



PERMIT NO. **PD2022 - 0015**

APPROVAL DATE **February 1, 2023**

PROJECT NAME **Barcellus Senior Affordable Apartments**

APPLICANT/OWNER **Barcellus Senior Housing LLC**

ADDRESS/LOCATION **502, 510, and 524 East Barcellus Avenue**

DESCRIPTION **Review of a Planned Development Permit (PD2022-0015) for Barcellus Senior Housing LLC to construct an 80-unit senior affordable apartment complex with Density Bonus on a 2.37-acre site in a PD/R-3 (Planned Development/High Density Residential) district.**

FINDINGS

The Planning Commission hereby approves the following project in accordance with the application submitted and hereby makes the required findings in accordance with Sections 12-35.105 and 12-35.203 of the Municipal Code, including the following:

- A. That the project meets the vision, intent, and requirements of the General Plan, specifically Land Use Element Policy L.U.9 to assure that adequate housing is provided for all economic segments of the population through a diversity of housing types, sizes, and density. The project will allow for the construction of a restricted senior affordable residential development which will establish a residential use on a site zoned for High Density Residential development (PD/R-3). The project site has been previously approved for a General Plan Amendment and Zone Change to allow for a high-density housing development of the same design as this project.
- B. That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly adapt such use with the land and uses in the vicinity because the project is designed to comply with the City of Santa Maria Municipal Code standards for the PD/R-3 zone and senior housing projects, including but not limited to parking, landscaping, building height and vehicular access, and proximity to medical, commercial, transportation and park services and facilities.
- C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use because the proposed construction of the senior affordable project would not lead to inadequate level of service street conditions. Existing streets and roadways in the project vicinity are designed to City standards and specifications.

- D. That the proposed use will have no adverse effect upon abutting property. The adjacent sites in the Commercial Office/Professional Office designation have similar setback development standards and form to the requested project, and the development and the establishment of the senior affordable residential use would be self-sustained by providing adequate on-site parking and driveway space. The design of the site, landscaping, parking, building placement and reduced height of the architecture at the southern side of the site provides a substantial buffer and transition to the scale of the established single-family residential development south of the site.
- E. That the establishment, maintenance and/or conducting of the use for which the planned development review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of such use. The project will provide adequate space for setbacks, parking and landscaping to ensure no nuisances would be created by the establishment of the project. The conditions of approval and development standards required for this project address and alleviate any potentially adverse impacts that could result from the proposed use. Therefore, the project is compatible with the adjoining land uses and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in the neighborhood; nor shall the use be inconsistent with the character of the neighborhood or contrary to its orderly development.
- F. That the conditions stated in the decision are necessary to protect the public health, safety and general welfare.
- G. The proposed modification(s) are otherwise consistent with the General Plan, Municipal Code and applicable Specific Plans. No modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modification(s) on the surrounding area. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- I. The proposed modification(s) are essential to the design of the project. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- J. The proposed modification(s) have been minimized to the maximum extent possible consistent with Subsections (G) through (I) of the findings above. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.

- K. The proposed Density Bonus concessions are essential to the design of the project and mandated by State law. The proposed Density Bonus concession to reduce the front setbacks to ten feet is consistent with the minimum ten-foot front setbacks required in the CPO district properties which lie across and adjacent to this project site. The reduced front setback helps the project achieve a large internal courtyard and amenity area for the future tenants, allows for adequate landscape area and parking, and enables the project to set the proposed buildings further away from the single family residential development to the south of the project site. Additionally, the project includes reduction of building height adjacent to the single family residential development to the south.

The building height concession to allow decorative roof elements higher than the district height standard does not pose a direct adverse impact to the single family residential neighborhood to the south of the project, and is compensated by the street trees and project trees proposed, and the quality architectural design which includes articulation of the building roof elements, which will provide a positive aesthetic appearance and is otherwise consistent with the General Plan, Municipal Code and applicable Specific Plans.

