perlman Park, a City park that includes a playground, pond, gazebo, mature trees, and several commemorative flower gardens and plaques. The project would remove the existing park and construct a new 197,000-square-foot six-story apartment building with 150 new affordable rental apartment units.

The Union Plaza Apartments and Teamsters Local 986 are located north of the site, Santa Maria Sewing Superstore and Central Plaza Park/Central Plaza Apartments to the east. The Gateway Mixed Use building and North China Restaurant are located across Broadway to the west, and the Firefighter's Memorial Plaza and planned location of Alvin Newton Apartments are to the south, across Main Street (Attachment A – Vicinity Map).

The project site is in the SP/Gateway (Specific Plan/Gateway) zoning district within the Downtown Specific Plan and is identified as a "critical corner" of the downtown. Since the project is over 10,000 square feet in size, a Downtown Permit that is reviewed by the Planning Commission for a recommendation to the City Council for final determination is required.

Declaration of Surplus Land and Sales and Disposition Agreement

On June 1, 2021, the City Council adopted a resolution (No. 2021-54) declaring several specific City-owned parcels as surplus land. This project parcel (identified as the Perlman Park site) was included in the 4.28-acres of declared surplus land. The proposed affordable housing project satisfies the Surplus Lands Act (SLA) of California (Government Code 54221) provision requiring that at least 25-percent of the housing units proposed as part of a development be deed-restricted affordable to lower income households for a period of 55 years. The property is subject to the Sales and Disposition Agreement (SDA) that was approved by the City Council on August 20, 2024. The terms and conditions of the SDA are included in the Council Agenda Report from that meeting date.

Public Meetings

The preliminary concept for this project was presented to the City Council at the May 5, 2024 public meeting, prior to the applicant proceeding with preparing more detailed plans for formal review. The presentation showed the general massing and proposed architectural style of the building and invited feedback on the design. The council members' comments on the design concept were positive and no public comment was received regarding the project at that time. The project was also reviewed by the Downtown Revitalization Committee on May 29, 2025. At this meeting, the Committee received a presentation from staff and discussed all aspects of the project, including the project's affordability and place in the overall downtown revitalization vision and plan, as well as the project site plan, floor plan, and overall building design. The Committee members asked questions about vehicular circulation for the building, the residential-only use of the building, the sizes and affordability of the units, replacement requirements for the large mature trees on the park site, the Santa Maria Valley Beautiful movement, and the Perlman family.

On June 5, 2025, the project was reviewed by the Planning Commission at a Study Session. The project was well received overall with some Commissioners expressing a desire for additional architectural details on the north and west elevations of the building, a clearer picture of the proposed street-level architectural finishes, a vehicle loading area for the residents, and an optional water feature in the courtyard.

Those in attendance from the public mentioned concerns regarding the loss of parkland, proximity of the proposed building to the existing Union Plaza apartments creating a loss of views to the south, traffic and pedestrian safety, and parking issues. Commissioners echoed some of the concerns regarding the building proximity to Union Plaza and pedestrian crossing at Main Street. The applicant has responded to the concern regarding building proximity to Union Plaza by providing the building separation distance measurement, which ranges between 13.5-feet and 15-feet. Staff has provided additional analysis in the Setback section of this report, addressing the potential view impacts to the 14 Union Plaza Apartment units facing the project to the south. The applicant has also prepared a traffic study which includes safety analysis of the intersections and provided recommendations for improving pedestrian and vehicular safety. The project is also conditioned to incorporate additional architectural interest on the north and west elevations such as a painted mural or green wall.

DISCUSSION

The proposed project meets the intent of the Downtown Specific Plan by creating a multi-storied residential building with integrated ground floor leasing office space. The project also provides design components encouraged by the Plan, such as sidewalks that provide direct access to building entrances, building materials and finishes that are true to the structure's architectural style, landscaped areas, and building massing that steps back upper floors to create open areas such as the second-floor courtyard.

The proposed apartment building will include 150 residential units (15 studio units with average area of 411 square feet, 53 one-bedroom units with average area of 583 square feet, 38 two-bedroom units with average area of 778 square feet, and 44 three-bedroom units with average area of 1,105 square feet). The rental units would be 100 percent affordable (except for a market-rate manager's unit), with an overall affordability of 60-percent Area Median Income (AMI). The ground floor of the building will contain a 1,000-square-foot leasing office, bike storage and a mail room, along with 77 parking stalls. Access to the upper floors is provided by a stairwell and two elevators in the lobby, and two other stairwells on the opposite sides of the building. Vehicle access to the building will be provided via two driveways, one on the northwest side of the building fronting Broadway, and one on the northeast side of the building via the alley.

The second floor includes additional residential amenities including two open-to-the-sky resident courtyards with a mixture of planter boxes and potted plants to accent and soften the proposed multipurpose activity areas. Interior resident amenities include a small fitness center, a community room, and a bike storage room. Each floor also includes tall ceilings, a common laundry room, and a common trash disposal room.

Building Height

The building height is proposed at approximately 71 feet tall, with roof projections and the tallest tower elements at 83 feet in height. The s-tile roof and tower features improve the overall roofline significantly, avoiding boxiness. The Gateway district allows a maximum height of 70 feet, measuring from the average finish grade to the highest point of the roof, including roof equipment and screening. Extra height may be considered for architectural elements or features on a case-by-case basis through the Downtown Permit process if superior design is achieved. Additionally, as this project is proposed to be 100-percent affordable, under California's Density Bonus Law, the project would qualify for waived or reduced development standards such as modified building height limit requirements.

Setbacks

The Downtown Specific Plan requires a minimum zero front yard setback for buildings located along the Main Street and/or Broadway corridors, five-foot side yard setbacks and a ten-foot rear yard setback. The project has a minimum setback of at least seven feet around the entire building. The project complies with the minimum front and side yard setbacks, and the applicant is requesting a modification of the ten-foot rear building setback required by the Downtown Specific Plan. Setback reductions may be granted

through the Downtown Specific Plan on a case-by-case basis through the Downtown Permit process if superior design is achieved. As the project is proposed to be 100-percent affordable, under California's Density Bonus Law, the project qualifies for waived or reduced development standards, which may include reduced setback requirements.

At the Study Session, Commissioners and the public raised concerns regarding the building's proximity to the neighboring seven-story apartment building, Union Plaza. Along the building facing Union Plaza, the project's building setbacks from the shared property line fronting the two buildings ranges between seven feet, eight inches, and 22 feet, with an average setback of 14 feet, seven and a half inches. The building separation is greater than the dimensions listed above, ranging between 13 feet, nine inches, and 28 feet, three inches. The average distance between the two buildings is approximately 21 feet. For comparison, the average width of an alley in Santa Maria is 12 feet.

Architecture

The exterior colors and stucco and tile materials of the building are consistent with a Mission/Spanish Revival vernacular architecture, complementary to the Gateway Mixed-Use building and the proposed Alvin Newton Apartments on the two adjacent corners of Main Street and Broadway. At the intersection, the building steps back to provide angled corners for driver visibility. The ground floor features large arches with either storefront windows, murals, or parking garage openings framed with climbing vines to provide a human scale to the building for a pleasant pedestrian experience. Decorative tiles along the first foot above sidewalk provide additional detail and character to the streetscape. The upper floors feature significant variations in wall planes, recessed windows with dark bronze colored vinyl windows and Juliette balconies. There are numerous public art/mural opportunities provided on the building from the ground floor alcoves to the tall tower elements of the elevator shafts and stairwells.

Landscape

The design provides approximately 6,737 square-feet of irrigated landscape area, and 1,855 square-feet of non-irrigated (artificial turf), equating to approximately 17.5 percent of the site. The Downtown Specific Plan allows features such as the rooftop patio with planters and seating to be credited toward meeting the landscape area requirements. Site amenities include two large deck courtyards for the residents, planter boxes, seating and trees. Indoor amenities include a common room, fitness center, mailroom, multiple bike storage rooms and a leasing office. The project would require removal of 18 large mature trees from the site; however, the project will be required to replace the trees on site or pay an in-lieu fee for the City to plant the trees elsewhere in the landscape maintenance district. The trees would be required to be replaced at up to a 6 to 1 ratio for every tree removed for the project.

The project landscape plans incorporate the Geranium flower, the City of Santa Maria's Official Flower. The flowers are planted in honor of Ethel-May Dorsey Conrad, who was instrumental in promoting recognition of the Official City Flower. Mrs. Conrad founded Santa Maria Valley Beautiful in 1963 and was also instrumental in establishing Central Park Plaza, the linear park to the northeast of the project. The Recreation and Parks Department will work closely with the applicant to respectfully remove, temporarily store during construction, and relocate all of the existing memorials and plaques to appropriate locations on the site.

Parking

According to the Downtown Specific Plan, the project is required to provide 133 parking spaces, and the project is proposing 78 parking spaces onsite. Per the historical Reciprocal Easement (REA) for Town Center and the SDA, the City will provide the applicant use of the City-owned parking garage located south of Main Street for the remaining required parking spaces (55 spaces) that cannot be accommodated on the project site. Several conditions of approval have been incorporated to require the project applicant to enter into a contractual agreement with the City for the use, refurbishment, security and ongoing maintenance of a portion of the existing City-owned parking lots that are to be used by the project. Although parking will be permitted on the City lots, the parking spaces will be non-exclusive; therefore, parking will not be on a reserved or permit basis.

Incentives

The project qualifies for incentives based on the new development requirements of the Downtown Specific Plan and outlined in the special findings for Downtown Permits. The incentives for reuse projects are based on how much the project conforms to the development standards and design guidelines of the Downtown Specific Plan. Since this project has met the majority of the development standards that are feasible for this type of project and due to the size of the site, the Community Development Department has agreed to reduce fees by 50 percent for the project's building permits. The Downtown Specific Plan allows the applicant to request a payment plan for the project's AB 1600/Growth Mitigation fees, with a maximum period of ten years, through an agreement processed with the City Attorney. According to the SDA, additional incentives are available, and most incentives are contingent on meeting the incentive timelines outlined in the SDA attachments.

Housing

As this is an affordable housing project, California's Housing and Accountability Act applies. The Act limits the City's discretion to reduce the number of units proposed, or to deny the project. If the Commission were to consider recommending the denial of this project, specific findings must be developed based on documented evidence that the project will cause specific, adverse impacts upon the public health or safety, and that there are no feasible methods to satisfactorily mitigate or avoid the adverse impacts.

Environmental

The project was adequately covered in a previously certified program Environmental Impact Report prepared for the Downtown Specific Plan (SCH# 20077041105) pursuant to California Environmental Quality Act (CEQA) State Guidelines Section 15162. None of the conditions specified in CEQA Section 15162 requiring the preparation of a subsequent EIR have occurred with the proposed project. Therefore, the proposed project may rely on the previously certified Final Environmental Impact Report prepared for the Downtown Specific Plan as adequate environmental review under CEQA. No further environmental review is required.

Attachments

- A – Vicinity Map
- B – Permit
- C – Plan Set



Esri Community Maps Contributors, County Of San Luis Obispo, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



 Project Site

0 65 130 260 Feet



CITY OF SANTA MARIA DOWNTOWN PERMIT

PLANNING DIVISION • 110 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 2244

PERMIT NO. DT2025 – 0003

APPROVAL DATE July 16, 2025

PROJECT NAME Perlman Apartments

APPLICANT/OWNER The Vernon Group/Danco

ADDRESS/LOCATION 100 North Broadway

DESCRIPTION Downtown Permit (DT2025-0003) for the Vernon Group and Danco to construct a six-story building consisting of 5-stories of 150 affordable apartments above a 40,000-square-foot podium with parking and residential amenities on a 1.12-acre site in the Gateway District of the Downtown Specific Plan.

FINDINGS

The Planning Commission of the City of Santa Maria hereby recommends that the City Council approves the following project in accordance with the application submitted and hereby makes the required findings in accordance with the Downtown Specific Plan, including the following:

- A. The project meets the vision and intent of the Downtown Plan and the Gateway District in which it is located by providing:
 1. A new pedestrian-oriented affordable residential building.
 2. A multi-storied building design that incorporates 360-degree architecture with articulation and detailing on all building facades including massing, roof forms, wall planes, and friendly, human-scale features such as balconies.
- B. That the site for the proposed project is adequate in size to accommodate the project. The 1.1-acre site is an infill site that is surrounded on all sides by urban development or roadways. The project is designed to comply with the Downtown Specific Plan and utilizes the nearby City-owned parking garage on Main Street for the majority of the project's parking requirement. There is adequate remaining area for the building footprint, entry drives with 78 onsite vehicle parking spaces, driveway access, site landscape, pedestrian paseos, and residential amenities such as lobby, leasing office, mail room, and bike storage.

- C. The project will not have adverse effects on abutting properties. The project conforms with the intent, purpose, and standards of the Downtown Specific Plan, and has been designed to be compatible with adjacent surrounding development. The residential use will add to the mix of downtown land uses envisioned by the Downtown Specific Plan, and help support the other office, retail and restaurant uses in the area.
- D. The project will not be detrimental to the health, safety, or public welfare of persons residing or working in the vicinity of the project, injurious to property or improvements in the vicinity of the project, or its orderly development. The project includes residential use that is consistent with the Downtown Specific Plan and the Gateway District, and the project is not of a scale or intensity that will cause significant impacts. The site and project layout have been designed to meet safety requirements, including visibility at intersections and emergency access, and the development of the project is subject to Building, Fire, and other applicable Codes. The project will not create a noise impact as any construction-related noise would be temporary and construction noise mitigation measures have been incorporated into this permit by reference.
- E. The intensity of the project and/or the intensity of the structure(s) is not detrimental to the public welfare, adjoining properties, and the orderly development of the area because the size, scale and aesthetics of the building is consistent with the intensity of development anticipated by the Downtown Specific Plan and the Gateway District. The building ceiling height conforms to the maximum 70-foot height for the district, with decorative roof and tower elements exceeding that height, up to 83 feet. The Downtown Specific Plan allows extra height to be considered for architectural elements or features on a case-by-case basis through the Downtown Permit process if superior design is achieved. According to Design Guideline G for *Building Design and Character* “Buildings on corner lots shall incorporate prominent architectural elements such as a clock tower, prominent roof lines, fountains, or public art and should have angled corners or corner walkthroughs to provide drivers visibility when turning right at intersection.” The project incorporates all of these elements, including prominent architectural tower elements and prominent roof lines, consistent with the guidelines. These features help define the “superior design” required for extra height for architectural elements.
- F. The project adheres to all applicable Special Downtown Permit findings which include:
1. The project will have an inviting, pedestrian-friendly entrance from the street, and separate Commercial and Residential pedestrian entries.
 2. The project is required to have clear, well-designed signage in keeping with the style of the building. Signage will be limited to main building entries and will reflect the vernacular of the overall architectural theme.
 3. The project will have abundant landscaping in the form of street trees, and in-ground landscape with irrigation. The project design provides approximately 6,737-square-feet of irrigated landscape area, and 1,855-square-feet of non-irrigated (artificial turf) landscape area, equating to approximately 17.5 percent of the site area, thereby exceeding the minimum 15 percent required landscape area.

4. The project consists of a new building with a cohesive Spanish/Mission architectural style and exterior colors and materials consistent with the Specific Plan.
 5. The project will have amenities for residents including laundry on each floor, elevators, outdoor courtyards, bicycle racks/storage, common area seating and amenities for pedestrians, including bicycle racks and enhanced walkways.
 6. The project adheres to the Design Guidelines and Development Standards of the Downtown Plan to the maximum extent possible. The building utilizes changes in massing, setbacks, and niches in the wall planes, and incorporates tower features to provide roof-line variations. At the ground floor, human scale has been created through use of awnings, building base projections, and decorative tile features.
 7. The project has incorporated two or more architectural features in keeping with the Mission/Spanish architectural style of the building, including:
 - a) Tile Banding
 - b) Projecting Eaves
 - c) Arched and Recessed Windows
 - d) Tower Elements
 - e) Iron Balconies
- G. The project was adequately covered in a previously certified Final Environmental Impact Report for the Santa Maria Downtown Specific Plan (SCH 2007041105) pursuant to California Environmental Quality Act State Guidelines Section 15162. None of the conditions specified in Section 15162 requiring the preparation of a subsequent EIR have occurred. No further environmental review is required.

CONDITIONS OF APPROVAL

The project is approved subject to the following Conditions of Approval:

Community Development Department

1. Project Description. The permittee shall comply with the project description, plan set entitled "100 N Broadway" consisting of 24 pages dated June 6, 2025, June 9, 2025, and June 20, 2025, and Conditions of Approval of this permit. Any changes from the project description, plan set, or conditions shall require a permit amendment. Contact the Planning Division prior to changing anything on-site. The property shall be sold, leased or financed in compliance with this project description, plan set, and Conditions of Approval.
2. Incentives. The incentives available for this project according to the Downtown Specific Plan based on the amount of existing and additional exterior improvements being made are:

- A. Allow the developer to pay growth mitigation fees over a 10-year period through this Downtown Permit, as determined by the City Council.
 - B. Waive/reduce plan check fees by 50 percent as outlined in the Sales and Disposition Agreement.
- 3. Income-Restriction by Deed. A covenant or deed restriction shall be executed and recorded with the deed to run with the land for a minimum period of 55 years as required by Government Code Section 54222.5. The Deed Covenant or Restriction shall include all of the following:
 - A. Overall building affordability of 60 percent of Area Median Income (AMI), and may include housing units at 80, 60, 50 and 30 percent AMI.
 - B. All residential units, except for the manager's unit, shall be income-restricted by deed for a minimum of 55 years.
- 4. Color and Materials. A sample of all paint colors and materials to be used on the project site shall be submitted to the Planning Division for review for consistency with City Council approval prior to issuance of building permits. Paint colors shall be provided in the form of paint chips.
- 5. Architectural Elements. All architectural elements such as parapet walls, tower features, and architectural features shall include architectural details on all sides to provide 360-degree architecture and eliminate the appearance of a false façade.
 - A. Additional architectural treatments shall be incorporated into the project's design along the north and east elevations. Examples of acceptable treatment include painted murals and greenery (green wall). The final design is subject to review and approval by the Planning Division during the plancheck process.
- 6. Public Art and Murals. Public art should be incorporated into the project wherever feasible and used in meaningful ways. Murals are required where identified on the plans, and additional art in the public paseos, on utility boxes, and on large expanses of blank walls is encouraged. Public art shall be selected in accordance with the City of Santa Maria Public Art Master Plan.
- 7. Parking Area. 133 off-street parking spaces are required, and 78 off-street parking spaces are provided on-site, and 55 off-street parking spaces are to be provided off-site in the City-owned parking structure on Main Street according to the Sales and Disposition Agreement between the City of Santa Maria and the Vernon Group.
 - A. Prior to Certificate of Occupancy Issuance, the project applicant shall obtain a contractual agreement with the City for the use of parking in the City-owned parking garage to satisfy the parking required, which shall also include entering into a property-based business improvement district and/or other mechanism for the collection of fees to pay for parking improvement and maintenance.

- B. The on-site off-street parking area and access shall be paved and double-striped in accordance with City parking standards. The parking area shall be maintained and regularly resealed and restriped. Please note that a building permit is required for restriping. The striping shall be visible at all times and the parking area shall be void of potholes and depressions.
- 8. Laundry Facilities. Common Laundry facilities shall be provided on every residential floor for use by all tenants, or washer and dryer hook ups shall be provided in each residential unit.
 - A. Clothes washers shall be provided in accordance with SMMC 9-32.120 as follows: Clothes washer standpipes - A minimum of one automatic washer standpipe for each single-family dwelling or a minimum ratio of one automatic washer standpipe for each seven apartment house dwelling units or fraction thereof, with not less than two standpipes for apartment houses having five or more dwelling units. Kitchen sinks - One for each dwelling or apartment unit.
- 9. Construction Noise Attenuation. The following measures shall be incorporated to reduce the impact of construction noise:
 - A. Equip each internal combustion engine used for any purpose on the job or related to the job with a muffler of a type recommended by the manufacturer. No internal combustion engine would be operated without said muffler. All diesel equipment would be operated with closed engine doors and would be equipped with factory-recommended mufflers.
 - B. Contractors shall implement appropriate additional noise mitigation measures including, but not limited to, changing the location of stationary construction equipment, shutting off idling equipment, rescheduling construction activity, notifying adjacent residents 24 hours in advance of construction work, and installing acoustic barriers across stationary construction noise sources.
 - C. All active construction areas located within 50 feet of adjacent sensitive receptors shall be shielded with a ½-inch plywood wall of at least seven feet in height, or other barrier that reduces noise transmission to ensure the noise levels are within the City of Santa Maria noise standards.
- 10. Acoustical Report and Design. Prior to building permit issuance, the applicant shall complete a final acoustical report and the recommendations within the report shall be incorporated into the final project design to minimize both interior and exterior noise levels to meet City standards.
- 11. Bike Racks/Storage. Bike racks and/or storage shall be installed according to the recommendations of the City of Santa Maria Active Transportation Plan Table 17. Short-term bike parking shall be provided for the leasing office. The location and design shall be approved by the Planning Division during the building permit review process.

12. Trash Enclosure. Each trash receptacle shall be stored in an enclosure. The construction documents submitted for the building permit shall specify the size and location of all trash collection areas and the enclosure shall be constructed in accordance with the approved development plan. The enclosure area shall be designed to adequately store the appropriate quantity of bins required for the service interval determined by the Utilities Department, in accordance with City standards. The trash enclosure shall meet City standards as well as be designed in keeping with the architecture and style of the project. Trash areas that are located adjacent to parking spaces shall be set back a minimum of ten feet to provide sight-distance for automobiles backing out of the parking space.
- A. The proposed exterior “Trash Staging Area/Loading Zone” in the northeast corner of the building as shown on the plans requires an access easement over the adjacent parcel to the east and would necessitate trash collection vehicles to back up, which does not meet City standards. Prior to building permit issuance, an alternative staging location shall be identified in the plans during the plancheck process and approved by the Community Development Department, Public Works Department and Utilities Department. In the event a suitable location for trash staging area and loading zone is not approved by the City, a project redesign to accommodate City trash collection vehicles in accordance with City standards and an amendment to this Downtown Permit may be required.
- B. The property management shall be responsible for ensuring that all solid waste bins are accessible to service vehicles at the assigned pickup time. Specifically, property management may be required to roll bins out of the proposed trash room to a flat location accessible by solid waste vehicles. Overflowing or underserviced bins due to untimely action by property management constitutes a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria.
13. Ongoing Site Maintenance. The entire site shall be permanently maintained free of accumulated dirt and litter and in an otherwise neat and attractive manner and adhere to the requirements of the Santa Maria Municipal Code. Any graffiti on the property shall be promptly painted out. All landscaping areas on the property shall be permanently maintained with healthy, growing plant material, free from weeds. Dead or dying plant material shall be replaced within one month of plant deterioration. Failure to comply with this condition is a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria.

14. Landscape Plan. A Landscaping Plan which includes the size and species of plants, a layout of the irrigation system incorporating time clocks and/or moisture sensors, and a maintenance and watering schedule, shall be submitted to the Community Development Department for review and/or building permits. The landscape plan shall be in accordance with Chapter 44 of the Municipal Code, Landscape Standards. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics. The plan will contribute to the Downtown Plan's goal of creating an aesthetically pleasing and drought-tolerant streetscape.
15. Existing On-Site Tree Removal and Replacement. The project will remove 18 mature trees from the site. The existing trees that are approved for removal shall be replaced by suitable species sized as follows:

Size of Tree Removed	Replace With
6" to 8" trunk diameter (at 4' 6" height)	Two 24" box size trees (3" to 5" trunk diameter)
9" to 12" trunk diameter (at 4' 6" height)	Four 24" box size trees (3" to 5" trunk diameter)
12"+ trunk diameter (at 4' 6" height)	Six 24" box size trees (3" to 5" trunk diameter)

- A. The location of replacement tree planting shall be on the site or as approved by the Recreation and Parks Department and Community Development Department. For replacement trees that cannot be reasonably accommodated by the proposed project, an in-lieu fee for planting trees elsewhere in the City may be accepted by the Recreation and Parks Department.
16. Landscape and Tree Maintenance. The applicant shall develop landscape and tree maintenance standards that shall be provided to any landscape contractor hired to work on the site. The standards shall be reviewed and approved by the Planning Division prior to first occupancy. The program shall require:
 - A. All on-site trees be properly maintained to retain a natural shape and size for the long-term health of the tree consistent with the natural growth pattern of its particular species and current ANSI A300 standards.
 - B. Any tree topped, severely pruned, or severely thinned out, subject to the determination of the Planning Division, shall require a large-size replacement.
 - C. Ground cover and shrubbery shall be regularly maintained and pruned in a manner that encourages healthy growth and flower production. Shrubs shall not be severely sheered or formed into unnatural shapes.
17. Tree Planting. The project shall provide the trees depicted on the landscape plan. The trees species selected shall be subject to Planning staff review according to City Council approval. Trees shall be a minimum of 24-inch box size.

18. Landscape Irrigation Water Meter. A separate appropriately-sized irrigation meter is required for new non-residential projects with irrigated landscape areas totaling 1,000 square feet or greater, and for new residential projects with irrigated landscape areas totaling 5,000 square feet or greater. If a sub-meter is proposed for irrigation, it shall be a privately held and maintained meter, provided by the applicant, installed after the main water meter.
19. Light Standards. All on-site lighting shall comply with the Municipal Code Performance Standards and the Downtown Specific Plan. A photometric plan is required at the building permit stage, subject to Planning Division approval. Pedestrian scale lighting is required along the north and west pedestrian paseos.
20. Utilities. All electrical, telephone, television and communication utility distribution and services wires shall be placed underground in accordance with Santa Maria Municipal Code Section 12-28.06.

The proposed locations of all transformer boxes and utility equipment shall be approved by the Planning Division prior to installation. All transformer boxes and utility equipment shall be underground wherever feasible. If undergrounding is not possible, the equipment should be painted to match the surroundings, placed in inconspicuous areas out of public view, and screened with landscape plantings or public art. Murals on above-ground utility boxes are encouraged subject to approval according to Public Art Master Plan.
21. Mechanical Equipment. Mechanical equipment located on the roof of a building shall be completely screened. The height of the screening shall be as high, or higher, than the top of the mechanical equipment. The screening may be provided by an architecturally designed screen wall of solid material surrounding the equipment, or by the building wall parapet.
22. Signs. Signs for the property, including temporary signs, must meet the requirements of the City Sign Code, and a sign permit is required.
23. Indemnification. The applicant shall agree to indemnify, defend (with counsel reasonably approved by the City), and hold harmless the City of Santa Maria and its officers, officials, employees, and agents from and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities by third parties arising out of, related to, or in connection with the project application or to attack, set aside, void, or annul, in whole or in part, an approval of the project application by the City and any related environmental approvals, development approvals or project conditions. The Applicant shall reimburse the City, its agents, officers, officials, or employees, for any court costs and attorney's fees that the City, its agents, officers, officials, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve Applicant of his/her obligations under this provision.

24. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
25. Construction Documents. A copy of these conditions shall be incorporated into all construction documents.
26. Mitigation Monitoring and Reporting Program. The mitigation measures in the Mitigation Monitoring and Reporting Program for the Environmental Impact Report (SCH#2007041105) apply to this project and are hereby incorporated and attached for reference.
27. Business License. A City business license is required for the leasing office.
28. Plancheck Requirements.
 - A. The project shall be plan checked under the California Building Codes effective at the time of plan check application.
 - B. The cover sheet of plans shall contain a statement declaring whether the multi-family project does or does not meet the definition of CBC section 202 "Public Housing". If the project does meet this definition the provisions of CBC 11B will be applicable and shall be documented on building plans. If it does not meet this definition, then then it shall comply with CBC Chapter 11A.
 - C. The plans for each building of the project shall be the product of a registered design professional.
29. Residential parking facilities shall be designated as assigned or unassigned and shall comply with California Building Code (CBC) Chapter 11A or 11B as applicable. Electric vehicle charging stations shall be installed per California Green Building Standards Code.
30. Accessibility.
 - A. At least one of each type of parking facility provided shall be accessible.
 - B. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading and unloading zones, and public streets or sidewalks to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible.
31. Utility or customer submetering of the domestic water supply is required for each unit in multiunit (two or more) residential structures. Water Code 517
32. Common areas of the site shall comply with CBC chapter 11A Division II & III or 11B as applicable.

Fire Department

33. Key Box. A SMFD approved key box shall be provided at the main entrance to each building/tenant space. The box shall contain all keys necessary to allow Fire Department access to all portions of the building or tenant space (CFC Section 506).
- A. The box shall be installed in accordance with the manufacturer's specifications and placed so the bottom of the box is 60 inches above the adjacent grade. The proposed location of the box shall be shown, or this note placed on the plans. B.
 - B. Key box application is available online at <http://www.ci.santa-maria.ca.us/40463-KnoxBoxRequestForm.pdf>. The key box shall be ordered prior to occupancy request.
 - C. Knox Box 3200 Series is the minimum acceptable box for commercial installations. Knox boxes identified as "Residential" shall not be used for commercial applications.
34. Address Numbers. Numbers shall be clearly visible from the centerline of the roadway fronting the building and shall contrast with their background. Number height shall be a minimum of (12) twelve inches for multi-family residential and commercial buildings. The proposed location and design of address numbers shall be shown, or this note placed on the plans CFC Section 505 & SMMC Section 9-28.050).
35. Fire Flow. Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 1,500 gallons per minute (based on Type IA & IIIA Construction, with fire sprinklers, as required).
36. Fire Hydrants. Fire hydrants shall be installed per City of Santa Maria Public Works Standards.
- A. Fire hydrant spacing and distribution shall comply with CFC Section 507 and CFC Appendix C. Fire hydrants shall be spaced at an average of 500 feet and at no point shall exceed 250 feet from a fire hydrant on a fire apparatus access road. Fire hydrants shall be installed and operational prior to vertical combustible construction.
 - B. Fire hydrants shall be equipped with one (1) four and a half inch (4 ½") outlet and two (2) two and a half inch (2 ½") outlets.
 - C. The SMFD, or a designated representative, shall inspect and approve all fire hydrant installations for operational readiness prior to combustible construction (CFC Section 501.4).
37. Water Mains. Water Mains shall be installed per City of Santa Maria Public Works and NFPA standards. The minimum main size shall be 8", or as determined by hydraulic calculations CFC Section 507 & SMMC).

38. Hydrant Markers. Reflective blue dot fire hydrant location markers shall be installed (SMMC).
39. Fire Sprinkler Systems. An automatic fire sprinkler system in accordance with NFPA 13 is required for this project (CFC Section 903 & SMMC Section 9-28.060).
- A. All commercial fire sprinkler systems shall be equipped with a local water flow alarm.
 - B. Deferred submittal of fire sprinkler plans, and calculations is required. The plans and calculations shall be wet stamped, on every sheet, by a registered Fire Protection Engineer (FPE) licensed in California when required by the fire code official.
40. Standpipe System. A standpipe system is required for this project in accordance with the CFC and NFPA standards. Standpipes and associated fire department connections (FDC's) shall be located in the stairway enclosures and courtyards. The standpipe system may be included with the fire sprinkler system deferred submittal.
41. Fire Department Connection (FDC). FDCs shall be located on the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the Fire Chief or his/her designee (CFC Section 912). The FDC shall:
- A. Face the public street or fire lane fronting the protected building and be installed so the center line of the connection is a minimum of 36 inches above finished grade.
 - B. Within 40 feet of an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference.
 - C. Within 75 feet of an approved fire hydrant.
 - D. Be equipped with Knox Brand locking caps.
42. Fire Alarm System. A fire alarm system shall be installed in accordance with the CFC and NFPA 72 standards. The fire alarm system shall be certificated by Underwriters Laboratories or an equivalent nationally recognized organization (CFC Section 907 & SMMC 9-28.060).
- A. Deferred submittal of fire alarm plans is required. The plans shall be wet stamped, on every sheet, by a registered FPE licensed in California if required by the fire code official.
 - B. A Fire alarm system, at a minimum incorporating tamper switches on control valves and a Central Station service for the water flow alarm shall be installed for the fire sprinkler system.
43. Smoke Detectors/Alarms. Smoke detectors/alarms shall be installed in accordance with the CFC, CBC, and NFPA 72.

44. Fire Extinguishers. Fire extinguishers shall be located and sized in accordance with CFC Section 906.
45. Emergency Responder Radio Coverage. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building (CFC Section 510).
46. Directory Signs. A project directory, including a map and listing of all units on the site shall be posted at the entrance to the property and indicated on the project plans (SMFD Policy).

Public Works Department

ENGINEERING CONDITIONS

47. Public Improvement Plans: Public Improvement Plans (PIPs) are required for the development of this site. The improvement plans shall show complete plans, profiles, and details for all required improvements to be constructed, both public and private, including common areas. Reference may be made to the Standard City Engineering Specifications and Drawings in lieu of duplicating the standard drawings. All standards of agencies other than the City of Santa Maria shall appear on the plans in full and not by reference. PIPs shall be reviewed and approved by the City Engineer prior to building permit issuance and incomplete submittals may delay building permit issuance. The PIPs shall include the following:
 - A. Plan and profile drawings for all surface and underground improvements. Plans and profiles shall be drawn to the scale of one (1) inch equals forty (40) feet or larger unless otherwise approved by the City Engineer. Details shall be drawn to a scale that clearly shows the facility being constructed. The scales for various portions of the plans shall be shown on each sheet. These may include, but are not limited to:
 - a. Public Water Mains
 - b. Public Sewer Mains
 - c. Public Storm Drain Mains
 - d. Traffic Signal and/or Roundabout
 - e. Frontage Improvements
 - i. Curb
 - ii. Gutter
 - iii. Sidewalk
 - iv. Driveways
 - v. Streetlights
 - vi. Fire Hydrants

- B. Traffic signs and striping plans for all streets. These may include, but are not limited to:
 - a. Regulatory signs
 - b. Warning signs
 - c. Guide signs
 - d. Centerlines
 - e. Lane lines
 - f. Bike lanes
 - g. Pavement markings
- C. Multi-purpose trails and bicycle paths, as defined in the Circulation Element of the General Plan, shall be constructed as part of a subdivision, if applicable. The paths shall be designed pursuant to the Circulation Element of the General Plan and the Standard City Engineering Specifications and Drawings.
- D. Landscaping and irrigation plans for any area of public right-of-way where landscaping is required (such as medians or parkways) or where landscaping is to be maintained as part of a city landscape maintenance district.

The Engineer shall submit four (4) full size copies of the Public Improvement Plans to the Public Works Department for review, in addition to an electronic copy.

All public improvements shall be constructed according to City and State standards. Plan check and inspection fees per City Council Resolution 2005-101 will apply. The developer shall submit a cost estimate completed by a registered civil engineer for the proposed public improvements and make a monetary deposit with the City. Cost estimates shall include a separate item for contingencies in the amount of ten (10) percent of the estimated actual cost. The estimate submitted by the subdivider's engineer shall be subject to review and approval by the City Engineer. An approved final estimate shall be used to establish construction inspection fees, to establish the plan checking fee, and for establishing required amounts of security as required by Section 11-8.06 of the City of Santa Maria Municipal Code. The form of security shall be subject to the approval of the City Attorney.

48. Building Plans: At time of building plan submittal, the developer shall identify the following items on the site or utility plan for the subject project:
- A. Location and sizes of all existing water mains, sewer mains, water meters, water service lines, backflow prevention devices, private sewer lateral connections, and storm drainage facilities in abutting streets or on the project site.
 - i. Each unit or lot shall be served by a sanitary sewer system, adequate domestic water system, natural gas, electric, and telephone facilities. Cable television facilities shall be provided pursuant to Chapter 15 of Title 9 of Santa Maria's Municipal Code.

- B. Location and sizes of all proposed water mains, sewer mains, water meters, water service lines, backflow prevention devices, private sewer lateral connections, and storm drainage facilities in abutting streets or on the project site.
- i. Each unit or lot shall be served by a sanitary sewer system, adequate domestic water system, natural gas, electric, and telephone facilities. Cable television facilities shall be provided pursuant to Chapter 15 of Title 9 of Santa Maria's Municipal Code. If these are not existing, they shall be proposed to be installed as part of this project.
1. Location, quantity, and orientation of trash enclosures
 2. All parcel lines and easements crossing the project site.
 3. Locations and dimensions of all existing and proposed driveways and sidewalks
 4. Location of existing and proposed fire hydrants
 5. Required public improvements.
 6. Limits of frontage improvements

FEES

49. Utilities Connection Fees: For all development projects already connected to the utility system, the water and wastewater fees shall be based **solely on an increase in water meter size or a change in use** and shall be calculated and collected prior to installation of the larger meter or making a change in use. The State Water Reimbursement Fee shall be collected concurrently with the Growth Mitigation Fee. The following fees are to be paid by the applicant and will be collected at time of request for connection at the Building Division, 110 South Pine Street, Suite 101.
- A. Water Mitigation Fee: The fee is calculated based on the size of water meters (domestic, landscape, fire) serving the site. The fee shall be based upon the codes and rates in effect at the time of building permit issuance (Santa Maria Municipal Code (S.M.M.C.) Sections 8-15.01 through 8-15.15 and 8-15.19).
- B. Wastewater Mitigation Fee: The fee is calculated based on the size of water meters (domestic) serving the site. The fee shall be based on the codes and rates in effect at the time of building permit issuance (S.M.M.C. Sections 8-15.01 through 8-15.15 and 8-15.20).
- C. State Water Reimbursement Fee: The fee is calculated based on the size of water meters (domestic, landscape, fire) serving the site. The fee shall be based on the codes and rates in effect at the time of building permit issuance (S.M.M.C. Section 8-10.05.01).

50. Traffic Mitigation Fee: The traffic mitigation fee shall be paid by the applicant at time of occupancy. The fee is based on the size and proposed use of the project. The final fee calculation is based on the fee schedule in effect at the time of building permit issuance (S.M.M.C. Sections 8-15).

Except as provided in the Downtown Specific Plan, the City Council may consider allowing qualifying commercial and industrial development the ability to pay growth mitigation fees as outlined in the current fee schedule over a period of time. The maximum amount of time for payback shall be five (5) years. The payments shall be made yearly, and interest shall be paid. Interest calculations shall be based on the average annual interest rate for the Local Agency Investment Fund. Qualifying companies who wish to pursue this option shall sign an agreement, in a form approved by the City Attorney, and shall provide financial security guaranteeing payment.

STREET AND FRONTAGE CONDITIONS

51. Standard Driveway: Driveways shall be installed per City Standard Drawing RD-12A/RD-13A and have ADA compliant pedestrian access. Driveways shall have minimum throat width of twenty-four feet (24).

Nearest edge of driveway shall be located a minimum of five feet (5) from any above-ground utility such as streetlights or fire hydrants, and ten feet (10) from any street trees. A minimum twenty-foot (20) separation between driveways is required and the aggregate width of all driveways shall not exceed fifty (50) percent of the property's frontage along the street (S.M.M.C. Section 8-6.07).

52. ADA Compliance: The curb ramp at Main Street (SR-166) and Broadway (SR-135) shall be preserved. The curb ramp shall be replaced in kind if damaged.
53. Frontage Repair: The developer shall repair any cracked, broken, or uplifted curb, gutter, sidewalk, or alley within the project frontage. City Public Works Inspection staff will determine the extent of the frontage repair in the field prior to construction. An encroachment permit will be required prior to issuance of a building permit for these repairs.
54. Sidewalk ADA Compliance: The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.
55. Intersections: Sight distance requirements shall be maintained at the intersection of any street, alley, or driveway improved for vehicular traffic per S.M.M.C. Sections 12-27.02 and 12-27.03.
56. Caltrans Encroachment Permit: The developer shall obtain an encroachment permit before performing work within State Highway 135 and 166 right-of-way. Encroachment permits are issued by California Department of Transportation (Caltrans) at the District 5 San Luis Obispo permit office. A note to this effect shall appear on the plans during building plan check.

57. City Encroachment Permit: The developer shall obtain an encroachment permit from the Public Works Engineering Division prior to any work in public streets, alleys, or easements (S.M.M.C. Section 8-6.06).
58. City Dedicated Easements: If any easements are required to be dedicated or vacated, the developer shall submit legal descriptions, sketches (8.5" x 11" City Standard Format), closure calculations, current title report, and payment of processing fees. All paperwork shall be approved prior to issuance of building permits and recorded prior to occupancy.

WATER CONDITIONS

59. New Public Main Location: Developer shall reroute existing public water main outside of the building influence zone and within City easements. This may require work within Caltrans right-of-way, which will require an encroachment permit and approval from Caltrans. Developer shall prepare Public Improvement Plans and acquire encroachment permits from the City and Caltrans (if required) prior to issuance of any building permits.
60. Privately Owned On-site Water Lines: Water lines for fire suppression shall be separated from water lines used for domestic water.
61. Fire Suppression Line: Fire suppression lines shall be constructed with appropriate Double Check Detector Assembly (DCDA) fire service backflow prevention assemblies per Standard Detail WA-27F at connection to the public main, located at the property line. These fire service backflow prevention assemblies separate privately owned and maintained water lines from public water lines. On-site fire hydrants and fire sprinklers shall be supplied from this on-site water line and connections shall occur after the backflow prevention assembly. If multiple connections or a looped system is required to meet fire flow requirements, each connection to the Public main shall have an appropriate DCDA.
62. Fire Hydrants: The location, placement, and sizing of on-site water lines and fire hydrants shall be approved by the City Fire Department and Public Works Department.
63. Water Pipe Abandonment: Any existing water services not to be used by this development shall be abandoned by the developer at the mainline per City requirements.
64. Backflow Prevention: Reduced pressure principle (RP) type backflow prevention assemblies shall be installed on all domestic water services. The devices shall be installed near the property line before any branches by a licensed plumber according to City specifications and standard drawings. The devices shall be tested by a certified backflow prevention tester with test results submitted to the City's Regulatory Compliance Specialist prior to final occupancy.

WASTEWATER CONDITIONS

65. New Public Main Location: Developer shall reroute existing public sewer main outside of the building influence zone and within City easements. This may require work within Caltrans right-of-way, which will require an encroachment permit and approval from Caltrans. Developer shall prepare Public Improvement Plans and acquire encroachment permits from the City and Caltrans (if required) prior to issuance of any building permits.
66. Acceptance of Public Infrastructure: Prior to issuance of Certificate of Occupancy, the developer shall clean and verify the integrity of all sanitary sewer infrastructure to the satisfaction of the Public Works Inspector. Inspections at installation do not waive the requirement for re-inspection prior to acceptance by the City.
67. Municipal Code: Discharge into the City's sewer system shall comply with municipal code discharge restrictions and requirements (S.M.M.C. Section 8-12).
68. Sewer Pipe Abandonment: Any existing sewer services not to be utilized by this development shall be abandoned by the developer at the property line per City requirements.
69. New Sewer Lines: All sewer pipes crossing or parallel to public water facilities shall be constructed according to the requirements of the State Water Resources Control Board Division of Drinking Water.
70. New Sewer Lateral: All sewer laterals shall be constructed in compliance with City Standard Drawing SS-14B. Sewer laterals shall be privately maintained infrastructure and connect to City infrastructure with a wye connection. Sewer laterals shall not tie in at a Public manhole.

STORM WATER CONDITIONS

71. Acceptance of Public Infrastructure: Prior to issuance of Certificate of Occupancy, the developer shall clean and verify the integrity of all storm drain infrastructure to the satisfaction of the Public Works Inspector. Inspections at installation do not waive the requirement for re-inspection prior to acceptance by the City.
72. Construction Storm Water Requirements (Site > 1 Acre): The developer shall obtain a Storm Water Pollution Prevention Plan (SWPPP) prepared by Qualified SWPPP Developer (QSD). The SWPPP must be reviewed and approved by the Public Works Department prior to issuance of grading and encroachment permits. The developer shall submit the SWPPP and file a Notice of Intent (NOI) with the Central Coast Regional Water Quality Control Board. The submittal is typically handled online through the Regional Board's SMARTs website.

[\(https://smarts.waterboards.ca.gov/smarts/\)](https://smarts.waterboards.ca.gov/smarts/).

73. SWPPP Review Fee: The developer shall submit a hard copy and an electronic copy of the SWPPP for review and approval prior to any building permit issuance. A SWPPP review fee will be invoiced prior to approval.
74. Cost Estimate and Treasurer's Trust: A detailed cost estimate for the installation and maintenance of the Best Management Practices (BMPs) to be implemented as defined by the SWPPP will be generated from the City's SWPPP review. Prior to grading permit issuance, the developer shall submit a cash deposit in the amount of the approved cost estimate to be held as a Treasurers Trust. The Treasurer's Trust is intended to guarantee installation and maintenance of the required BMPs. The City will draw from this Treasurer's Trust in the event the developer/contractor does not install or maintain the required BMPs. The Treasurer's Trust shall be returned after Certificate of Occupancy is issued, minus any funds expended by the City to install/maintain the required BMPs on behalf of the developer/contractor.
75. SWPPP/Post-Construction Requirement Monitoring Encroachment Permit: Prior to issuance of grading permits, the developer shall obtain an encroachment permit from the Public Works Office to cover inspection of the approved SWPPP and installation of required Post-Construction Requirements. Permit and inspection fees will be due when the permit is issued and expiration of the encroachment permit will be based on the construction schedule identified in the SWPPP Notice of Intent. Time extensions will require additional funds to be provided to cover the additional inspections.

FLOOD CONTROL CONDITIONS

76. Santa Barbara County Flood Control District: Developer shall submit the hydrologic and hydraulic study (H&H study), plans, and plan check fee for Santa Barbara County Flood Control District review. Santa Barbara County Flood Control District shall approve the studies and plans prior to building permit issuance.
77. Storm Drainage: The applicant shall provide on-site retardation facilities designed and constructed to Public Works and Community Development requirements prior to occupancy. The facilities shall be designed to accommodate the increased drainage water flow of a twenty-five (25) year storm event as a result of new development. Developer shall provide hydrologic and hydraulic study detailing assumptions, calculations, and design of the on-site retardation.

The applicant shall submit a grading plan for review and approval by Public Works and Community Development prior to issuance of building permits. Refer to the "Grading Plan Information" handout distributed by Community Development for guidance. The developer shall also submit the preliminary grading plan to the Santa Barbara County Flood Control District for review and approval prior to issuance of building permits. The developer shall obtain Flood Control District certification on all new flood control facilities prior to bond release.

78. Alley Stormwater: Surface drainage from east of this project is directed to the existing park. Developer will need to account for these flows in the project design to avoid impacting historical drainage patterns.
79. See additional conditions regarding the H&H study in the Post-Construction Storm Water Conditions section.

POST-CONSTRUCTION STORM WATER CONDITIONS

80. Post-Construction Storm Water: The Central Coast Regional Water Quality Control Board requires that all new projects that create or replace 2,500 square feet or more of impervious area must follow the post-construction requirements (PCRs). The Stormwater Technical Manual and further guidance on completing an SCP are available online (<https://www.countyofsb.org/2324/New-Redevelopment>).
- A. Adequacy of Stormwater Submittals: The developer shall submit a logically consistent and technically adequate Stormwater Control Plan (SCP) and hydrologic and hydraulic (H&H) study. The Public Works Engineering Division reserves in its sole discretion the right to determine the adequacy of these documents. If the SCP and/or H&H study are found to be incomplete, contradictory, or inconsistent with site conditions or design intent, the project may be referred back to the Planning Division for redesign and Downtown Permit Amendment. All associated project approvals may be suspended until such time that satisfactory revisions are submitted and approved.
 - B. The developer shall demonstrate project compliance with the PCRs by submitting a Stormwater Control Plan (SCP) using the template provided in the Stormwater Technical Guide.
 - C. The SCP shall include a site plan, Stormwater Control Measure (SCM) sizing calculations, details of bioretention design, and dimensions of drainage management areas.
 - D. The SCP shall include an Operation and Maintenance (O&M) plan, detailing how the site and required post-construction improvements shall be maintained into perpetuity by the owner.
 - E. A SCP is required and shall receive preliminary approval from the Public Works Department prior to discretionary approval of the Planning Permit. The developer shall resubmit the SCP with the Building Plan submittal for final review and approval. The resubmittal is to account for any necessary changes to the site plan between entitlement and construction.