- L. This is a Class 32 categorical exemption based on Section 15332 of the California Environmental Quality Act Guidelines. 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 Barcellus Senior Apartments consisting of 21 pages dated 12/22/22, and Conditions of Approval of this permit. Any changes from the project description, Plan Set, or conditions may require a permit amendment. Contact the Planning Division prior to changing anything described on the Plan Set or in the project description.
2. Senior/Affordable Housing and Density Bonus Agreement. The project is an affordable senior citizen housing development for which residency is solely limited to income qualified senior citizen residents as defined in California Civil Code Section 51.3. The applicant shall submit a Density Bonus Agreement in a form acceptable to the City Attorney, guaranteeing that the affordability and occupancy restriction to Senior Citizens shall be observed consistent with Section 65915 of the California Government Code. The applicant is responsible to ensure that the Density Bonus Agreement shall be executed and recorded prior to the issuance of a building permit.
3. 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 Planning Commission approval prior to issuance of building permits. Paint colors shall be provided in the form of paint chips.

4. 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.
5. Parking Area. Forty-nine parking spaces are required, and 85 spaces are provided. The 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.
6. Parking Lot Light Standards. Parking lot light standards on the project site shall be limited to a maximum overall height of 25 feet. Light standards within 20 feet of the southern property line shall be limited to 15 feet in height with full cut-off and shielded fixtures.
7. Bike Racks/Storage. Bike racks and/or storage shall be installed. The location, design and number shall be approved by the Planning Division during the building permit review process.
8. Trash Enclosure. Each trash receptacle shall be stored in an enclosure. The final development plan submitted for the building permit shall specify size and location of all trash collection areas and the enclosure shall be constructed in accordance with the approved plan. The location and design shall be approved by the Community Development Department and the Public Works Department. 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.

9. 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.

10. Landscape Plan. A Landscape 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 plan checking and approval. The specific planting design of the landscape area and species of trees and plants shall be subject to approval of the Planning Division during the plan check review process. The

landscape plan shall be prepared in accordance with Chapter 12-44 of the Municipal Code, Landscape Standards. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics.

11. 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; and
 - 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.
12. 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 Planning Commission approval. Trees shall be a minimum of 15-gallon size.
13. 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.
14. Utilities. All new public utility services, including electrical, telephone and community television antenna services, shall be placed underground in accordance with City requirements. Location 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 and placed in inconspicuous areas out of public view.
15. 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.
16. Merger. Prior to issuance of the building permit, a property owner-initiated merger shall be filed with the Community Development Department to remove the existing lot lines on the property. The Notice of Merger shall be recorded prior to issuance of the occupancy permit.

17. Performance Standards. The requirements of the City's performance standards with respect to odor, noise, smoke, vibration and discharge of liquid and solid waste shall be maintained.
18. Health Department Requirements. Detailed plans shall be submitted to the Santa Barbara County Health Department for review and approval prior to plans being submitted to the City for approval and issuance of a building permit.
19. AB 1600 Fees. AB 1600 fees apply to this project and are based on the fees in effect at the time the building permit is issued.
20. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
21. Construction Documents. A copy of these conditions shall be incorporated into all construction documents.
24. Building Permit Requirements. The project shall be plan checked under the California Building Codes (CBC) effective at the time of plan check application.
25. Soils Report. A soils report is required for the project.
26. Registered Design Professional. The plans for each building of the project shall be the product of a registered design professional.
27. Truss Calculations. The City of Santa Maria does not permit truss calculations and their design to be deferred and are required to be submitted at the time of building permit application. CBC 107.3.4.1
28. Fire Sprinklers. Fire sprinklers shall be required. Fire sprinkler systems require separate review, approval and permit and are not within the scope of the building permit application for the structures. CFC 903.2.8.
29. Housing Type. 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 11A and 11B will be applicable and shall be documented on building plans. CBC 1101A.1 & 11B-203.8
30. Elevator. Apartment buildings shall be identified as elevator or non-elevator buildings and whether public or privately funded. Disabled access requirements of CBC Chapter 11A will be enforced for privately funded apartments. CBC Chapter 11B will be enforced for publicly funded housing.
31. Non-Elevator. At least 10 percent of the multi-story dwellings in apartment buildings with no elevator shall comply with the following:

- A. The primary entry to the covered multifamily dwelling unit shall be on an accessible route.
 - B. At least one powder room or bathroom shall be located on the primary entry level, served by an accessible route and shall comply with the provisions in CBC 11A Division IV.
 - C. All rooms or spaces of the covered multifamily dwelling located on the primary entry level shall be served by an accessible route and shall comply with the provisions in Division IV. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms or hallways.
 - D. Common use areas covered by this section shall be accessible as required by this chapter. Public use areas as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) and are referenced in Section 1.9.1.1.
32. Ground Floor. For multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following:
- A. At least one powder room or bathroom shall be located on the primary entry level.
 - B. At least one kitchen shall be located on the primary entry level.
 - C. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.
32. Common Areas. Common areas of the site shall comply with CBC chapter 11A Division II & III or CBC 11B as applicable
33. Parking. Residential parking facilities shall be designated as assigned or unassigned and shall comply with California Building Code (CBC) Chapter 11A or 11B as applicable. At least one of each type of parking facility provided shall be accessible.
34. Electric Vehicles. Electric vehicle charging stations shall be installed per California Green Building Standards Code.
35. Water Supply. Utility or customer submetering of the domestic water supply is required for each unit in multiunit (2 or more) residential structures. Water Code 517
36. Clothes Washer. Clothes washers shall be provided in accordance with CSMMC 9-4.306 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.

37. Accessible Route. 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. CBC 1110A.1
38. 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.

ENGINEERING CONDITIONS

39. Title 8 Conformance. The Director of Public Works, Planning Commission, and City Council reserve the right to modify Engineering Division 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).
40. Public Improvement Plans (PIP). PIPs shall be reviewed and approved by the City Engineer prior to building permit issuance. The PIPs shall include the following:
- A. Plan and profile drawings for all surface and underground improvements
 - i. New Frontage Improvements: The developer shall be required to install full frontage improvements including curb, gutter, sidewalk, streetlights, and landscaping wherever missing or required by the Public Works Department.
 - B. Traffic signing and striping plans for all streets.
 - i. Signs and striping along Barcellus Avenue and Bluebird Avenue.
 - C. Landscaping and irrigation plans for any area of public right-of-way where landscaping is required (such as medians) or where landscaping is to be maintained as part of a city landscape maintenance district.

The Engineer shall submit four copies of the landscaping and irrigation plans to the Public Works Department for review. 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. The form of security shall be subject to the approval of the City Attorney.

41. 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 proposed and 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
 - B. Location, quantity, and orientation of trash enclosures. Trash enclosures shall be constructed in conformance with current City standard drawings and specifications
 - C. All parcel lines and easements crossing the project site
 - D. Locations and dimensions of all existing and proposed driveways and sidewalks
 - E. Location of existing and proposed fire hydrants
 - F. Required public improvements
 - G. Limits of frontage improvements

Fees

42. 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, Room 101, Santa Maria.
- 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).

43. 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).

Street and Frontage

44. At-Grade Driveway. Driveways shall be installed per City standard Drawing RD-18A/RD-19A. Driveways shall have minimum throat width of twenty-four feet and minimum curb return radius of twenty feet.