- F. Underground Chambers: For developments proposing to utilize underground chamber systems for the basis of stormwater management, the inlets, chambers, and any infrastructure that drains to the underground chamber system shall be cleaned, and video inspection provided to verify the performance of the underground chamber system wasn't compromised during project construction activities. Cleaning and maintenance of this infrastructure shall be followed as per the manufacturer's specifications and the approved stormwater operations and maintenance plan. All cleaning and maintenance activities shall be documented and provided to the Utilities Department, Regulatory Compliance Division on an annual basis.
- i. Provide turning template of stormwater chamber maintenance vehicles (vacator trucks, etc.) with building permit submittal. Ensure building podium provides adequate clearance for maintenance vehicles to access inspection ports, manholes, and any other appurtenances that would require access to maintain or clean the underground chambers.
- G. As required by *Section D, Field Verification of Post-Construction Stormwater Measures, of the California Central Coast Regional Water Board Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for Developments Projects in the Central Coast Region*, the Developer shall secure a qualified third-party (registered professional engineer, geologist, architect and/or landscape architect) for purposes of inspection, verification, and certification of all Stormwater Control Measures (SCMs) to ensure site design, water quality treatment, runoff retention, and/or peak management controls have been implemented in accordance with the Regional Water Board's Post-Construction Requirements.
- H. Grading plans shall include the following language:
- i. Provide installation elevation by licensed surveyor to Public Works Department, Engineering Division within 7 calendar days of installation.
 - ii. Provide basin dimension and depth, including outlet structure cross section with elevations, signed and stamped by the Engineer of Record who prepared the Stormwater Control Plan to the Public Works Department, Engineering Division, within 7 calendar days of installation.
 - iii. Provide copy of invoice of installed gravel and bioretention soil media, along with photo-documentation of complete structure cross sections to Public Works Department, Engineering Division, within 7 calendar days of installation.

- I. The following shall occur prior to final SCP approval:
 - i. Engineer of Record that prepares the SCP shall provide documentation of critical design elements in structures that are underground, buried, or otherwise hard to verify after installation. Critical elements include elevations of the bottom of bioretention, top of gravel, and overflow structures.
 - ii. The property owner shall sign a Post-Construction Stormwater Control Measures Maintenance Agreement form with the City of Santa Maria. The form will be provided by Public Works after the final review of the SCP. The agreements shall be approved, signed, and attached to the property address prior to issuing the Certificate of Occupancy.
- J. Structural Peer Review of Stormwater Systems: Due to the proposed location of stormwater capture and storage systems beneath the at-grade parking level, the Public Works Engineering Division reserves the right to require an independent structural peer review of the following documents:
 - i. The Stormwater Control Plan (SCP)
 - ii. The Hydrologic and Hydraulic (H&H) study
 - iii. Structural calculations and plans related to foundation design, shoring, and subsurface water retention systems

This peer review shall be conducted by a City-approved licensed structural engineering consultant at the developer's expense. The purpose of this review is to ensure that the building's foundation integrity is not compromised by the design and placement of stormwater management facilities. If the structural design cannot accommodate the underground stormwater system and the site needs to be redesigned, the project may be referred back to the Planning Division for redesign and Downtown Permit Amendment. All associated project approvals may be suspended until such time that satisfactory revisions are submitted and approved

- K. Subsurface System Verification and Foundation Protection: In addition to standard SCP review, the developer shall provide:
 - i. A geotechnical report prepared and stamped by a Registered Geotechnical Engineer (RGE).
 - ii. A comprehensive geotechnical and structural impact analysis demonstrating that subsurface stormwater systems do not interfere with foundation integrity, soil stability, or long-term structural performance. The analysis shall be sealed by both a licensed Geotechnical Engineer and a Structural Engineer and must be submitted prior to final SCP approval.

SOLID WASTE CONDITIONS

81. Multi-family and Commercial/Industrial Facilities: As mandated by State law, this development is required to comply with all applicable laws and regulations pertaining to solid waste disposal and recycling, the City of Santa Maria Mandatory Organic Waste Disposal Reduction Ordinance No. 2021-10, Chapter 8-21, and Title 8, Chapter 8-11 of the City of Santa Maria Municipal Code.
- A. The developer shall submit a site plan identifying location(s) of refuse and recycling (including single stream recycling and organics) bin(s)/container(s). The proposed location of the containers shall enable tenants to dispose of their refuse and recyclable materials safely and efficiently. The site plan shall be reviewed and approved by the City prior to issuance of building permits.
 - B. The site plan shall also identify a location where the containers will be transported to by on-site management on collection days. This location shall be identified on the building plans and approved by the Public Works and Utilities Departments prior to approval of the building plans. If the proposed location requires access to another property, developer shall provide easements for access and solid waste collection purposes.
 - C. The service frequency of each bin/container shall be determined by the City.
 - D. When oriented for collection, solid waste containers shall be oriented to provide vehicle fork-in access.
 - E. In cases where Enclosure(s) are proposed to be installed abutting structures, the common wall shall be of a non-combustible masonry-type material with no openings for vents or windows.
 - F. Enclosure(s) shall be reserved exclusively for solid waste bin(s)/container(s) storage. Miscellaneous boxes, bins, racks, grease containers, etc., is not permitted within the enclosure.
 - G. The developer shall design site travel ways, entrance, and exit areas with sufficient space, free of obstructions (trees, oversized islands, etc.) to allow for Collection Vehicles to safely enter/exit the subject site to avoid damage to site property or Collection Vehicles. See City standard drawing MS-16B for guidance.
 - H. The developer shall design all site vehicle travel ways to withstand loads imposed by Collection Vehicles.
 - I. The developer shall submit a truck turning template route for solid waste service area. The Collection Vehicles must be able to enter and exit the site to gain access to the Enclosure(s) without backing. Collection Vehicles have an inside turning radius of thirty-eight (38) feet and an outside turning radius of fifty-five (55) feet. See City standard drawing MS-16B for guidance.

MODIFICATION OF CONDITIONS

82. The Director of Public Works, Planning Commission, and Council reserve the right to modify these conditions if they deem it necessary to ensure compliance of the project with Chapter 8-6 of the S.M.M.C. (S.M.M.C. Section 8-6.09).

Recreation and Parks Department

83. Tree Species. Up to four street trees are required along each of the street frontages of Main Street and Broadway, for a total of up to eight street trees. Existing to-remain or newly planted street trees are to be protected in place across the entire span of sitework construction.
84. Preservation and Relocation of Existing Memorials. Prior to the issuance of grading permits, a plan for the preservation and relocation of the existing memorial plaques and boulders shall be coordinated with the Recreation and Parks Department. No site work shall occur on site until the memorials are relocated to an approved temporary storage location.
85. Public Pedestrian Access to Paseo. The proposed paseos shall be conditioned as privately maintained and afford access by the Fire Department and pedestrians.
86. Public Irrigation Modification. The developer shall be responsible for modifying the existing irrigation including abandonment/stubbing of piping to external site(s) and the installation of new controls to the medians of both street frontages.
87. Public Landscaping. All street trees shall be planted within a ten-foot parkway or shall have a four-foot by four-foot metal surface grate, attached trunk protection cage, ten-foot by ten-foot under-pavement root area using a 'silva cell' structure and amended topsoil per City detail. These areas will be City owned and maintained through the landscape districts.
88. Tree Specifications. The street trees shall be 24-inch box in size and have a minimum caliper of 1.5 inches. The trees shall be centered and planted in a 10-foot-wide parkway by a licensed landscape contractor in accordance with the plans and specifications of the Recreation and Parks Department. An irrigation system shall be provided for the trees.
89. Tree Bonding. Street tree bonding shall be for eight tree plantings at \$275 each totaling \$2,200.00. Tree bonds are to cover a one-year establishment starting at issuance of the Occupancy Permit or to cover the in-lieu cost of planting trees off site. Street tree requirements and bond amount are the maximum subject to change during building permit review. The street tree bond is due at submittal of building permit application as a cash or surety bond delivered to Community Development Building Division at 110 South Pine Street, Room 101, Santa Maria, CA 93458.
90. Parking Garage Rental Use Agreement. The property owner will enter into a contractual agreement with the City of Santa Maria in pursuance of use, refurbishment, and ongoing maintenance of the existing parking structure that is to be used for this project. Parking will be permitted on City lots, and the parking spaces will be non-exclusive; and will not be on a reserved or permit basis. The signed and notarized "Parking Use Agreement" is due at time of issuance of occupancy.

91. Tree Planting. Any nursery stock tree planted without inspection and approval by the Recreation and Parks Department shall be deemed defective and be removed by the person(s) responsible for the planting at their own expense. All plant material shall not be root bound or contain girdling roots. Street tree location(s) shall be approved onsite by the Special Districts Supervisor prior to installation.
92. Landscape Plans. The following shall be noted on the landscape plan: “the final locations of street trees shall be determined on-site by the Special Districts Supervisor. Twenty-four-hour notice is required for inspection prior to planting, (805) 925-0951 ext. 2346. Installation shall be in accordance with Recreation and Parks Department specifications.”
93. Development Fees. Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project.
- A. Subdivision in Lieu \$2,764.00
 - B. Residential Development Tax \$185.00
 - C. Commercial Growth Mitigation \$0.01/square foot
 - D. Multi-family/Senior Growth Mitigation \$3.27/square foot
- Note: fees are reviewed annually and are subject to change.
94. Landscape District. This project will be included in the Northeast Landscape Maintenance District. The signed and notarized “Petition Requesting Annexation” form is due at time of building permit issuance. It can be returned to the Recreation and Parks Department, 615 S. McClelland, Santa Maria, CA 93454.

NOTES:

In accordance with Section 12-35.109 of the Municipal Code, this permit is not valid until the 15th calendar day following the issuance of the permit, providing no appeal is filed; or if an appeal is filed, this permit is not valid until the effective date of the final action on the appeal.

In accordance with Section 12-35.501 of the Municipal Code, the City may modify conditions of approval of the permit, or may revoke the permit for non-compliance with any of the conditions of approval, or if any operations under the approved permit result in detriment to the public health, safety or welfare.

This permit will not be valid until the applicant and property owner have submitted signed acknowledgment of their consent to the conditions, in accordance with Section 12-35.109 of the Santa Maria Municipal Code, to the Planning Division of the Community Development Department.

Failure to comply with any of the conditions stated above may be cause for revocation or modification of this permit, in addition to any other penalties provided by law.

All conditions of approval are to be completed prior to occupancy unless otherwise stated, and are to be maintained in perpetuity.

100 N. BROADWAY

SANTA MARIA, CA





SHEET INDEX

COVER SHEET

SHEET INDEX

PROJECT SUMMARY

VIEW ALONG E MAIN STREET

VIEW ALONG N BROADWAY

G0.0

G0.1

G0.2

G0.3

G0.4

CIVIL ENGINEERING

GRADING & DRAINAGE PLAN

GRADING & DRAINAGE PLAN

GRADING & DRAINAGE PLAN

1

2

3

ARCHITECTURE

SITE PLAN

FIRE ACCESS PLAN

BUILDING PLANS - LEVELS 1 & 2

BUILDING PLANS - LEVELS 3-6 & ROOF LEVEL

UNIT PLANS

BUILDING ELEVATIONS

BUILDING ELEVATIONS - SOUTH

BUILDING ELEVATIONS - EAST

BUILDING ELEVATIONS - NORTH

BUILDING ELEVATIONS - WEST

SHADOW STUDY

COLOR AND MATERIAL BOARD

A1.0

A1.1

A2.0

A2.1

A3.0

A4.0

A4.1

A4.2

A4.3

A4.4

A5.0

A6.0

LANDSCAPE ARCHITECTURE

PLANTING PLAN - GROUND FLOOR

PLANTING PLAN - ROOF TOP

PLANTING DETAILS

PLANTING NOTES & LEGEND

TREE INVENTORY PLAN

L- 2.0

L- 2.1

L- 2.2

L- 2.3

L- 2.4

PROJECT TEAM

APPLICANT/OWNER:

DANCO
5251 ERICSON WAY STE A
ARCATA, CA 95521
(707) 825-1531
CONTACT: CHRIS DART
cdart@danco-group.com

APPLICANT/OWNER:

VERNON GROUP
706 E. HALEY STREET
SANTA BARBARA, CA 93103
(805) 963-1244
CONTACT: BRADLEY G. VERNON
brad@vernonconstruction.com

RESIDENTIAL ARCHITECT:

AO
144 N. ORANGE STREET
ORANGE, CA 92866
(714) 639-9860
CONTACT: IOANNA MAGIATI,
VICTORIA HUYNH
ioannam@aoarchitects.com,
victoriah@aoarchitects.com

CIVIL ENGINEER:

CLAD
GROVER BEACH, CA 93483
(805) 540-0769
CONTACT: DAVID CHANLEY
dchanley@clad-consulting.com

LANDSCAPE ARCHITECT:

PLEINAIRE DESIGN GROUP
3203 LIGHTNING STREET,
SUITE 201
SANTA MARIA, CA 93455
(805) 349-9695
CONTACT: KEVIN J. SMALL
kjsmall@pleinairedg.com

VEHICLE PARKING SUMMARY					
RESIDENTIAL STALLS REQUIRED					
UNIT TYPE	NUMBER OF UNITS	RATIO	TOTAL STALLS REQUIRED		
STUDIOS	15	0.5	8		
1-BEDROOM	53	0.5	27		
2-BEDROOM	38	0.5	19		
3-BEDROOM	44	0.5	22		
TOTAL UNITS	150				
TOTAL RESIDENTIAL STALLS REQUIRED		0.5	76		
USPS STALL REQUIRED			1		
TOTAL STALLS REQUIRED			77		
EV STALLS REQUIRED					
EV CATEGORY		QTY.	RATIO	REQ.	
EV READY W/ CHARGING STATION (EVCS)		76	10%	8	
EV READY (EVR)			40%	30	
RESIDENTIAL EVCS STALLS REQUIRED			50%	38	
EV ACCESSIBLE (INCLUDED IN EVCS COUNT)		38	1 PER 25	2	
NOTE: THE REQUIRED EV STALLS ARE INCLUDED IN PARKING COUNT. ONE (1) ADA EV STALL FOR EVERY TWENTY-FIVE (25) EV STALLS W/ AN 8' MIN. ACCESSIBLE AISLE.					
ACCESSIBLE STALLS REQUIRED					
USE TYPE	QTY.	RATIO	REQ.	OF REQUIRED	
				STD	VAN
RESIDENTIAL (ASSIGNED)	76	0.02	2	1	1
TOTAL ACCESSIBLE STALLS REQUIRED:			2	1	1
NOTE: THE REQUIRED ADA STALLS ARE INCLUDED IN PARKING COUNT. ONE (1) VAN ADA STALL FOR EVERY EIGHT (8) ADA RESIDENTIAL STALLS REQUIRED. ONE (1) VAN ADA STALL FOR EVERY SIX (6) ADA NON-RESIDENTIAL STALLS REQUIRED.					
RESIDENTIAL STALLS PROVIDED					
PARKING TYPE	STALL COUNT PER USE				TOTAL STALLS PROVIDED
	EVCS		EVR	STANDARD	
	CHARGER	CHARGER ACC			
STANDARD	6		32	21	59
STANDARD ACCESSIBLE	0	1	0	1	2
TANDEM PARKING	0		0	16	16
SUBTOTAL	6	7	32	38	77
TOTAL	83				
USPS STALL PROVIDED					1
TOTAL STALLS PROVIDED					78

GROSS BUILDING AREA	
LEVEL	TOTAL GROSS FLOOR AREA (SQ. FT.)
LEVEL 1 (PODIUM)	39,267
LEVEL 2	31,563
LEVEL 3	31,563
LEVEL 4	31,563
LEVEL 5	31,563
LEVEL 6	31,563
TOTAL	197,082

OVERALL UNIT SUMMARY				
UNIT TYPE	AVERAGE UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	TOTAL UNIT %
STUDIO	411	15	6,165	10.0%
1-BEDROOM	583	53	30,899	35.3%
2-BEDROOM*	778	38	29,564	25.3%
3-BEDROOM*	1,105	44	48,620	29.3%
TOTAL	727	150	109,083	100%

* INCLUDING ONE MANAGER'S UNIT.

100 N. BROADWAY			
PROJECT DESCRIPTION	A SIX-STORY AFFORDABLE MULTI-FAMILY DEVELOPMENT WITH 150 AFFORDABLE UNITS		
PROJECT LOCATION	100 N. BROADWAY SANTA MARIA, CA 93454	APN	121-224-035
EXISTING USE	PARK	COMMUNITY PLAN	DOWNTOWN SPECIFIC PLAN
PROPOSED USE	MULTI-FAMILY RESIDENTIAL	ZONING OVERLAY	GATEWAY DISTRICT
GROSS LOT AREA	48,996 SQ. FT.	1.12 AC	
GROSS BUILDING AREA	197,082 SQ. FT.	FAR	4.02
SITE COVERAGE	39,267 SQ. FT.	80.14%	
NO. OF STORIES	6-STORIES		
PROPOSED TYPE OF CONSTRUCTION	5-STORY TYPE III-A OVER 1 LEVEL OF RAISED PODIUM TYPE I-A	AUTOMATIC SPRINKLER	YES
TOTAL UNITS	150 DU		
DENSITY (DU/AC)	134 DU/AC		

DEVELOPMENT STANDARDS			
CATEGORY	REQUIRED		PROVIDED
SETBACKS	FRONT	0 FT.	± 7'-0" (MAIN STREET)
	SIDE (EACH)	5 FT.	± 7'-3" (EAST) ± 7'-6" (WEST)
	REAR	10 FT.	± 7'-6"
	SITE VISIBILITY TRIANGLE	35' FROM THE CURB LINE AT THE CORNER AND CONNECTING TWO POINTS	YES
BUILDING HEIGHT	70' MAX.**		± 62'-5" (TOP OF ROOF) ± 77'-6" (TOP OF STAIR) ± 82'-8" (TOP OF ARCHITECTURAL TOWER ELEMENT)
VEHICULAR PARKING	STUDIO: 0.5 SPACES / UNIT FOR UNITS <400 SF = 7.5 STALLS 1-BR: 0.75 SPACES / UNIT FOR UNITS 400-600 SF = 40.5 STALLS 2 & 3-BR: 1 SPACE / UNIT FOR UNITS >600 SF = 82 STALLS TOTAL REQUIRED: 130 STALLS		PARKING RATIO: 0.5 S/DU TOTAL PROVIDED: 78 STALLS
BICYCLE PARKING	SHORT-TERM	0.05 PER BEDROOM, 2 MIN. 0.05 x 276 BEDROOMS= 14 STALLS	SHORT-TERM: 14 STALLS LONG-TERM: 138 STALLS
	LONG-TERM	0.5 PER BEDROOM, 2 MIN. 0.5 x 276 BEDROOMS = 138 STALLS	
ON-SITE OPEN SPACE	15% MIN. LANDSCAPING ON-SITE. REQUIRED: 7,349 SQ. FT.		TOTAL COMMON OPEN SPACE INTERIOR: ±2,390 SQ. FT. -FITNESS: ±570 SQ. FT. -COMMUNITY ROOM: ±800 SQ. FT. -LEASING: ±1,020 SQ. FT. COMMON OPEN SPACE EXTERIOR: ±7,141 SQ. FT. -COURTYARD A: ±4,334 SQ. FT. -CORTYARD B: ±2,807 SQ. FT TOTAL COMMON OPEN SPACE (INTERIOR + EXTERIOR): ± 9,531 SQ. FT.
	EFFICIENCY PROJECT: COMMON OPEN SPACE (INTERIOR): 150 SQ. FT. MIN., 10 SQ. FT. / UNIT REQUIRED: 1,500 SQ. FT.		
	EFFICIENCY PROJECT: COMMON OPEN SPACE (EXTERIOR): 150 SQ. FT. MIN., 10 SQ. FT. / UNIT REQUIRED: 1,500 SQ. FT.		

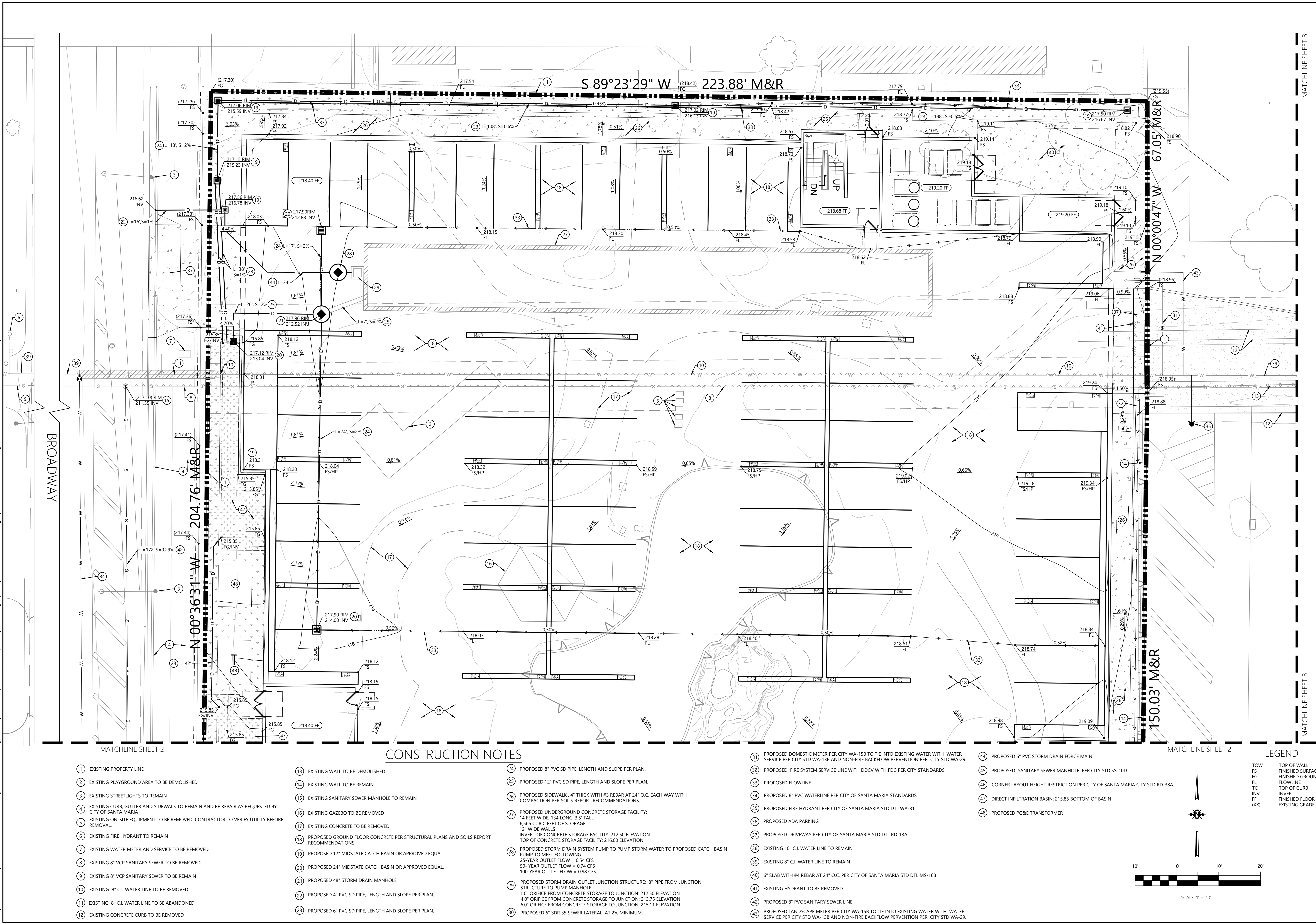
* SETBACK CAN BE REDUCED TO 0' THROUGH THE DOWNTOWN PERMIT

** EXTRA HEIGHT MAY BE CONSIDERED FOR ARCHITECTURAL ELEMENTS OR FEATURES THROUGH THE DOWNTOWN PERMIT









CONSTRUCTION NOTES

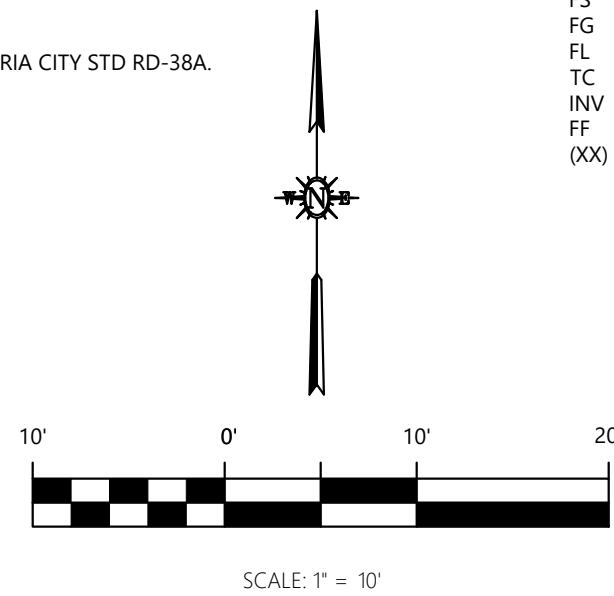
- | | | | |
|----|--|----|---|
| 1 | EXISTING PROPERTY LINE | 13 | EXISTING WALL TO BE DEMOLISHED |
| 2 | EXISTING PLAYGROUND AREA TO BE DEMOLISHED | 14 | EXISTING WALL TO BE REMAIN |
| 3 | EXISTING STREETLIGHTS TO REMAIN | 15 | EXISTING SANITARY SEWER MANHOLE TO REMAIN |
| 4 | EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN AND BE REPAIR AS REQUESTED BY CITY OF SANTA MARIA | 16 | EXISTING GAZEBO TO BE REMOVED |
| 5 | EXISTING ON-SITE EQUIPMENT TO BE REMOVED. CONTRACTOR TO VERIFY UTILITY BEFORE REMOVAL. | 17 | EXISTING CONCRETE TO BE REMOVED |
| 6 | EXISTING FIRE HYDRANT TO REMAIN | 18 | PROPOSED GROUND FLOOR CONCRETE PER STRUCTURAL PLANS AND SOILS REPORT RECOMMENDATIONS. |
| 7 | EXISTING WATER METER AND SERVICE TO BE REMOVED | 19 | PROPOSED 12" MIDSTATE CATCH BASIN OR APPROVED EQUAL. |
| 8 | EXISTING 8" VCP SANITARY SEWER TO BE REMOVED | 20 | PROPOSED 24" MIDSTATE CATCH BASIN OR APPROVED EQUAL. |
| 9 | EXISTING 8" VCP SANITARY SEWER TO BE REMAIN | 21 | PROPOSED 48" STORM DRAIN MANHOLE |
| 10 | EXISTING 8" C.I. WATER LINE TO BE REMOVED | 22 | PROPOSED 4" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. |
| 11 | EXISTING 8" C.I. WATER LINE TO BE ABANDONED | 23 | PROPOSED 6" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. |
| 12 | EXISTING CONCRETE CURB TO BE REMOVED | | |

- | | | | |
|----|---|----|---|
| 24 | PROPOSED 8" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. | 32 | PROPOSED FIRE SYSTEM SERVICE LINE WITH DDCV WITH FDC PER CITY STANDARDS |
| 25 | PROPOSED 12" PVC SD PIPE, LENGTH AND SLOPE PER PLAN. | 33 | PROPOSED FLOWLINE |
| 26 | PROPOSED SIDEWALK, 4" THICK WITH #3 REBAR AT 24" O.C. EACH WAY WITH COMPACTION PER SOILS REPORT RECOMMENDATIONS. | 34 | PROPOSED 8" PVC WATERLINE PER CITY OF SANTA MARIA STANDARDS |
| 27 | PROPOSED UNDERGROUND CONCRETE STORAGE FACILITY:
14 FEET WIDE, 134' LONG, 3.5' TALL
6,566 CUBIC FEET OF STORAGE
12" WIDE WALLS
INVERT OF CONCRETE STORAGE FACILITY: 212.50 ELEVATION
TOP OF CONCRETE STORAGE FACILITY: 216.00 ELEVATION | 35 | PROPOSED FIRE HYDRANT PER CITY OF SANTA MARIA STD DTL WA-31. |
| 28 | PROPOSED STORM DRAIN SYSTEM PUMP TO PUMP STORM WATER TO PROPOSED CATCH BASIN PUMP TO MEET FOLLOWING:
25-YEAR OUTLET FLOW = 0.54 CFS
50-YEAR OUTLET FLOW = 0.74 CFS
100-YEAR OUTLET FLOW = 0.98 CFS | 36 | PROPOSED ADA PARKING |
| 29 | PROPOSED STORM DRAIN OUTLET JUNCTION STRUCTURE: 8" PIPE FROM JUNCTION STRUCTURE TO PUMP MANHOLE
1.0" ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 212.50 ELEVATION
4.0" ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 213.75 ELEVATION
6.0" ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 215.11 ELEVATION | 37 | PROPOSED DRIVEWAY PER CITY OF SANTA MARIA STD DTL RD-13A |
| 30 | PROPOSED 6" SDR 35 SEWER LATERAL AT 2% MINIMUM. | 38 | EXISTING 10" C.I. WATER LINE TO REMAIN |
| | | 39 | EXISTING 8" C.I. WATER LINE TO REMAIN |
| | | 40 | 6" SLAB WITH #4 REBAR AT 24" O.C. PER CITY OF SANTA MARIA STD DTL MS-16E |
| | | 41 | EXISTING HYDRANT TO BE REMOVED |
| | | 42 | PROPOSED 8" PVC SANITARY SEWER LINE |
| | | 43 | PROPOSED LANDSCAPE METER PER CITY WA-15B TO TIE INTO EXISTING WATER SERVICE PER CITY STD WA-13B AND NON-FIRE BACKFLOW PREVENTION PER CITY |

- | | |
|----|--|
| 44 | PROPOSED 6" PVC STORM DRAIN FORCE MAIN. |
| 45 | PROPOSED SANITARY SEWER MANHOLE PER CITY STD SS-10D. |
| 46 | CORNER LAYOUT HEIGHT RESTRICTION PER CITY OF SANTA MARIA CITY STD RD-38A |
| 47 | DIRECT INFILTRATION BASIN: 215.85 BOTTOM OF BASIN |
| 48 | PROPOSED PG&E TRANSFORMER |

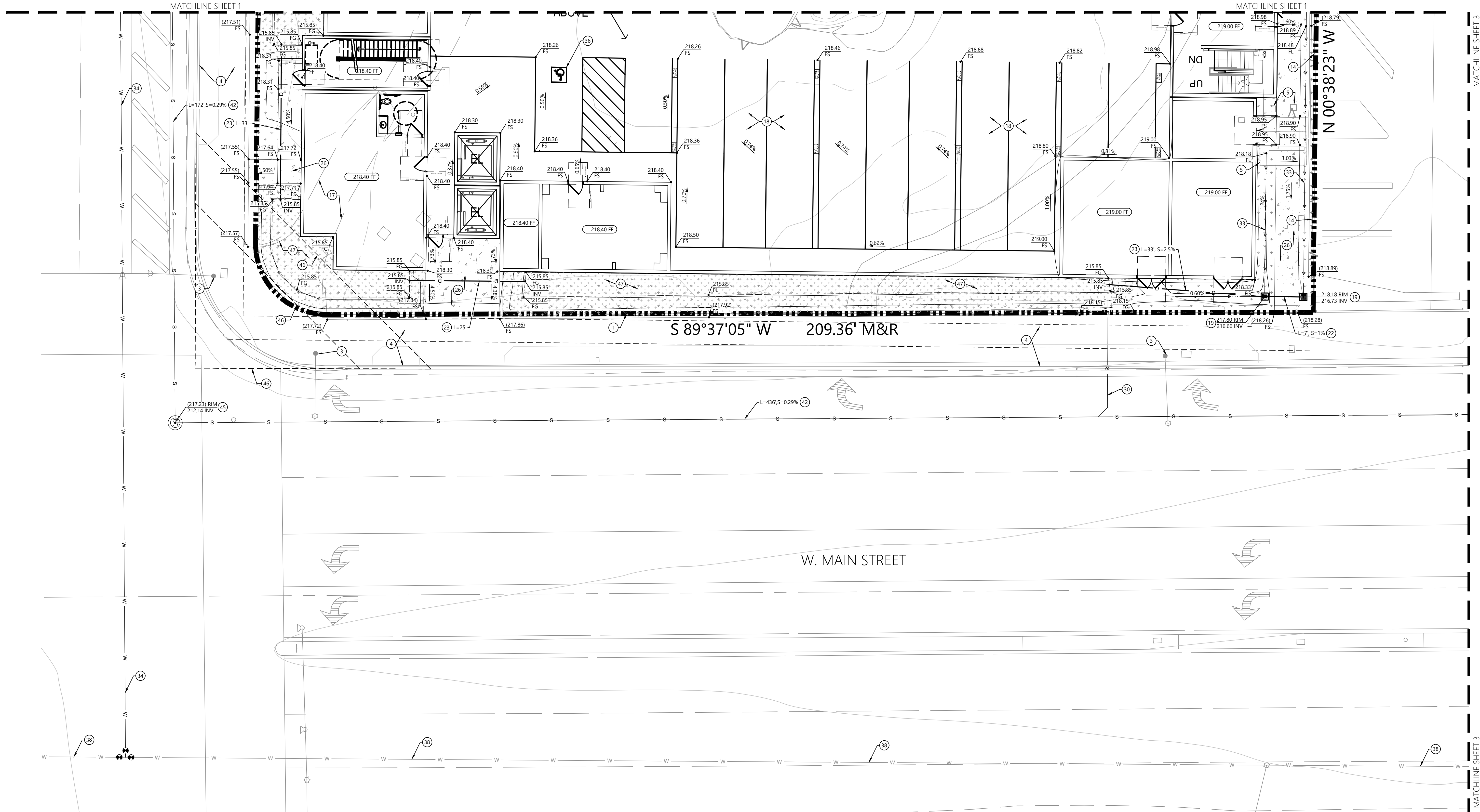
LEGEND

TOW	TOP OF WALL
FS	FINISHED SURFACE
FG	FINISHED GROUND
FL	FLOWLINE
TC	TOP OF CURB
INV	INVERT
FF	FINISHED FLOOR
(XX)	EXISTING GRADE



SCALE: 1" = 10'

[illegible]



CONSTRUCTION NOTES

- 1 EXISTING PROPERTY LINE
- 2 EXISTING PLAYGROUND AREA TO BE DEMOLISHED
- 3 EXISTING STREETLIGHTS TO REMAIN
- 4 EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN AND BE REPAIR AS REQUESTED BY CITY OF SANTA MARIA
- 5 EXISTING ON-SITE EQUIPMENT TO BE REMOVED. CONTRACTOR TO VERIFY UTILITY BEFORE REMOVAL
- 6 EXISTING FIRE HYDRANT TO REMAIN
- 7 EXISTING WATER METER AND SERVICE TO BE REMOVED
- 8 EXISTING 8" VCP SANITARY SEWER TO BE REMOVED
- 9 EXISTING 8" VCP SANITARY SEWER TO BE REMAIN
- 10 EXISTING 8" C.I. WATER LINE TO BE REMOVED
- 11 EXISTING 8" C.I. WATER LINE TO BE ABANDONED
- 12 EXISTING CONCRETE CURB TO BE REMOVED
- 13 EXISTING WALL TO BE DEMOLISHED
- 14 EXISTING WALL TO BE REMAIN
- 15 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 16 EXISTING GAZEBO TO BE REMOVED
- 17 EXISTING CONCRETE TO BE REMOVED
- 18 PROPOSED GROUND FLOOR CONCRETE PER STRUCTURAL PLANS AND SOILS REPORT RECOMMENDATIONS.
- 19 PROPOSED 12" MIDSTATE CATCH BASIN OR APPROVED EQUAL
- 20 PROPOSED 24" MIDSTATE CATCH BASIN OR APPROVED EQUAL
- 21 PROPOSED 48" STORM DRAIN MANHOLE
- 22 PROPOSED 4" PVC SD PIPE, LENGTH AND SLOPE PER PLAN.
- 23 PROPOSED 6" PVC SD PIPE, LENGTH AND SLOPE PER PLAN.

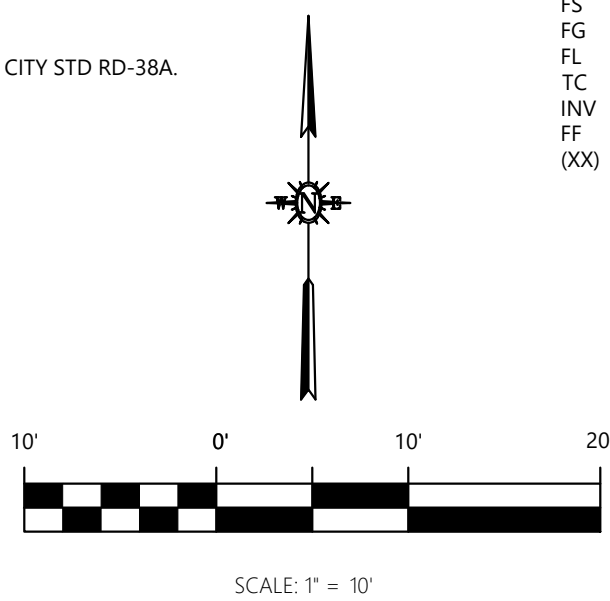
- 24 PROPOSED 8" PVC SD PIPE, LENGTH AND SLOPE PER PLAN.
- 25 PROPOSED 12" PVC SD PIPE, LENGTH AND SLOPE PER PLAN.
- 26 PROPOSED SIDEWALK, 4" THICK WITH #3 REBAR AT 24" O.C. EACH WAY WITH COMPACTION PER SOILS REPORT RECOMMENDATIONS.
- 27 PROPOSED UNDERGROUND CONCRETE STORAGE FACILITY: 14 FEET WIDE, 134 LONG, 3.5' TALL 6,556 CUBIC FEET OF STORAGE 12" WIDE WALLS INVERT OF CONCRETE STORAGE FACILITY: 212.50 ELEVATION TOP OF CONCRETE STORAGE FACILITY: 216.00 ELEVATION
- 28 PROPOSED STORM DRAIN SYSTEM PUMP TO PUMP STORM WATER TO PROPOSED CATCH BASIN PUMP TO MEET FOLLOWING 25-YEAR OUTLET FLOW = 0.54 CFS 50-YEAR OUTLET FLOW = 0.74 CFS 100-YEAR OUTLET FLOW = 0.98 CFS
- 29 PROPOSED STORM DRAIN OUTLET JUNCTION STRUCTURE: 8" PIPE FROM JUNCTION STRUCTURE TO PUMP MANHOLE: 1.0" ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 212.50 ELEVATION 4.0" ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 213.75 ELEVATION 6.0" ORIFICE FROM CONCRETE STORAGE TO JUNCTION: 215.11 ELEVATION
- 30 PROPOSED 6" SDR 35 SEWER LATERAL AT 2% MINIMUM.

- 31 PROPOSED DOMESTIC METER PER CITY WA-15B TO TIE INTO EXISTING WATER WITH WATER SERVICE PER CITY STD WA-13B AND NON-FIRE BACKFLOW PERVENTION PER CITY STD WA-29.
- 32 PROPOSED FIRE SYSTEM SERVICE LINE WITH DDCV WITH FDC PER CITY STANDARDS
- 33 PROPOSED FLOWLINE
- 34 PROPOSED 8" PVC WATERLINE PER CITY OF SANTA MARIA STANDARDS
- 35 PROPOSED FIRE HYDRANT PER CITY OF SANTA MARIA STD DTL WA-31.
- 36 PROPOSED ADA PARKING
- 37 PROPOSED DRIVEWAY PER CITY OF SANTA MARIA STD DTL RD-13A
- 38 EXISTING 10" C.I. WATER LINE TO REMAIN
- 39 EXISTING 8" C.I. WATER LINE TO REMAIN
- 40 6" SLAB WITH #4 REBAR AT 24" O.C. PER CITY OF SANTA MARIA STD DTL MS-168
- 41 EXISTING HYDRANT TO BE REMOVED
- 42 PROPOSED 8" PVC SANITARY SEWER LINE
- 43 PROPOSED LANDSCAPE METER PER CITY WA-15B TO TIE INTO EXISTING WATER WITH WATER SERVICE PER CITY STD WA-13B AND NON-FIRE BACKFLOW PERVENTION PER CITY STD WA-29.

- 44 PROPOSED 6" PVC STORM DRAIN FORCE MAIN.
- 45 PROPOSED SANITARY SEWER MANHOLE PER CITY STD SS-10D.
- 46 CORNER LAYOUT HEIGHT RESTRICTION PER CITY OF SANTA MARIA CITY STD RD-38A.
- 47 DIRECT INFILTRATION BASIN: 215.85 BOTTOM OF BASIN
- 48 PROPOSED PG&E TRANSFORMER

LEGEND

TOW FS FS FINISHED SURFACE
FG FG FINISHED GROUND
FL FL FLOWLINE
TC TC TOP OF CURB
INV INV INVERT
FF FF FINISHED FLOOR
(XX) XX EXISTING GRADE



GRADING & DRAINAGE PLAN

DOWNTOWN LOT 2
100 N. BROADWAY

APN: 121-224-035

PRELIMINARY GRADING PLAN
SANTA MARIA, CA

DRAFTED BY	AG
DATE	06/20/25
SCALE	1"=10'
SHEET NO.	24067
SHEET	2 OF 3

DATE	REV	REVISIONS



APPROVAL:

CLAD

PERMIT NO.:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR
LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL
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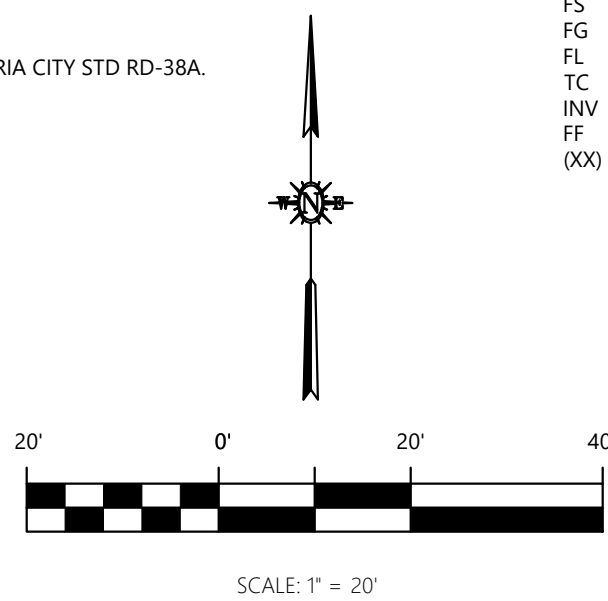
13. EXISTING WALL TO BE DEMOLISHED
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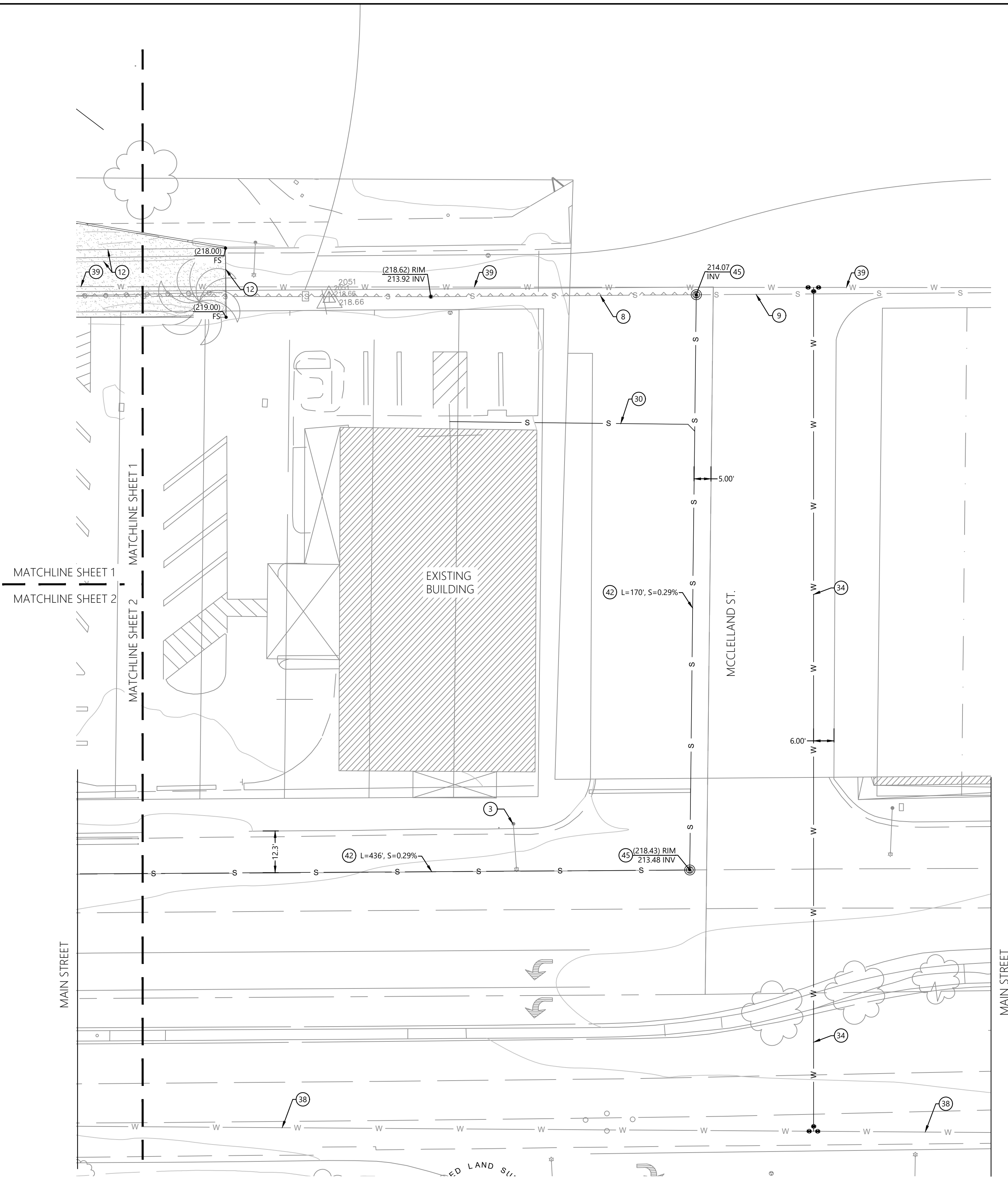
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TOW	TOP OF WALL
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(XX)	EXISTING GRADE

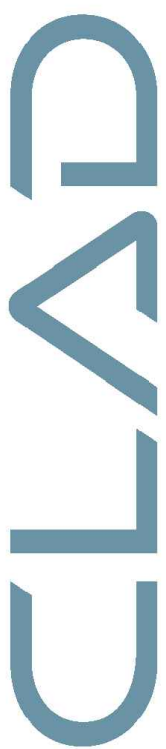


- ① EXISTING PROPERTY LINE
- ② EXISTING PLAYGROUND AREA TO BE DEMOLISHED
- ③ EXISTING STREETLIGHTS TO REMAIN
- ④ EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN AND BE REPAIR AS REQUESTED BY CITY OF SANTA MARIA
- ⑤ EXISTING ON-SITE EQUIPMENT TO BE REMOVED. CONTRACTOR TO VERIFY UTILITY BEFORE REMOVAL.
- ⑥ EXISTING FIRE HYDRANT TO REMAIN
- ⑦ EXISTING WATER METER AND SERVICE TO BE REMOVED
- ⑧ EXISTING 8" VCP SANITARY SEWER TO BE REMOVED
- ⑨ EXISTING 8" VCP SANITARY SEWER TO BE REMAIN
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APPROVAL:

PERMIT NO.:



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[illegible]

GRADING & DRAINAGE PLAN
DOWNTOWN LOT 2
100 N. BROADWAY
APN: 121-224-035
PRELIMINARY GRADING PLAN
SANTA MARIA, CA

DRAFTED BY	AG
DATE	06/20/25
SCALE	1"=20'
JOB NO.	24067
SHEET	3 OF 3

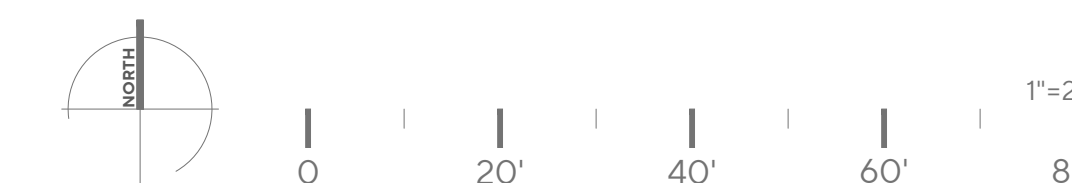
LEGEND

- LEASING & AMENITIES
- PARKING STRUCTURE









REFER TO CIVIL AND LANDSCAPE EXHIBITS FOR MORE INFORMATION

TRAFFIC ENGINEERING NOTES

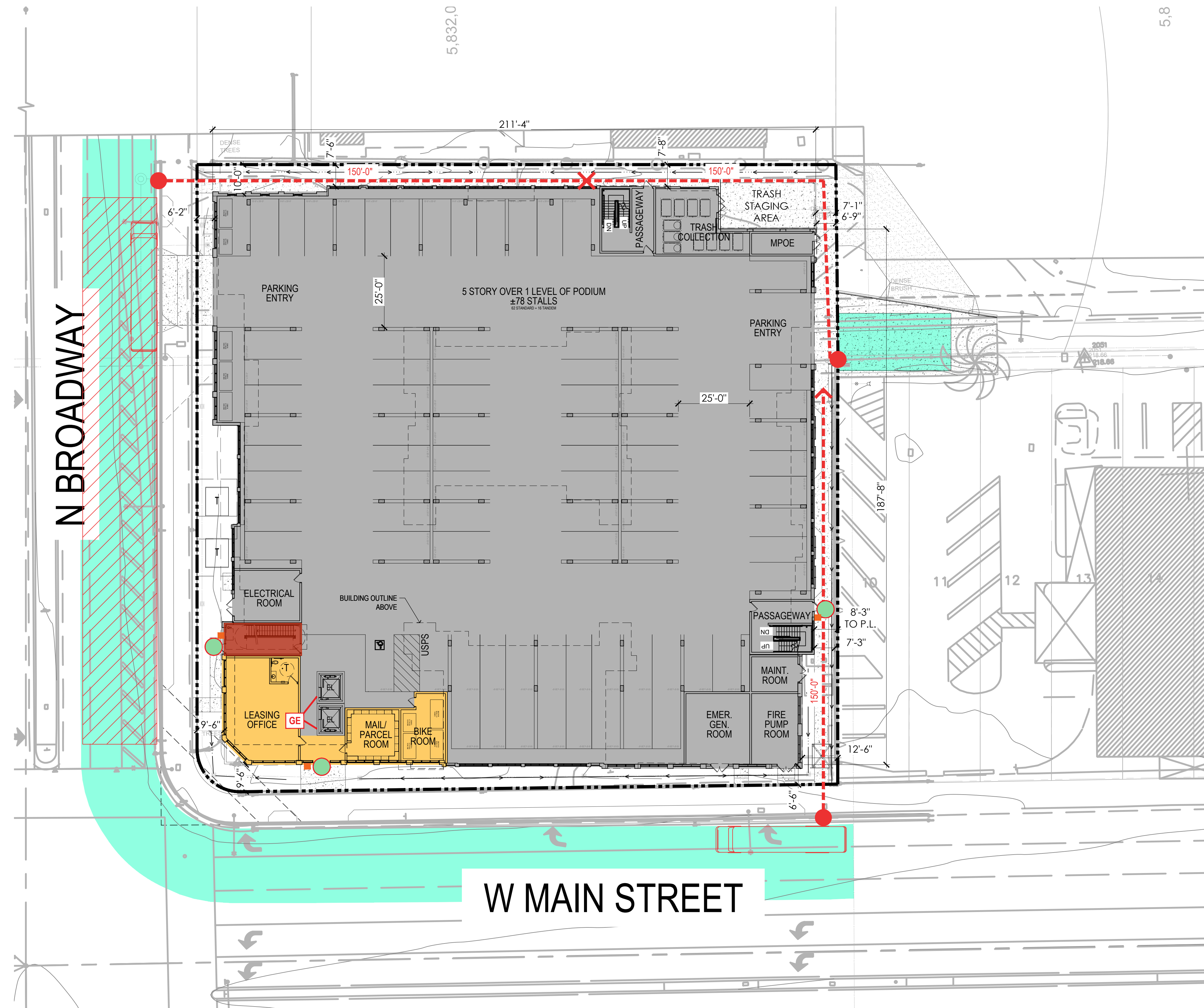
- SAFETY MIRRORS TO BE PROVIDED AT BOTH SIDES OF THE DRIVEWAY EXIT ON BROADWAY (SR-135) TO ALLOW DRIVES TO SEE PEDESTRIANS APPROACHING FROM BOTH DIRECTIONS.
- STRIPE A STOP BAR AT THE PODIUM LEVEL FLOOR EXIT WITHIN THE GARAGE.
- STOP SIGN AND LIMIT LINE BEHIND SIDEWALK TO BE PROVIDED PER CITY STANDARDS.
- PEDESTRIAN-SCALE LIGHTING TO BE PROVIDED ALONG MAIN STREET AND BROADWAY STREET FRONTAGES FOR NIGHTTIME SAFETY.
- AN OVERHEAD "CAUTION: PEDESTRIAN CROSSING" SIGN AND WALL-MOUNTED "STOP WATCH FOR PED XING" SIGN TO BE PROVIDED AT THE GARAGE EXIT ON BROADWAY.



LEGEND

-  FIRE LANE
-  FIRE AERIAL APPARATUS ACCESS
-  STAIRWELL WITH ROOF ACCESS
-  APPROXIMATE LOCATION OF SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS, SUB-KEYED KNOX KEY SWITCH OR KNOX PADLOCK
-  MAIN ACCESS POINT TO BUILDING
-  150' HOSE PULL
-  GURNEY-SIZE ELEVATOR
-  FIRE APPARATUS

REFER TO CIVIL AND LANDSCAPE EXHIBITS FOR MORE INFORMATION

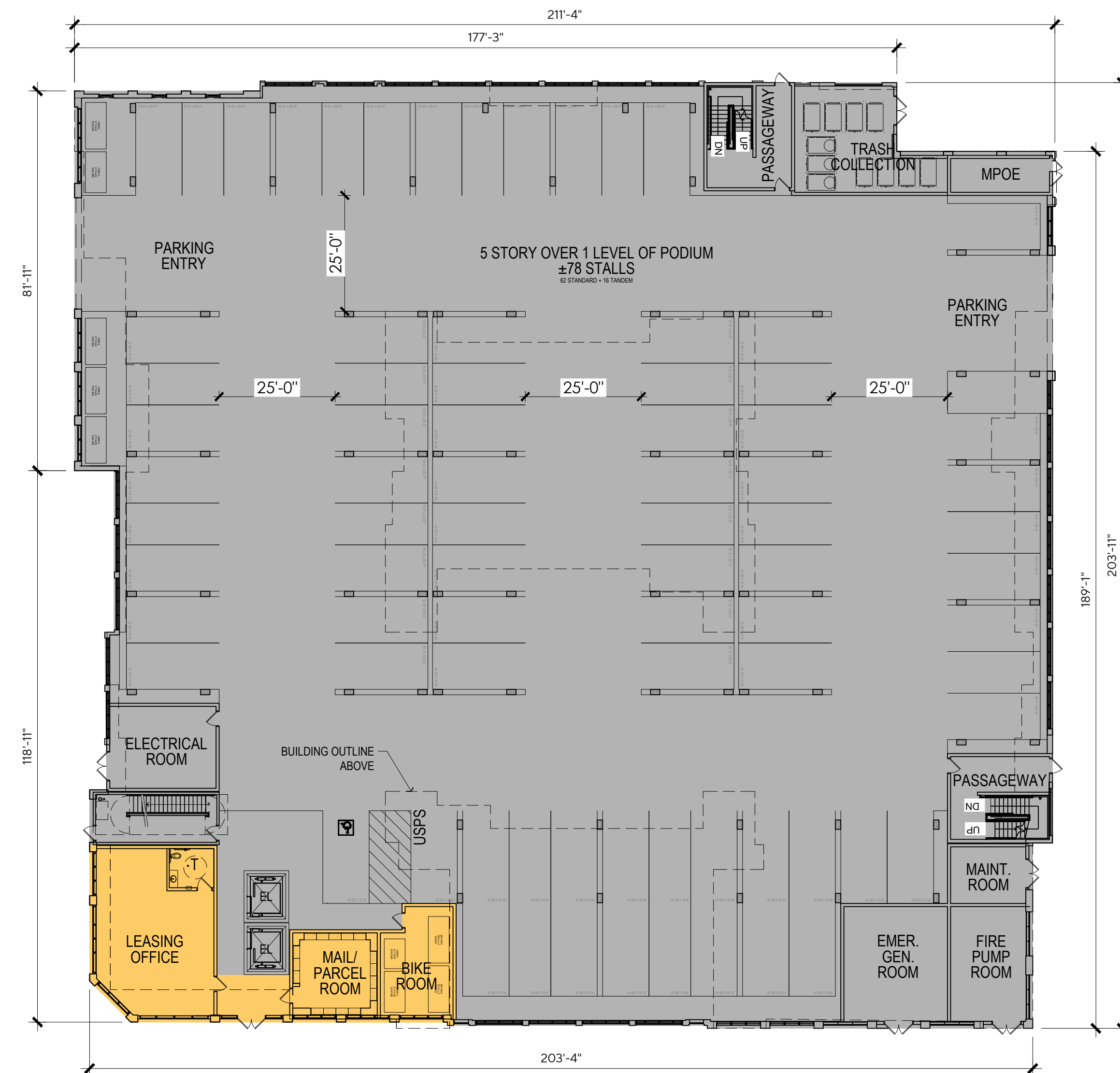


LEGEND

- RESIDENTIAL
- LEASING & AMENITIES
- PARKING STRUCTURE



LEVEL 2



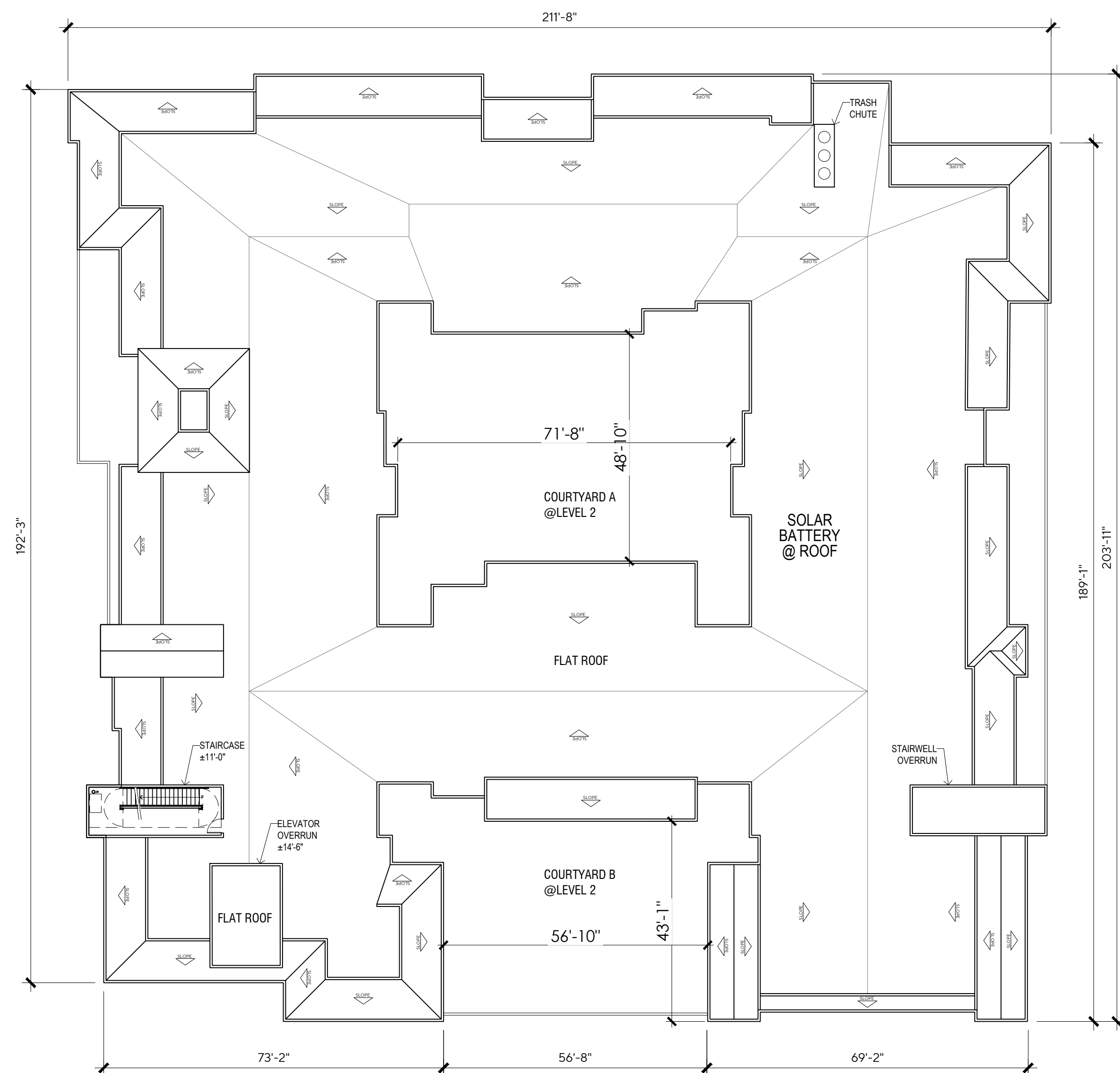
LEVEL 1

LEGEND

RESIDENTIAL

LEASING & AMENITIES

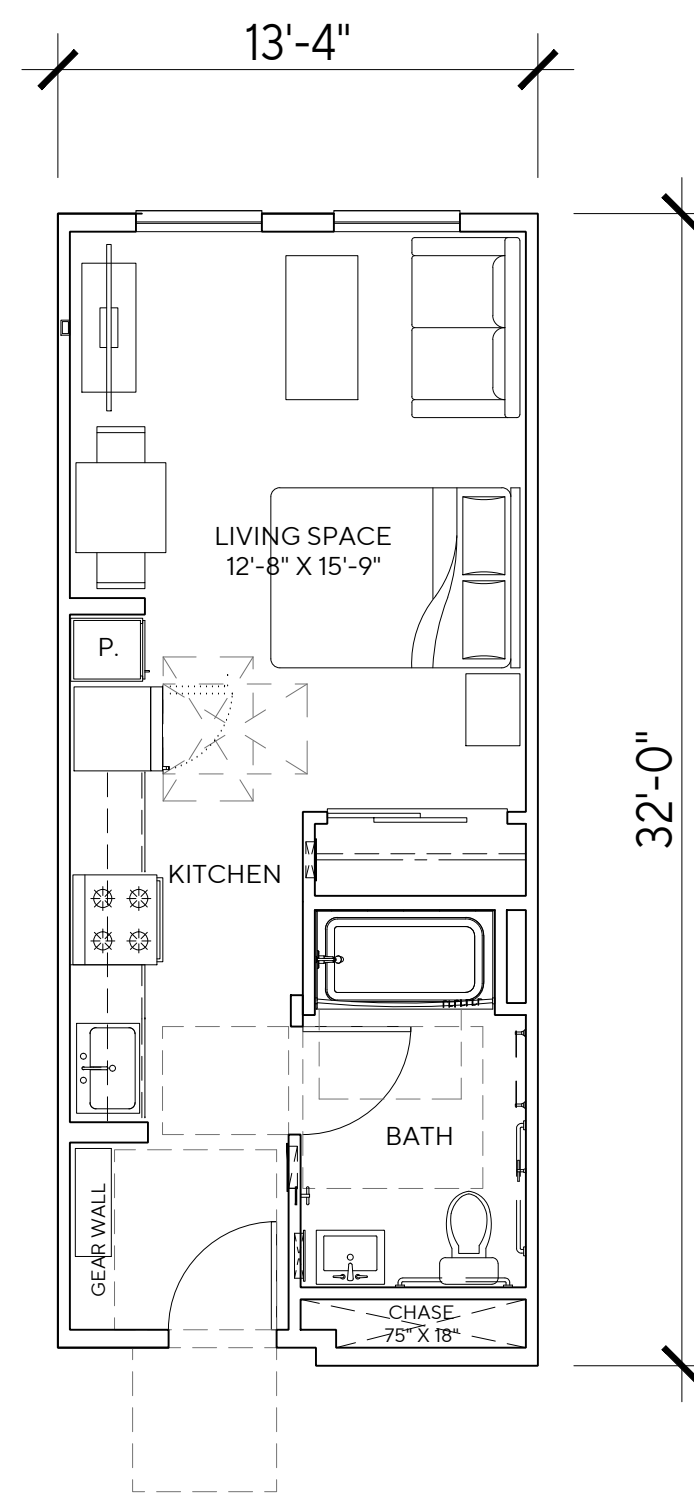
PARKING STRUCTURE



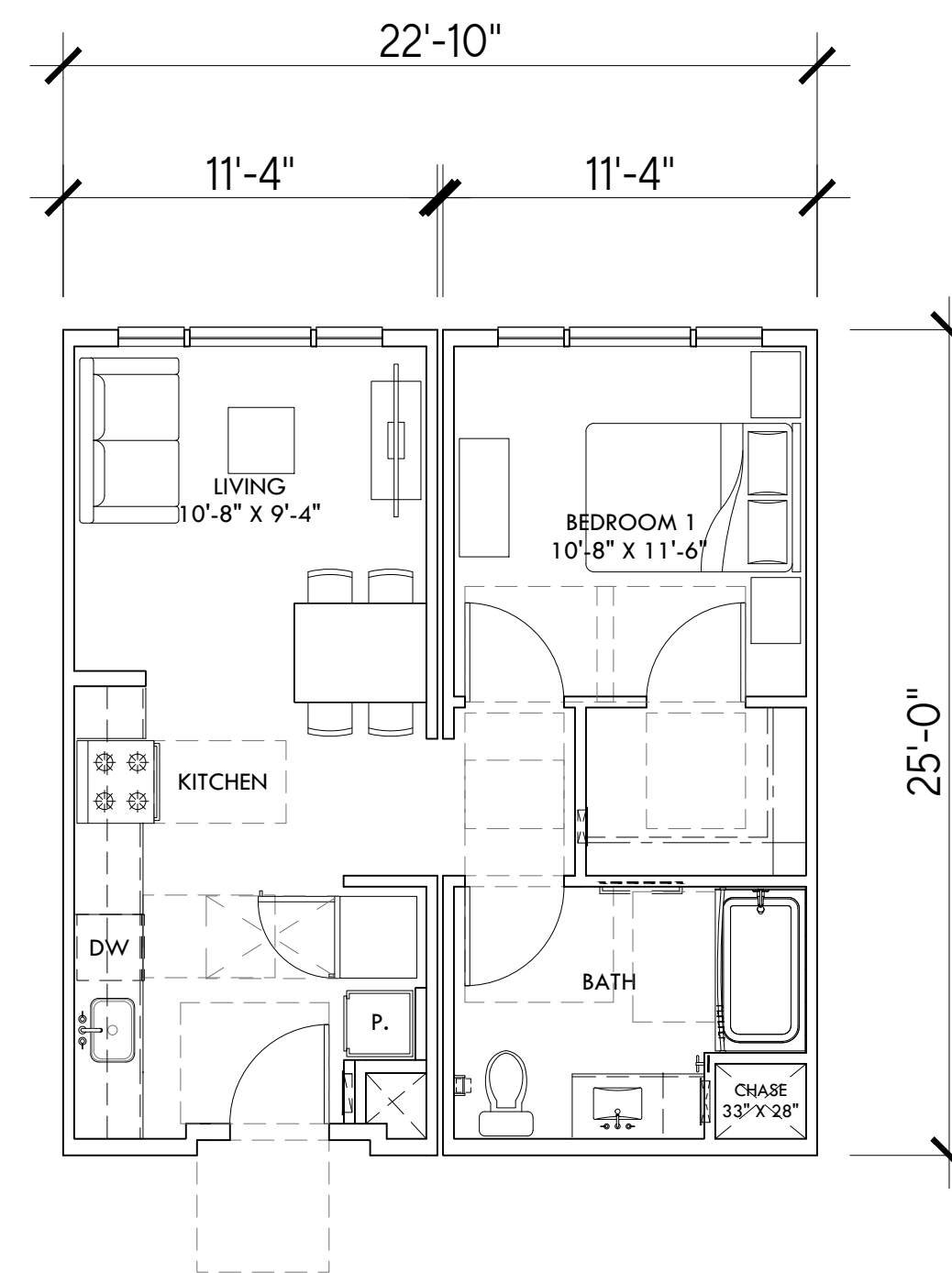
ROOF LEVEL



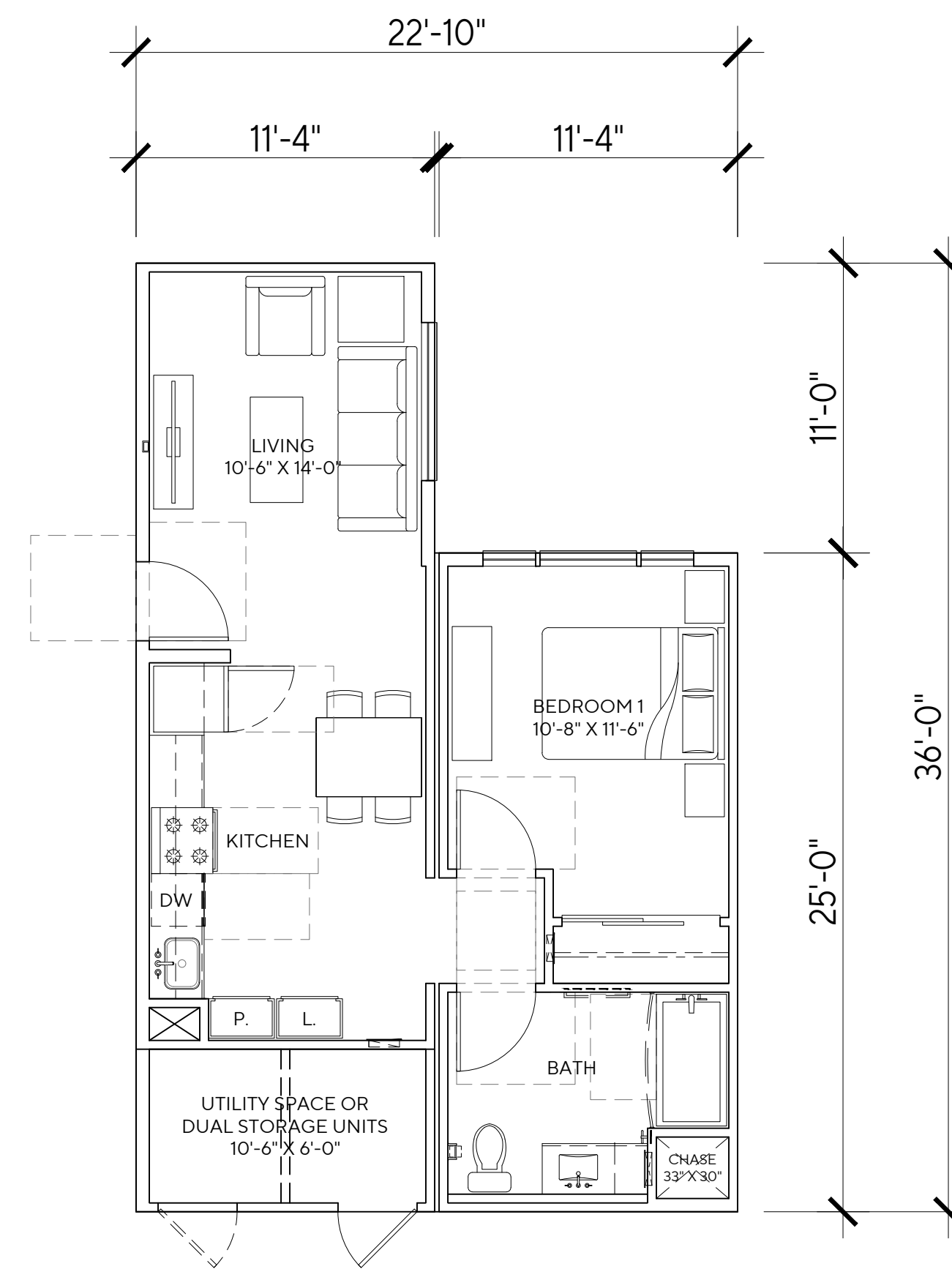
LEVELS 3-6



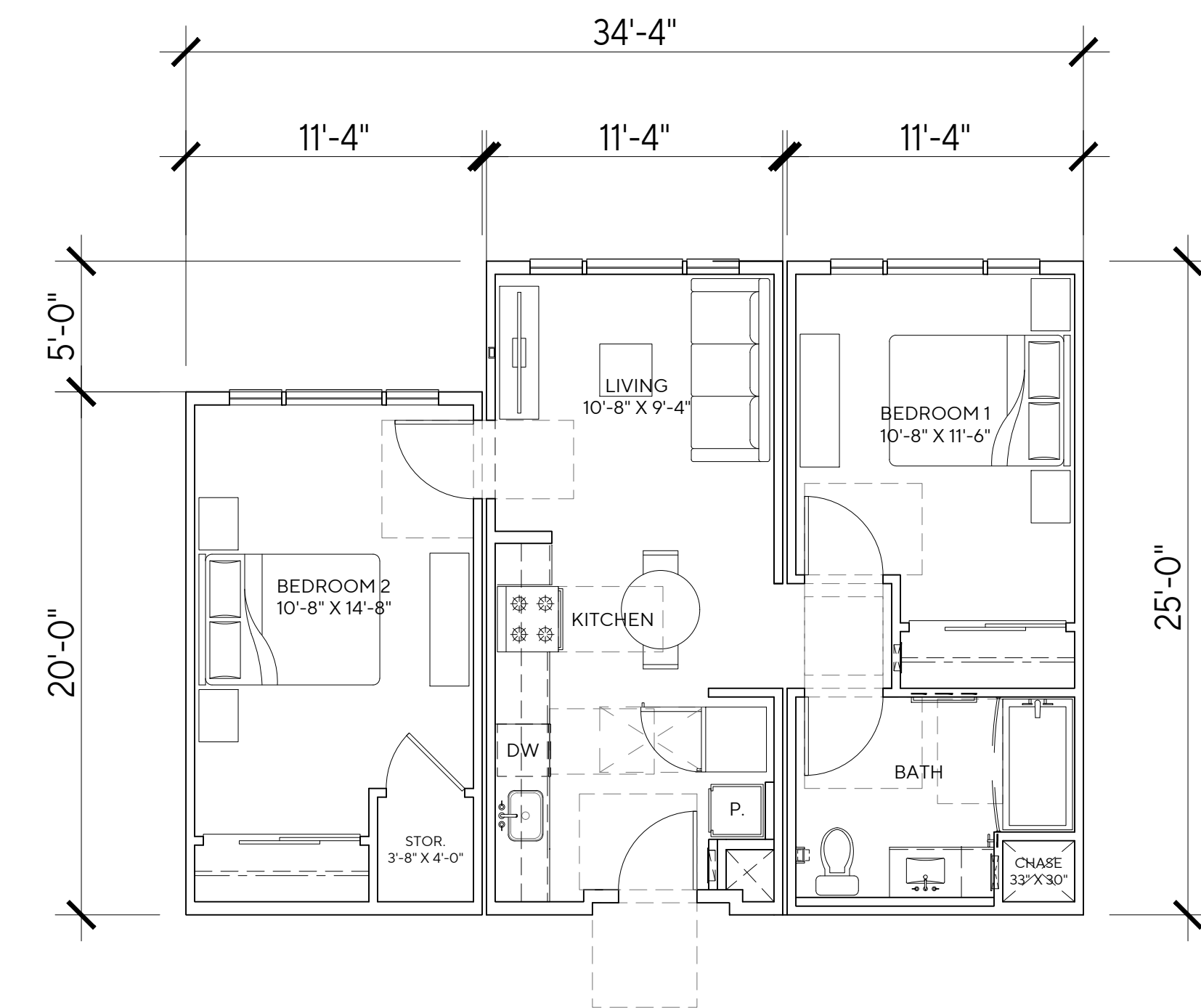
UNIT S1
AFFORDABLE STUDIO - 1 BATH
UNIT AREA: 411 SQ. FT.



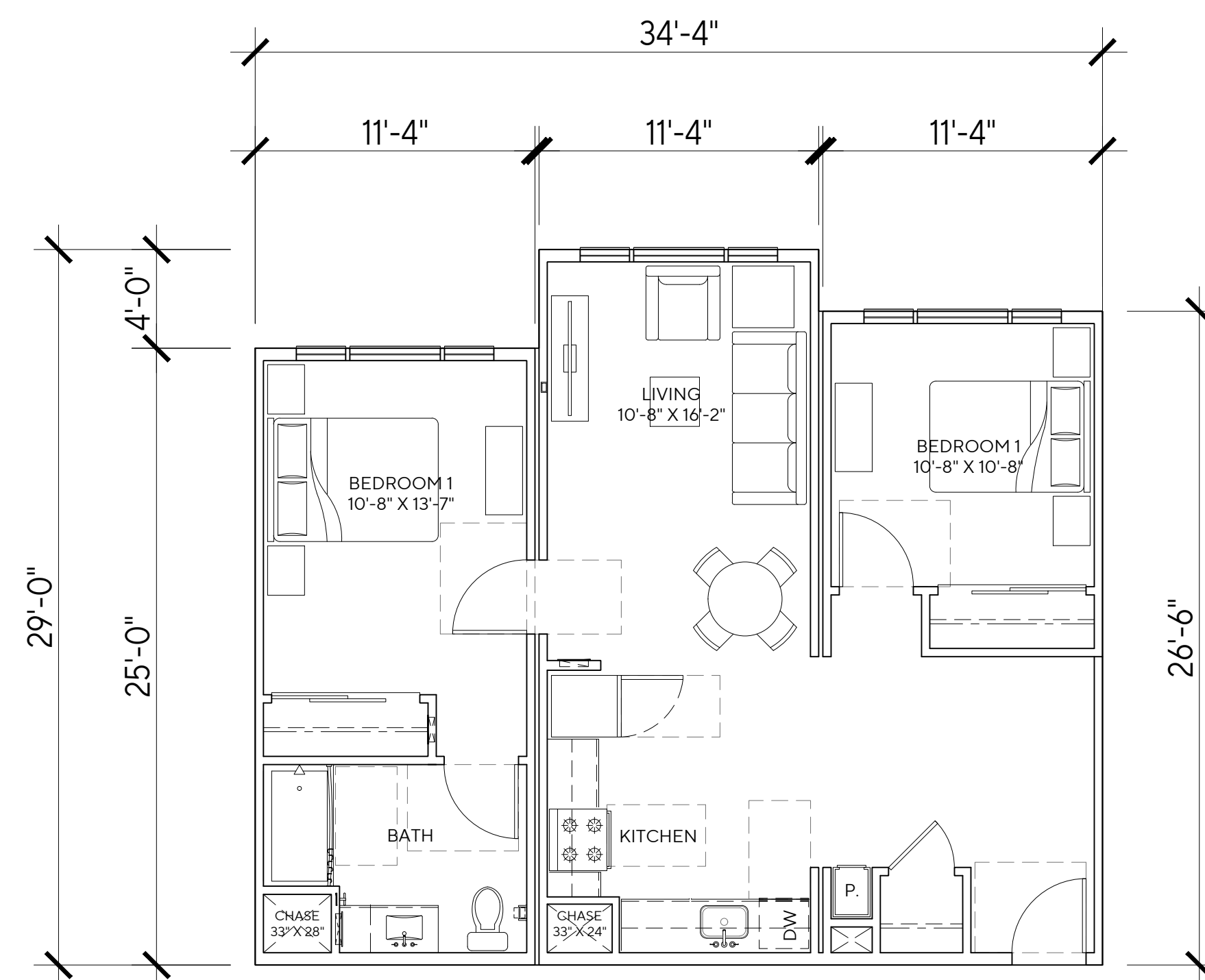
UNIT A1
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 554 SQ. FT.



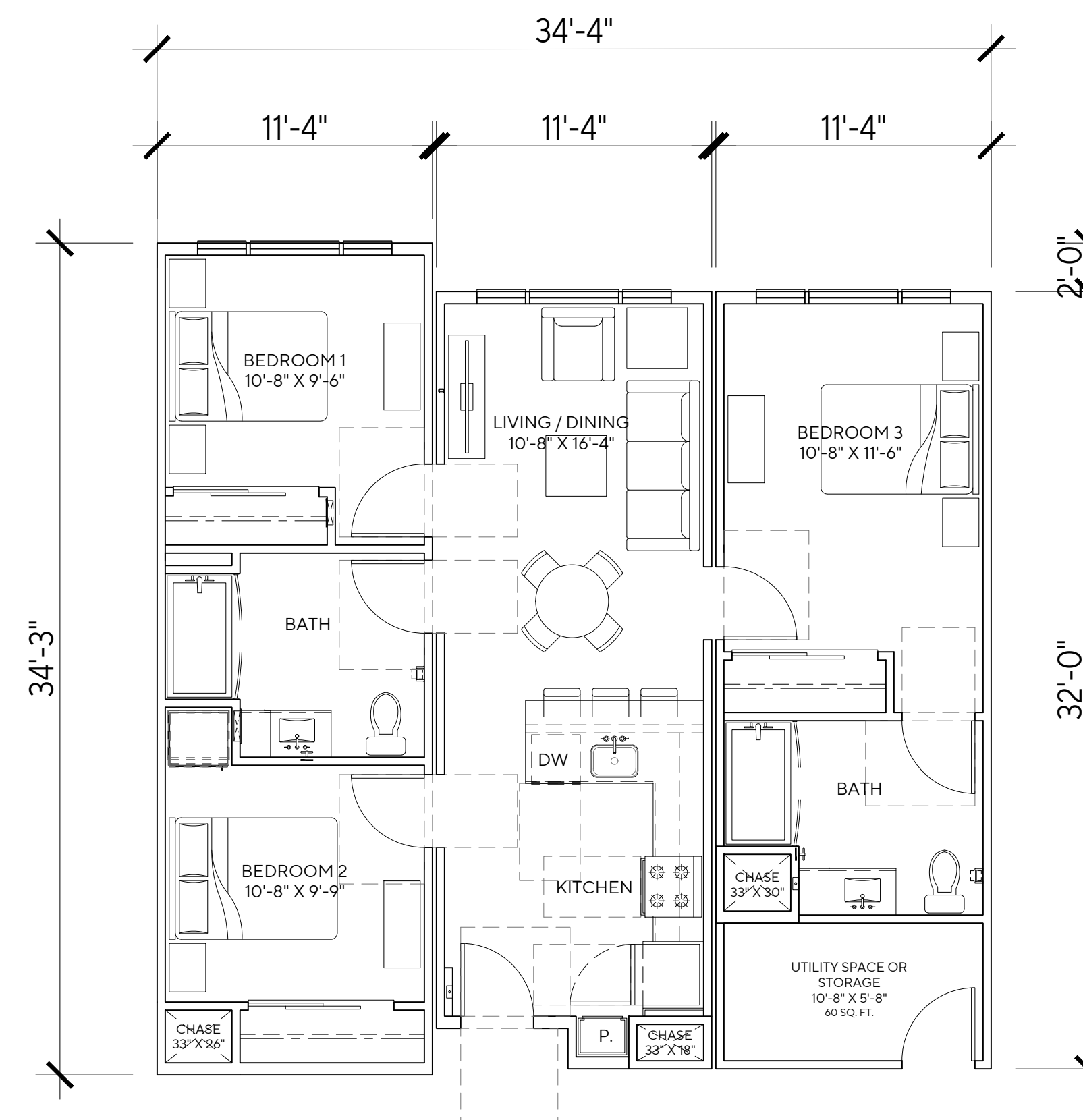
UNIT A2-A
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 612 SQ. FT.



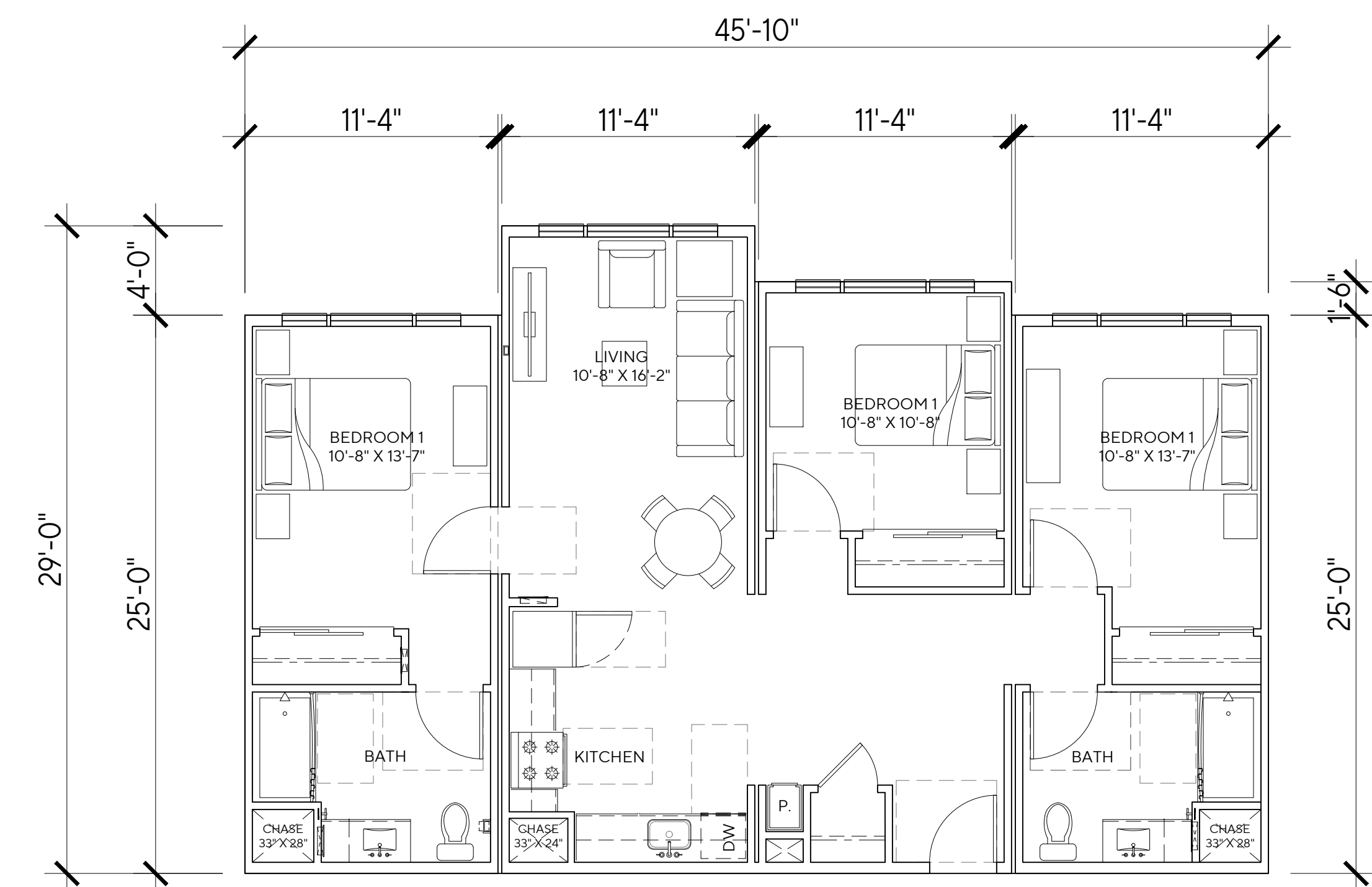
UNIT B1
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 778 SQ. FT.



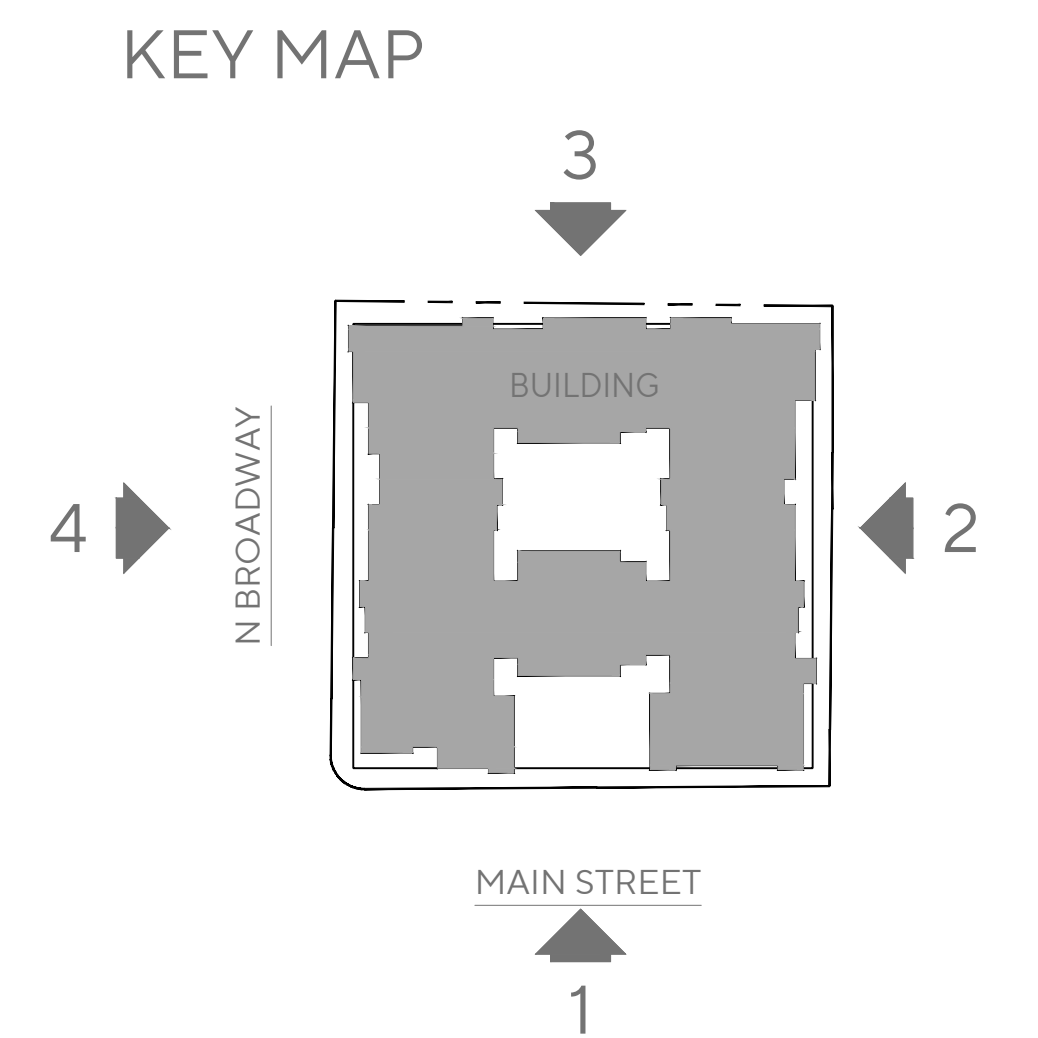
UNIT B2
AFFORDABLE 2 BED - 1 BATH
UNIT AREA: 903 SQ. FT.



UNIT C1
AFFORDABLE 3 BED - 2 BATH
UNIT AREA: 1018 SQ. FT.



UNIT C2
AFFORDABLE 3 BED - 2 BATH
UNIT AREA: 1191 SQ. FT.





SOUTH ELEVATION

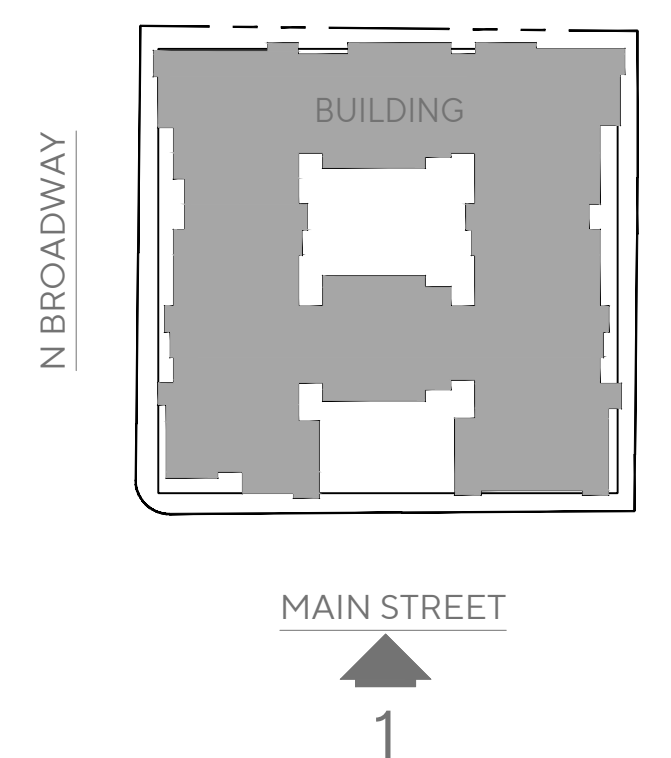
LEGEND

- 1 RUSTICATED STUCCO
- 2 FOAM TRIM
- 3 FOAM FRIEZE
- 4 FOAM MOLDING/CORNICE
- 5 BOLT-ON JULIETTE
- 6 VINYL WINDOWS AND DOORS
- 7 METAL AWNING
- 8 DECORATIVE CROSSHEAD
- 9 DECORATIVE DOWNSPOUT
- 10 MURAL - TBD
- 11 WEEPING VINES



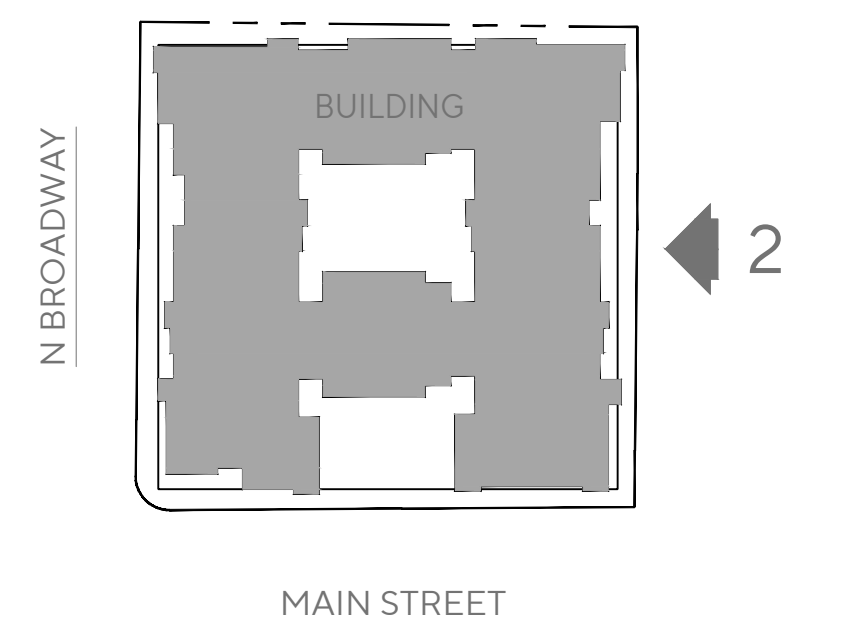
SOUTH ELEVATION

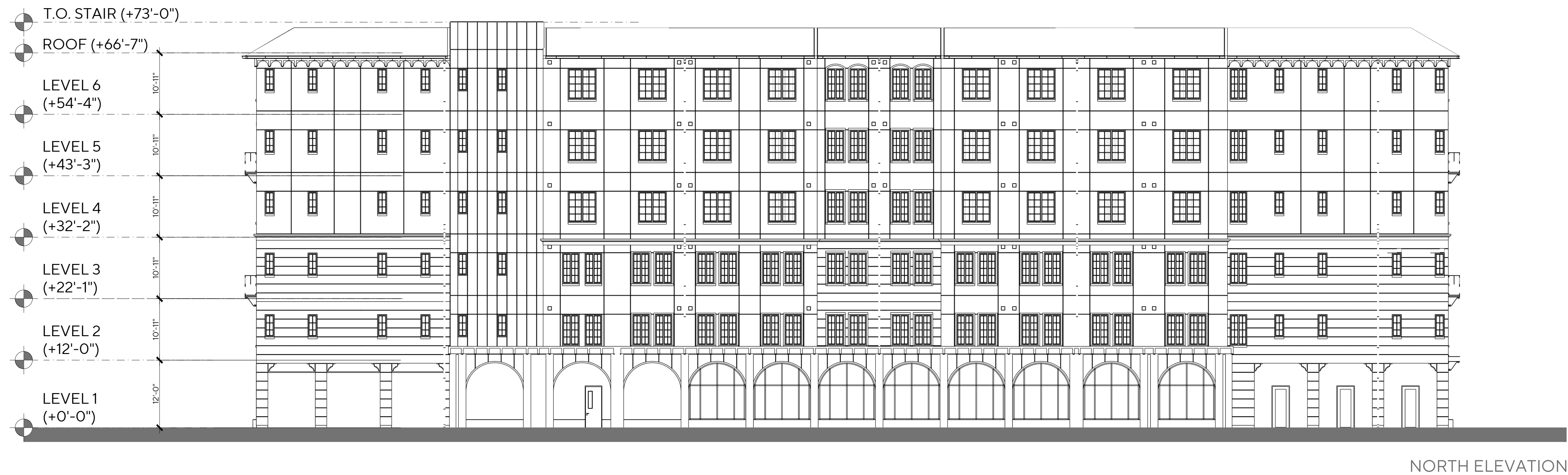
KEY MAP





KEY MAP

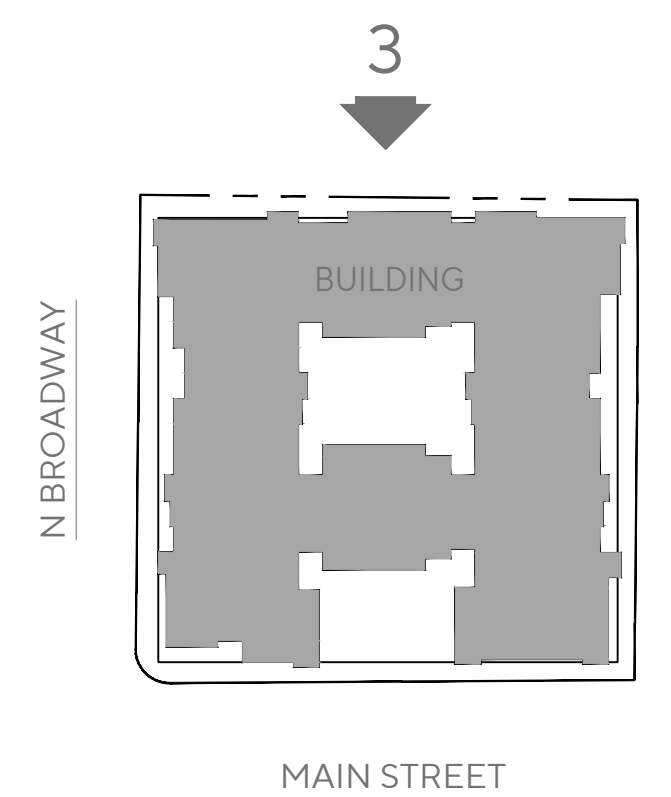




LEGEND

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KEY MAP





WEST ELEVATION

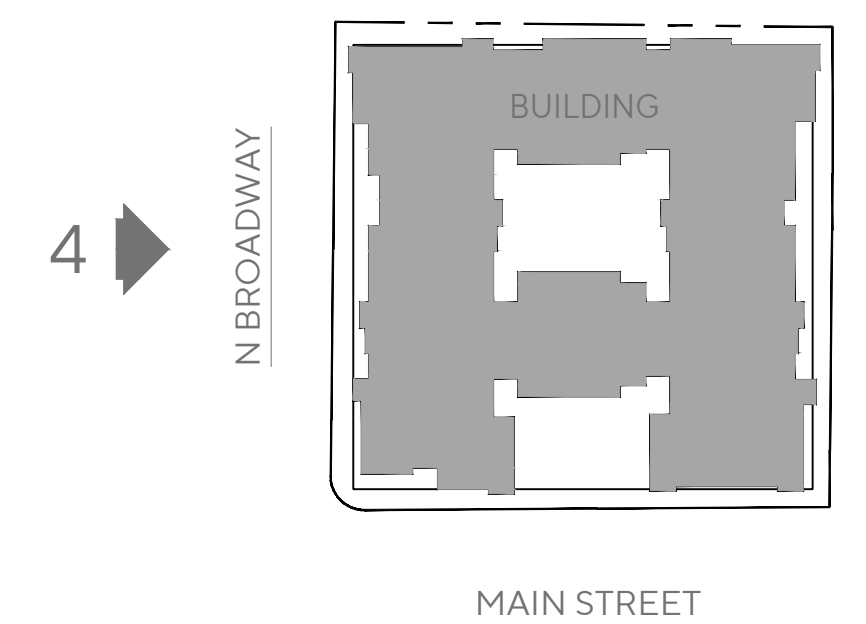


WEST ELEVATION

LEGEND

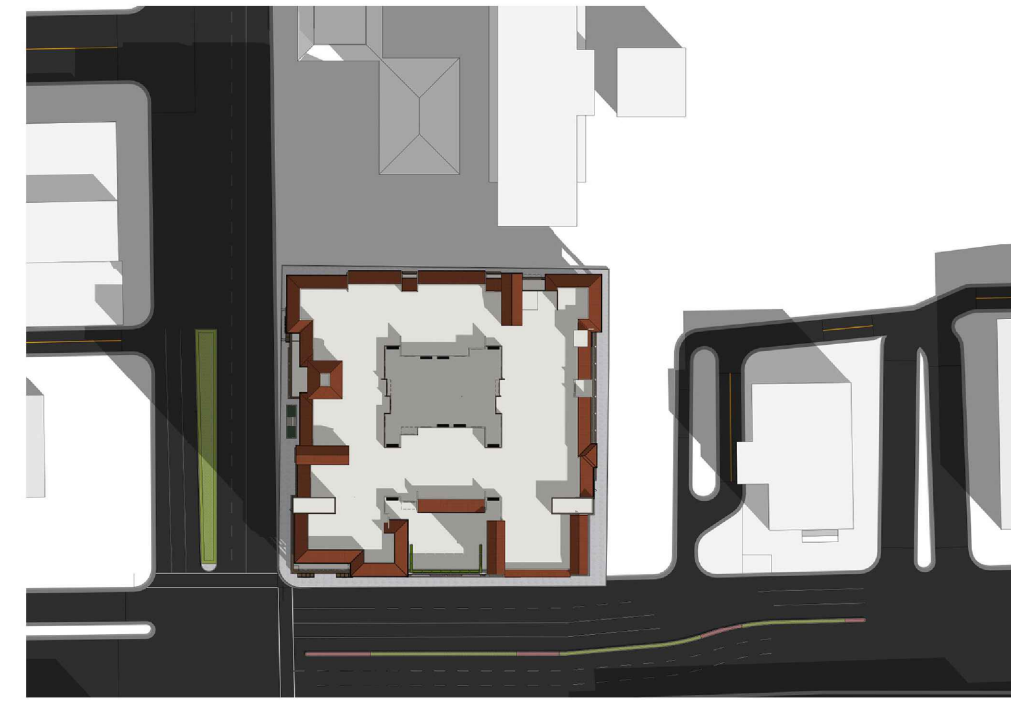
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KEY MAP





INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 9 AM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 10 AM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 11 AM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 12 PM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 1 PM



INCREMENTAL SHADOW STUDY - WINTER SOLSTICE / DEC 21 - 2 PM



INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 9 AM



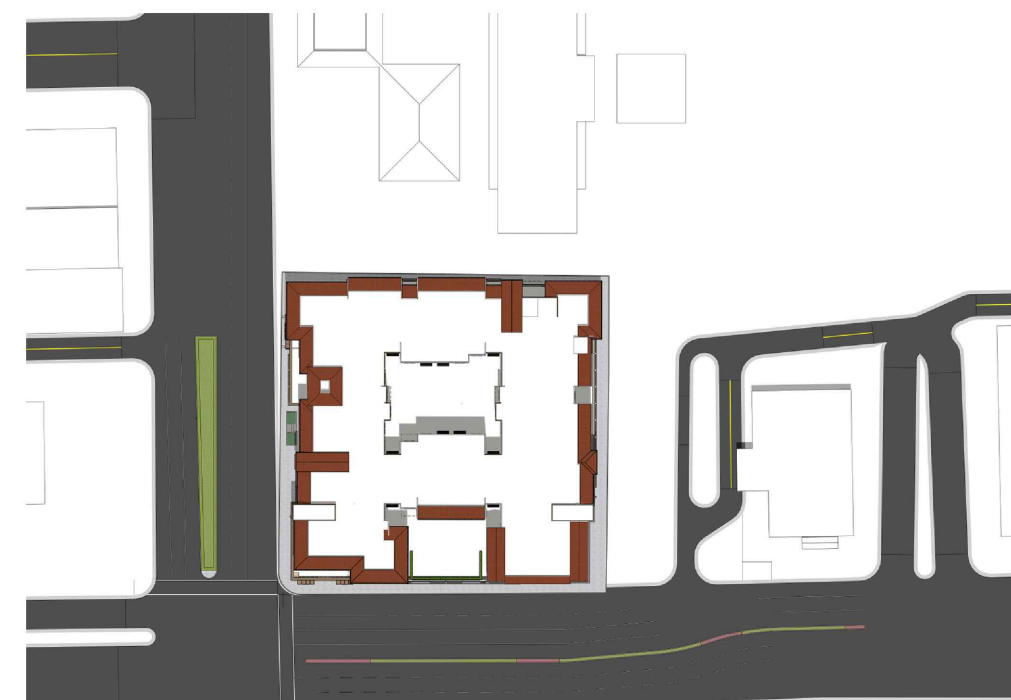
INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 10 PM



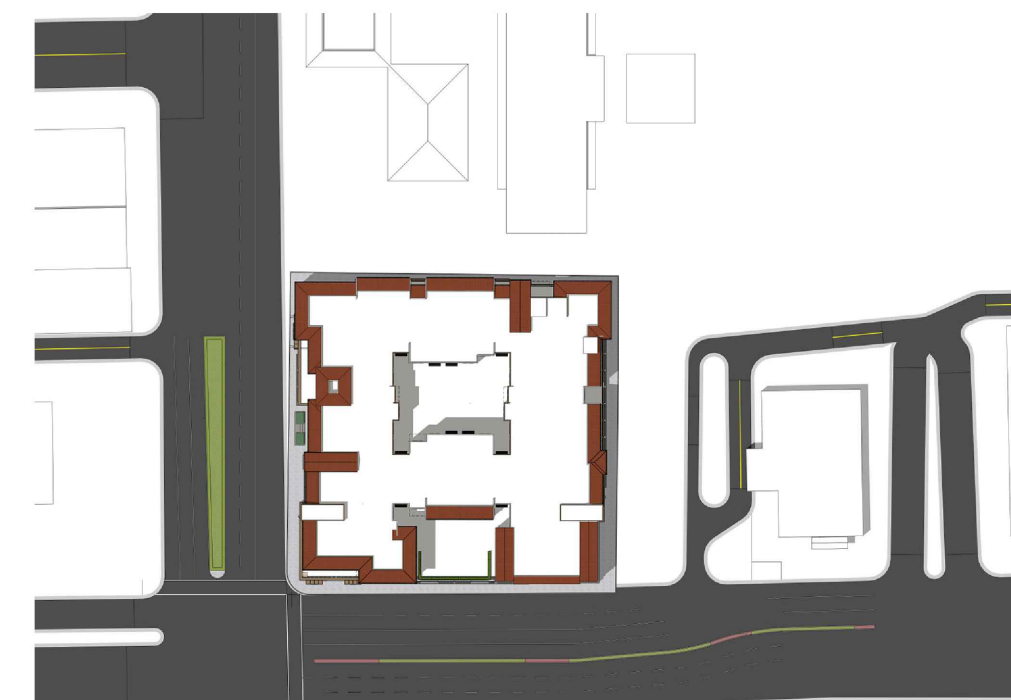
INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 11 AM



INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 12 PM



INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 1 PM

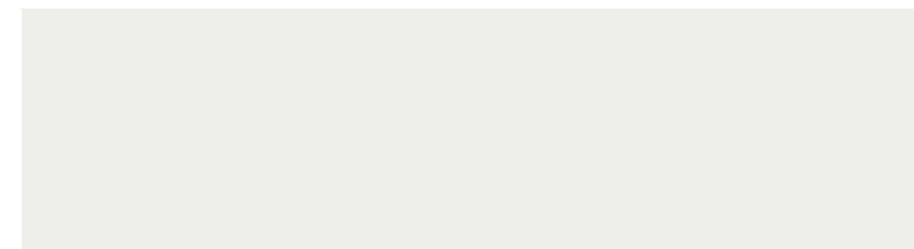


INCREMENTAL SHADOW STUDY - SUMMER SOLSTICE / JUN 21 - 2 PM





COLORS



A. SW 7006 EXTRA WHITE



B. SW 7671 ON THE ROCKS



C. SW 7513 SANDENING



D. SW 7513 FOOTHILLS



E. SW 7048 URBANE BRONZE

MATERIALS



1. STUCCO - 20/30
LIGHT SAND FINISH



2. SPANISH TILE ROOF
OR SIMILAR



3. METAL CANOPY
FRAME



4. METAL RAILING
DARK BRONZE



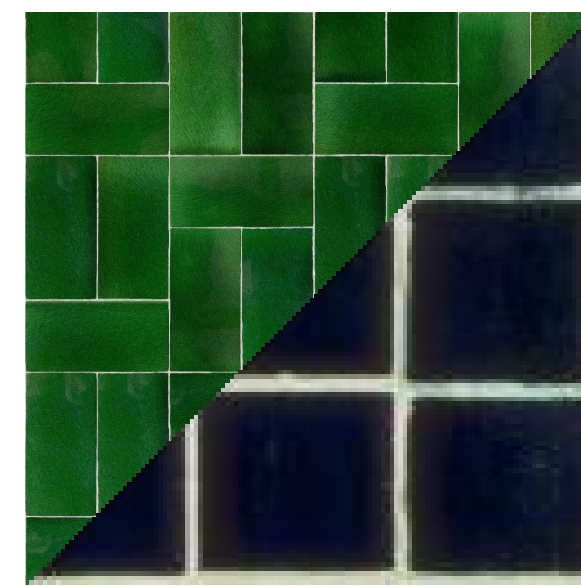
5. VINYL WINDOWS
DARK BRONZE



6. ALUMINUM
WINDOW SYSTEM

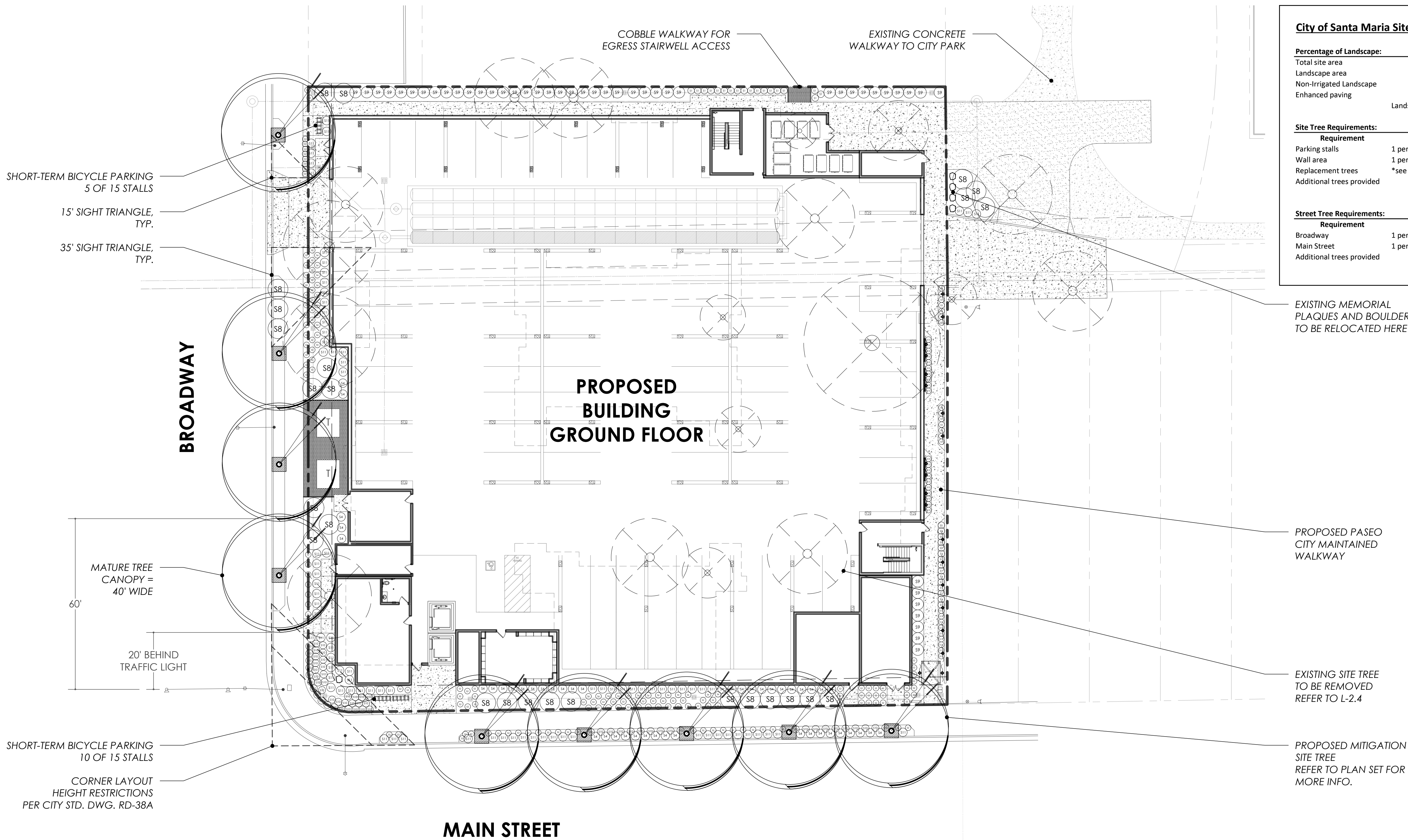


7. FOAM TRIMS



8. DECORATIVE TILES

\\pleinaire420\pleinaire Shared\Drawing File\Vernon Group\Santa Maria Downtown Redevelopment\TC Lot 2 - Perلمان Apartments\Landscape\Construction\PP.dwg



City of Santa Maria Site Calculations

Percentage of Landscape:		Sq. Ftg.
Total site area		48,996
Landscape area		6,737
Non-Irrigated Landscape		1,440
Enhanced paving		415
Landscape area percentage:		18%

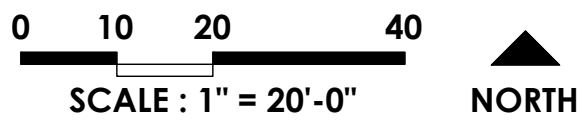
Site Tree Requirements:					
Requirement	Criteria	Basis	Required	Provided	(+/-)
Parking stalls	1 per 6 parking stalls	78	13	13	0
Wall area	1 per 30' of wall	139	5	5	0
Replacement trees	*see matrix	36	36	0	-36
Additional trees provided				0	0
Totals:			54	18	-36

Street Tree Requirements:					
Requirement	Criteria	Basis	Required	Provided	(+/-)
Broadway	1 per 40' of street frontage	107	3	4	1
Main Street	1 per 40' of street frontage	187	5	5	0
Additional trees provided				0	0
Totals:			8	9	1

GENERAL NOTES

- MINIMUM PLANT SIZES:
STREET TREES (24"BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
- IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
- POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE SUB METER.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CITY OF SANTA MARIA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE CITY OF SANTA MARIA STANDARDS AND CODES.
- FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
- ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
- DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
- STREET TREES ARE TO BE SELECTED FROM THE CITY OF SANTA MARIA APPROVED TREE LIST.

PLANTING PLAN - GROUND FLOOR



PLANT LEGEND

TREES

SYMBOL	NAME
	RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY INDIAN HAWTHORN
	HOWEA FORSTERIANA KENTIA PALM
	EXISTING TREE TO BE REMOVED

STREET TREES

SYMBOL	NAME
	ZELKOVA SERRATA SAWLEAF ZELKOVA (MITIGATION TREE)

SHRUBS

SYMBOL	NAME
	ASPIDISTRA ELATOR CAST IRON PLANT
	CAREX DIVULSA BERKELEY SEDGE

SHRUBS

SYMBOL	NAME
	CAREX OSHIMENSIS 'CARFIT01' EVERCOLOR EVEREST VARIEGATED SEDGE
	DIETES GRANDIFLORA FORTNIGHT LILY
	HOSTA TARDIFOLIA 'EL NINO' EL NINO HOSTA
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER
	LIRIOPE MUSCARI BLUE LILY TURF
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM
	NANDINA DOMESTICA HEAVENLY BAMBOO
	PELARGONIUM 'SANTA MARIA CENTENNIAL' SANTA MARIA CENTENNIAL GERANIUM
	WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY
	WOODWARDIA FIMBRIATA GIANT CHAIN FERN

SHRUBS

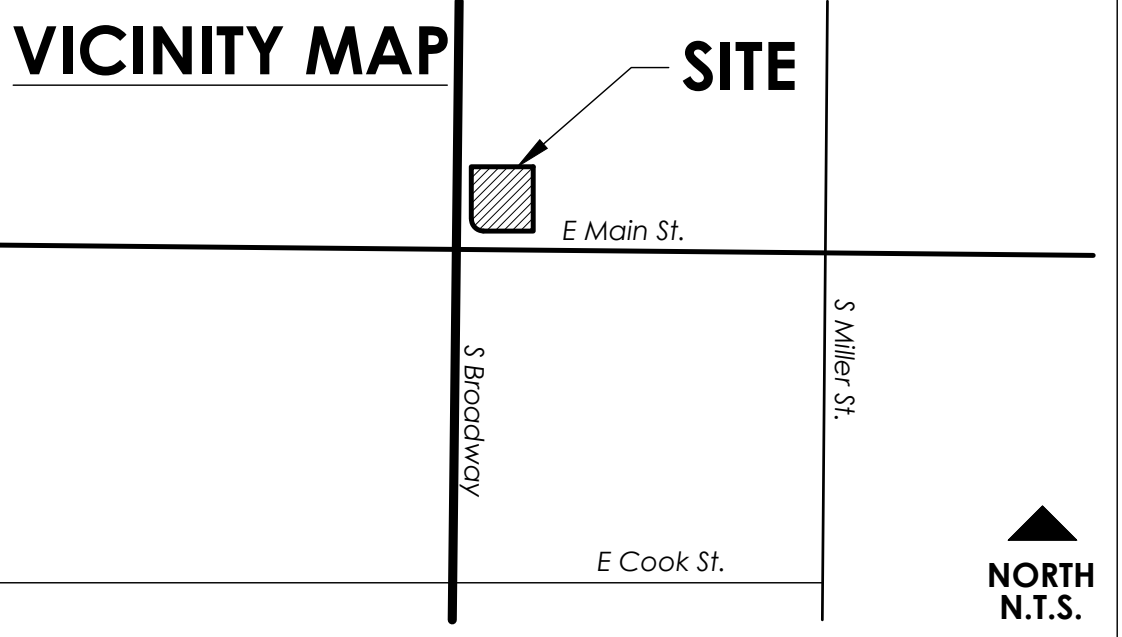
SYMBOL	NAME
	ZANTEDESCHIA AETHIOPICA WHITE CALLA LILY

GROUNDCOVERS

SYMBOL	NAME
	COBBLES
	TURF ARTIFICIAL

VINES

SYMBOL	NAME
	GREWIA OCCIDENTALIS LAVENDER STAR FLOWER



PLEINAIRE DESIGN GROUP

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100 N BROADWAY

100 NORTH BROADWAY // SANTA MARIA, CALIFORNIA 93454

REVISION DATE

SHEET TITLE

PLANTING PLAN - GROUND FLOOR

OWNER

DATE 2025.06.06

PROJECT NO. 22450

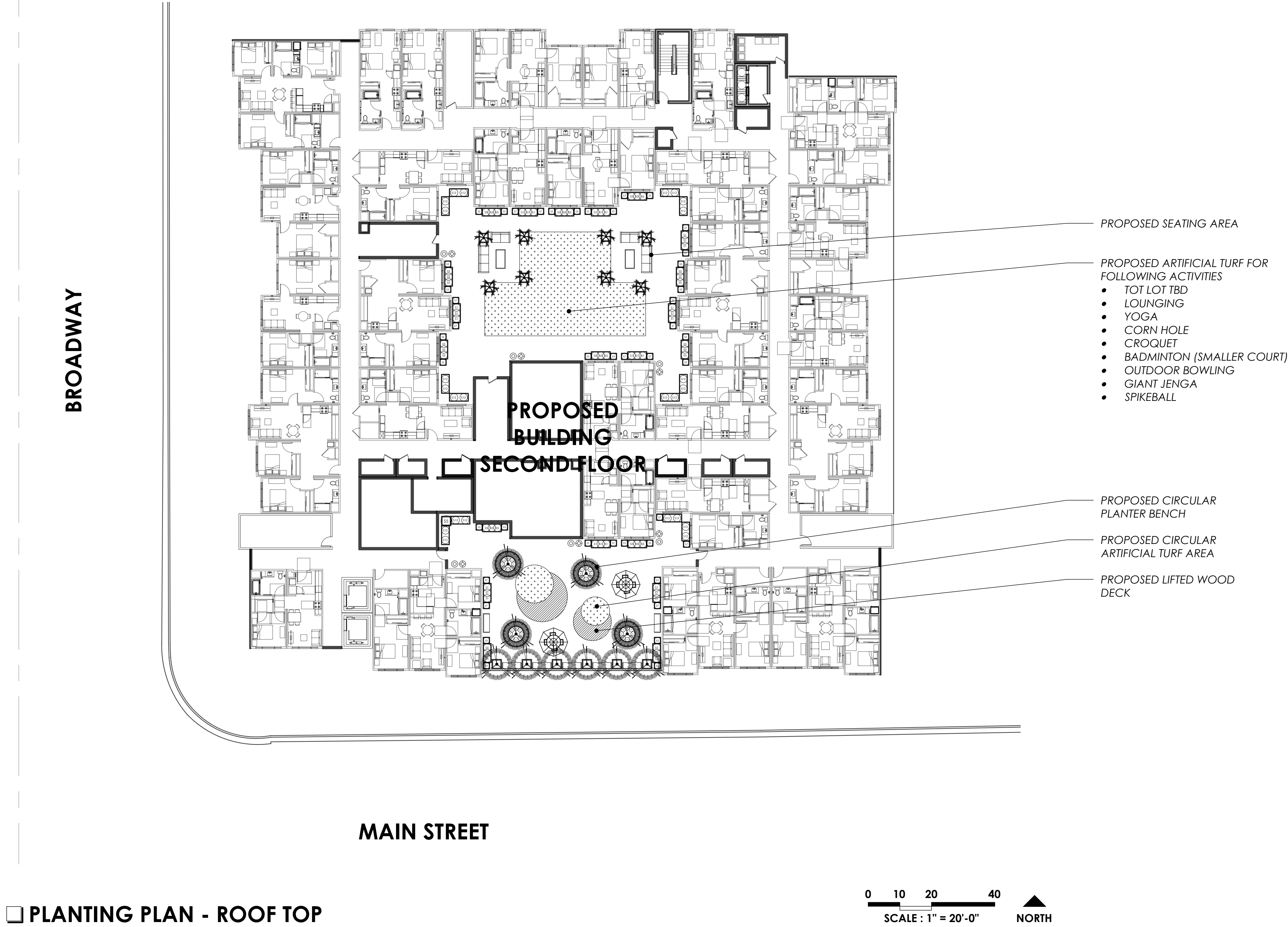
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PLANT LEGEND

TREES

SYMBOL	NAME
	T1 RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY INDIAN HAWTHORN
	T2 HOWEA FORSTERIANA KENTIA PALM
	T3 EXISTING TREE TO BE REMOVED

STREET TREES

SYMBOL	NAME
	ST1 ZELKOVA SERRATA SAWLEAF ZELKOVA (MITIGATION TREE)

SHRUBS

SYMBOL	NAME
S1	S1 ASPIDISTRA ELATIOR CAST IRON PLANT
S2	S2 CAREX DIVULSA BERKELEY SEDGE
S3	S3 CAREX OSHIMENSIS 'CARFIT01' EVERCOLOR EVEREST VARIEGATED SEDGE
S4	S4 DIETES GRANDIFLORA FORTNIGHT LILY
S5	S5 HOSTA TARDIFOLIA 'EL NINO' EL NINO HOSTA
S6	S6 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER
S7	S7 LIRIOPE MUSCARI BLUE LILY TURF
S8	S8 MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM
S9	S9 NANDINA DOMESTICA HEAVENLY BAMBOO
S10	S10 PELARGONIUM 'SANTA MARIA CENTENNIAL' SANTA MARIA CENTENNIAL GERANIUM
S11	S11 WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY
S12	S12 WOODWARDIA FIMBRIATA GIANT CHAIN FERN
S13	S13 ZANTEDESCHIA AETHIOPICA WHITE CALLA LILY

GROUNDCOVERS

SYMBOL	NAME
	G1 COBBLES
	G2 TURF ARTIFICIAL

VINES

SYMBOL	NAME
	V1 GREWIA OCCIDENTALIS LAVENDER STAR FLOWER

VICINITY MAP



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100 N BROADWAY

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REVISION DATE

SHEET TITLE

PLANTING PLAN - ROOF TOP

OWNER

DATE 2025.06.06

PROJECT NO. 22450

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SHEET NO.

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CITY OF SANTA MARIA
CERTIFICATE OF LANDSCAPE
COMPLETION

PLANNING DIVISION • 110 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 244

Project Name: _____

Project Address: _____

Building Permit Number: _____

Project/Tract Number: _____

Applicant: _____

Applicant's Address: _____

Phone No: _____ Mobile Phone No: _____

Email: _____

Property Owner: _____

Property Owner's Address: _____

Phone No: _____ Email: _____

Property Owner Authorization:

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Signature Name (printed) Date

Please provide the dates the following actions occurred:

Date the Landscape Documentation Package was submitted to the Community Development Department: _____

Date the Landscape Documentation Package was approved by the Community Development Department: _____

Date that a copy of the Water Efficient Landscape Worksheet was submitted to the Community Development Department: _____

1 of 2

CERTIFICATION OF INSTALLATION ACCORDING TO THE
LANDSCAPE DOCUMENTATION PACKAGE

Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor:

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature Name (printed) Date

Title: _____

License No. or Certification No. _____

Company: _____

Company Address: _____

Phone No: _____ Mobile Phone No: _____

Email: _____

THE FOLLOWING DOCUMENTS MUST BE ATTACHED TO THIS FORM:

IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.
(Not Required for Prescriptive Compliance Landscape Projects)

SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6. Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.
(Not Required for Prescriptive Compliance Landscape Projects)

2 of 2

GENERAL PLANTING NOTES

- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
- CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
 - PER 1000 SQUARE FEET:
 - 6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
 - 14 POUNDS 12-12-12 FERTILIZER
 - 15 POUNDS SOIL SULFUR
- EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
 - PER CUBIC YARD OF SOIL:
 - 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
 - 1 POUND 12-12-12 FERTILIZER
 - 1 1/2 POUNDS IRON SULFATE (20% IRON)
 - 2/3 CUBIC YARD TOPSOILPLANT TABS SHALL BE AGRIFORM OR APPROVED EQUAL USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
- SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMISTS REPORT AND RECOMMENDATIONS.
- FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
- UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN AREA.
- ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
- ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
- ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.

SOIL AGRONOMY TEST REQUIRED. SAMPLE TO BE
TAKEN AFTER SITE GRADING IS COMPLETE. REFER TO
SPECIAL INSPECTIONS ON COVERSHEET



CITY OF SANTA MARIA
PRELIMINARY
WATER EFFICIENT LANDSCAPE WORKSHEET

PLANNING DIVISION • 110 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 244

City of Santa Maria Reference Evapotranspiration (ETo): 47.4

Project:

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE)c	ETAF (Pf/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water (ETWU) e	Total Use
Regular Landscape Areas								
Very Low	0.1	drip	0.81	0.12	-	-	-	-
Low	0.2	drip	0.81	0.25	-	-	-	-
Low	0.3	drip	0.81	0.37	5,092.52	1,871.30	-	54,993.85
Medium	0.5	drip	0.81	0.62	1,684.17	1,039.61	-	30,552.14
Non-irrigated	0		0.81	0.00	1,854.89	-	-	-
				Totals	8,591.58	2,910.92	-	85,545.99

Special Landscape Areas								
Turf				1	-	-	-	-
								-
								-
								-
								-
								-
				Totals	-	-	-	-
							ETWU Total	85,545.99
Maximum Allowed Water Allowance (MAWA).								113,620.15

a Hydrozone #/Planting Description E.g. 1.) front lawn 2.) medium water use planting	b Irrigation Method overhead spray or drip	c Irrigation Efficiency 0.75 for spray head 0.81 for drip
d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.	e MAWA (Annual Gallons Allowed) = (Eto) [0.62] [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.	

ETAF Calculations:
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas		Regular	
Total ETAF x Area (B+D)	2,910.92	Total ETAF x Area (B)	2,910.92
Total Area (A+C)	8,591.58	Total Area (A)	8,591.58
Sitewide ETAF (B+D) ÷ (A+C)	0.34	Average ETAF (B ÷ A)	0.34

PLANT LEGEND

TREES

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	T1 RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY INDIAN HAWTHORN	15 GAL.	MED	10
	T2 HOWEA FORSTERIANA KENTIA PALM	15 GAL.	MED	8
	T3 EXISTING TREE TO BE REMOVED			18

STREET TREES

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	ST1 ZELKOVA SERRATA SAWLEAF ZELKOVA (MITIGATION TREE)	24" BOX	LOW	9

SHRUBS

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	S1 ASPIDISTRA ELATIOR CAST IRON PLANT	1 GAL.	LOW	55
	S2 CAREX DIVULSA BERKELEY SEDGE	1 GAL.	LOW	127
	S3 CAREX OSHIMENSIS 'CARFIT01' EVERCOLOR EVEREST VARIEGATED SEDGE	1 GAL.	LOW	70
	S4 DIETES GRANDIFLORA FORTNIGHT LILY	1 GAL.	LOW	46
	S5 HOSTA TARDIFOLIA 'EL NINO' EL NINO HOSTA	1 GAL.	LOW	42
	S6 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER	1 GAL.	LOW	27
	S7 LIRIOPE MUSCARI BLUE LILY TURF	1 GAL.	LOW	20
	S8 MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL.	LOW	26
	S9 NANDINA DOMESTICA HEAVENLY BAMBOO	1 GAL.	LOW	46
	S10 PELARGONIUM 'SANTA MARIA CENTENNIAL' SANTA MARIA CENTENNIAL GERANIUM	1 GAL.	LOW	60
	S11 WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY	1 GAL.	LOW	85
	S12 WOODWARDIA FIMBRIATA GIANT CHAIN FERN	1 GAL.	LOW	24
	S13 ZANTEDESCHIA AETHIOPICA WHITE CALLA LILY	1 GAL.	LOW	29

GROUNDCOVERS

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	G1 COBBLES	2"-4"	N/A	415 S.F.
	G2 TURF ARTIFICIAL		N/A	1,440 S.F.

VINES

SYMBOL	NAME	SIZE	WUCOLS	QTY.
	V1 GREWIA OCCIDENTALIS LAVENDER STAR FLOWER	1 GAL.	MED	20

PLEINAIRE
DESIGN GROUP

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100 N BROADWAY

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REVISION DATE

SHEET TITLE

PLANTING
NOTES & LEGEND

OWNER

DATE 2025.06.06

PROJECT NO. 22450

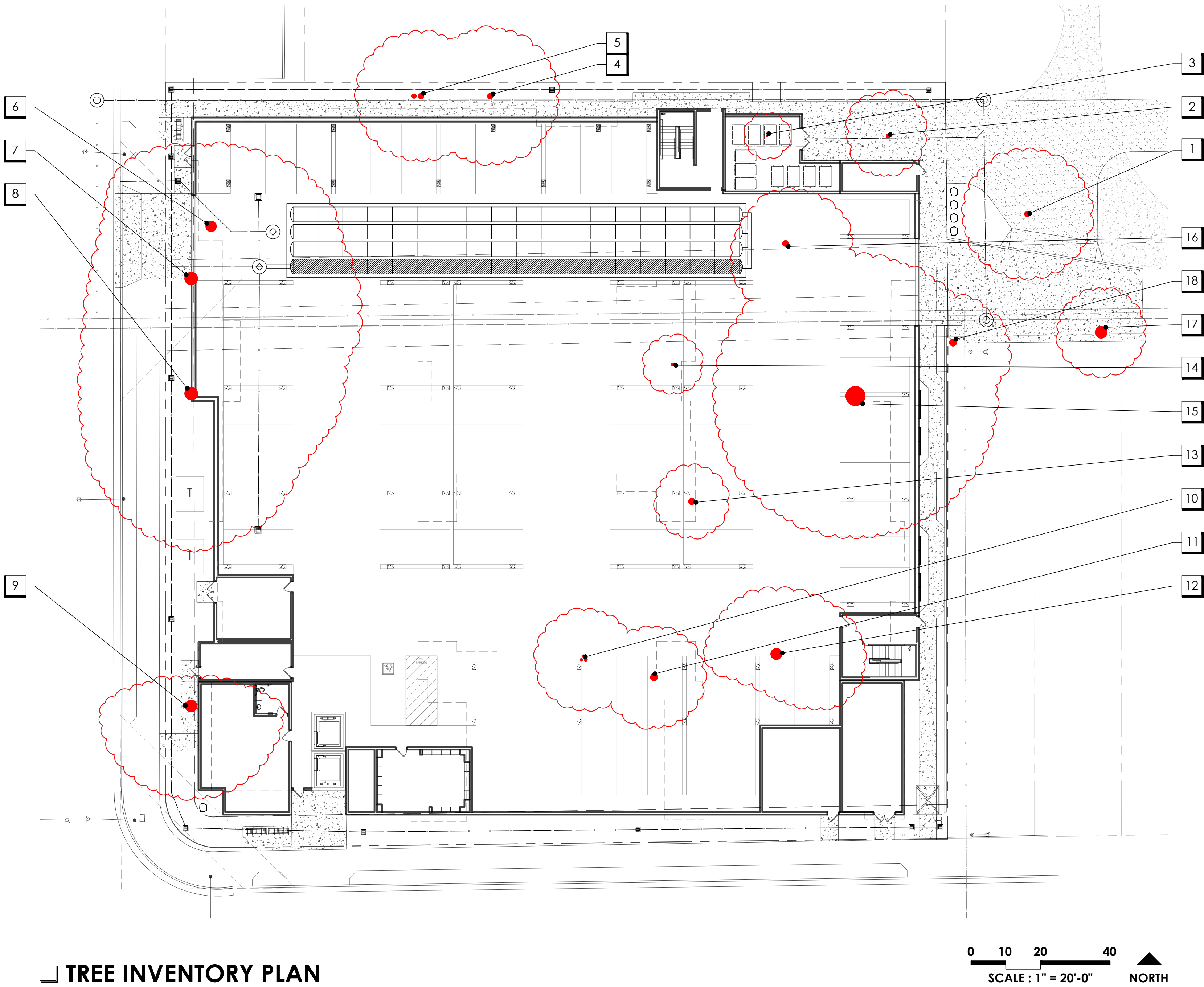
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L-2.2

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TREE SURVEY

Client: The Vernon Group - SMDR Lot 2
P.O. Box 4040
Santa Barbara, CA 93140

Date: 30-Jan-25

Disposition
[1] Remain
[2] Remove

Tree #	Species	Common Name	DBH	Canopy	Disposition	Notes
1	Sequoia sempervirens	Coast Redwood	26	N-18', E-18', S-18', W-18'	2	Removed due construction
2	Pinus sp.	Black Pine	12	N-12', E-10', S-10', W-11'	2	Removed due construction
3	Magnolia grandiflora	Magnolia	4	N-4', E-4', S-4', W-4'	2	Dedicated tree, Removed due construction
4	Afrocarpus falcatus	African Fern Pine	18	N-19', E-19', S-19', W-19'	2	Removed due construction
5	Afrocarpus falcatus	African Fern Pine	15,18	N-18', E-18', S-18', W-18'	2	Removed due construction
6	Platanus occidentalis	Mexican Sycamore	36	N-23', E-36', W-30'	2	Removed due construction
7	Platanus occidentalis	Mexican Sycamore	44	E-36', W-30'	2	Removed due construction
8	Platanus occidentalis	Mexican Sycamore	44	E-36', S-45', W-30'	2	Removed due construction
9	Platanus occidentalis	Mexican Sycamore	40	N-8', E-26', S-26', W-26'	2	Removed due construction
10	Arbutus	Madrone	8,8,10	N-14', E-14', S-14', W-14'	2	Removed due construction
11	Pinus sp.	Pine	24	N-14', E-14', S-14', W-14'	2	Removed due construction
12	Platanus occidentalis	Mexican Sycamore	38	N-18', E-25', S-10', W-21'	2	Removed due construction
13	Pinus sp.	Pine	22	N-10', E-10', S-10', W-10'	2	Removed due construction
14	Eucalyptus sp.	Eucalyptus	10	N-8', E-8', S-8', W-8'	2	Removed due construction
15	Eucalyptus sp.	Eucalyptus	66	N-40', E-40', S-40', W-40'	2	Removed due construction
16	Afrocarpus falcatus	African Fern Pine	20	N-15', E-18', S-20', W-14'	2	Removed due construction
17	Phoenix canariensis	Canary Island Date Palm	40	N-15', E-15', S-15', W-15'	2	Removed due construction
18	Schinus molle	Peruvian Pepper Tree	24	N-12', E-20', S-10', W-6'	2	Senescent, Removed due construction

Tree Inventory

City of Santa Maria Requirements:

Project: The Vernon Group - SMDR Lot 2, Santa Maria

Date: 30-Jan-25

No.	Genus, species	Common Name	Street Tree	Trunk Qty.	Avg. (ft.) Canopy	Trunk Dia. (in.)	Remove	24" box Rep. Req.	Notes
1	Sequoia sempervirens	Coast Redwood		1	36	26	x	2	
2	Pinus sp.	Black Pine		1	20	12	x	2	
3	Magnolia grandiflora	Magnolia		1	8	4	x	2	
4	Afrocarpus falcatus	African Fern Pine		1	38	18	x	2	
5	Afrocarpus falcatus	African Fern Pine		2	36	18	x	2	
6	Platanus occidentalis	Mexican Sycamore		1	60	36	x	2	
7	Platanus occidentalis	Mexican Sycamore		1	60	44	x	2	
8	Platanus occidentalis	Mexican Sycamore		1	60	44	x	2	
9	Platanus occidentalis	Mexican Sycamore		1	60	40	x	2	
10	Arbutus	Madrone		3	28	10	x	2	
11	Pinus sp.	Pine		1	28	24	x	2	
12	Platanus occidentalis	Mexican Sycamore		1	35	38	x	2	
13	Pinus sp.	Pine		1	20	22	x	2	
14	Eucalyptus sp.	Eucalyptus		1	16	10	x	2	
15	Eucalyptus sp.	Eucalyptus		1	80	66	x	2	
16	Afrocarpus falcatus	African Fern Pine		1	30	20	x	2	
17	Phoenix canariensis	Canary Island Date Palm		1	30	40	x	2	
18	Schinus molle	Peruvian Pepper Tree		1	24	24	x	2	
Total of 24" Box Replacement Trees:								36	
Replacement trees provided on site:									
Amount to be paid to City:								\$ 9,000.00	

City of Santa Maria Tree Replacement Requirements Per Municipal Code Section 12.44.03:

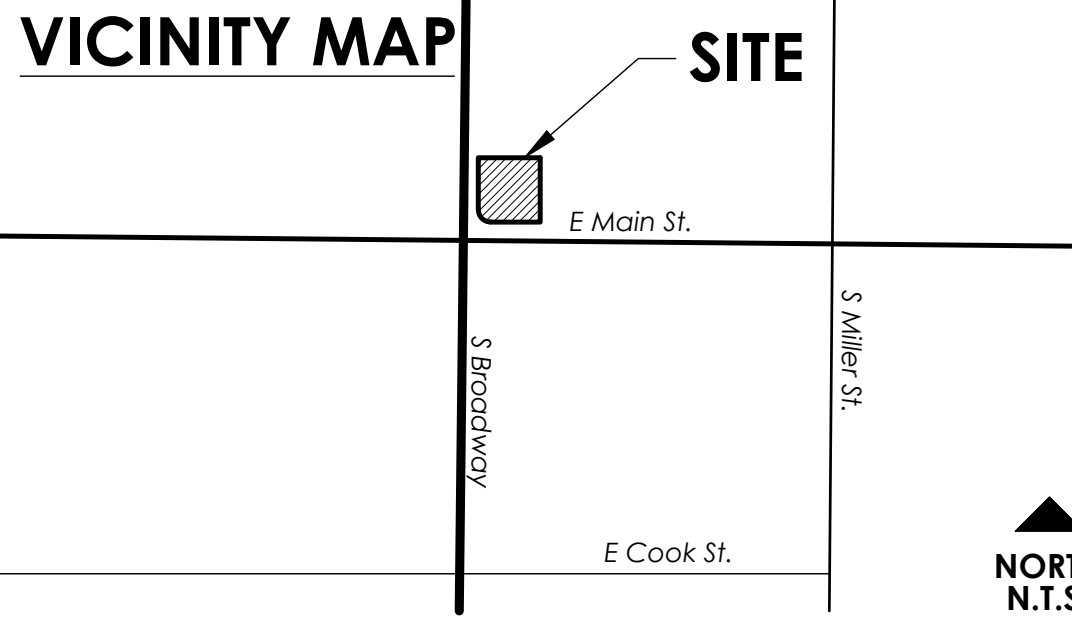
Size Of Tree Removed	Replace With
6" to 8" trunk diameter (at 4' 6" height)	2-24" box size trees (3" to 5" trunk diameter)
9" to 12" trunk diameter (at 4' 6" height)	4-24" box size trees (3" to 5" trunk diameter)
12" to 14" trunk diameter (at 4' 6" height)	6-24" box size trees (3" to 5" trunk diameter)
6" trunk diameter street tree (at 4' 6" height)	2-24" box size trees (3" to 5" trunk diameter)

TREE MITIGATION NOTES

- PER THE PRE-APPLICATION COMMENTS 38. & 39. A TOTAL OF EIGHTEEN (18) EXISTING TREES ARE TO BE REMOVED AND REPLACED (MITIGATED) AT A 2:1 RATIO. A TOTAL OF THIRTY-SIX (36) REPLACEMENT TREES ARE NEEDED.
- CLIENT WILL PAY IN LIEU FEE TO CITY.

TREE INVENTORY LEGEND

SYMBOL	NAME
	EXISTING TREE CANOPY TO BE REMOVED
	EXISTING TREE TRUNK TO BE REMOVED



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REVISION DATE

SHEET TITLE

TREE INVENTORY PLAN

OWNER

DATE

2025.06.06

PROJECT NO.

22450

DRAWN BY

A.O.

CHECKED BY

K.J.S.

SHEET NO.

L-2.4