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

- a. ADA Compliance. Curb ramps shall comply ADA requirements.
45. Frontage Parking. The gate across the driveway shall be relocated to provide a minimum of twenty-five foot setback from back of sidewalk so vehicles can park completely off the traveled way when opening the gates.
46. New Frontage Improvements. The developer shall be required to install full frontage improvements including curb, gutter, sidewalk, streetlights, and landscaping wherever missing or required by the Public Works Department.
47. 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.
48. 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).
49. Facility Easements. Prior to issuance of building permits, the developer shall provide reciprocal access or utility and drainage easements if required by the Public Works Department for the subject project.
50. 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.
51. Chip Seal: Developer shall be required to restore asphalt pavement surface to the pre-development condition by placing chip seal compliant with City standards along the property frontage where trenching and utility cuts are required within City

right-of-way. The chip seal shall be applied for the full width of the roadway for 50' beyond all cuts within the asphalt pavement and the roadway striping shall be restored to pre-construction layout. The developer may elect to deposit an in-lieu fee to the City Public Works Department to perform the chip seal as a part of the City's annual chip seal project.

Water

52. Privately Owned On-Site Water Lines. Water lines for fire suppression shall be separated from water lines used for domestic water. Fire suppression lines shall be looped on-site with appropriate fire service backflow prevention assemblies per Standard Detail WA-27F, separating privately-owned and maintained water lines from public water lines. On-site fire hydrants and fire sprinklers shall be supplied from this looped, on-site water line.
53. 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.
54. 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.
55. 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

56. 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.
57. 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).
58. 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.
59. Wastewater Discharge Permit. Prior to building permit issuance, the developer shall obtain a Wastewater Discharge Permit from the City. Contact the Utilities Department at (805) 925-0951, ext. 7270 for the permit application.

60. 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.
61. 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

62. 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.
63. 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/).
64. SWPPP Review Fee. The developer shall submit a hard copy and an electronic copy of the SWPPP for review and approval prior to permit issuance. A SWPPP review fee will be invoiced prior to approval.
65. 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 Treasurer's 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.
66. 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.

Flood Control

67. Santa Barbara County Flood Control District. Developer shall submit the hydrologic and hydraulic 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 entitlement of project.
68. 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-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.*

Post-Construction Storm Water

69. 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 (<http://www.sbprojectcleanwater.org>).
- A. 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.
 - B. The SCP shall include a site plan, Stormwater Control Measure (SCM) sizing calculations, details of bioretention design, and dimensions of drainage management areas.
 - C. 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.
 - D. 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.
 - E. 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.

- F. 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.
- G. 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.
- H. 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.

Solid Waste

70. Multi-Family Solid Waste 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 each solid waste enclosure (enclosure) to contain refuse and recycling (including single stream recycling and organics) bin(s)/container(s). The proposed location of each enclosure 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. All enclosures shall be constructed per City standard drawing MS-16B.
 - C. The proposed quantity of enclosure(s) for the subject site shall be reviewed and approved by the City.
 - D. The service frequency of each bin/container shall be determined by the City.
 - E. Enclosure(s) shall be oriented to provide vehicle fork-in access when possible.
 - F. 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.
 - G. 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.
 - H. If City collection vehicles (Collection Vehicles) will be traveling through a gated area to service bin(s)/container(s), the gates shall be equipped with a coded electronic keypad system.
 - I. 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.
 - J. The developer shall design all site vehicle travel ways to withstand loads imposed by Collection Vehicles.
 - K. 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) with minimal backing. Collection Vehicles have an inside turning radius of thirty-eight feet and an outside turning radius of fifty-five feet. See City Standard Drawing MS-16B for guidance.

- L. In lieu of placing organic waste into bin(s)/containers(s) for the subject site, the developer may choose to provide space for organic waste to be recycled on-site via community composting or other means approved by the Utilities Department Solid Waste Division, Public Works Department Engineering Division, and Community Development Department (City). The community composting area must have sufficient space for every tenant/resident to recycle their organic waste. The developer is responsible for maintenance of the community compost area.

Fire Department

- 71. 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 twelve inches for multi-family residential and commercial buildings. The proposed location and design of address numbers shall be shown on plans.
- 72. Access Roads. An approved Santa Maria Fire Department (SMFD) access road shall extend to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. All weather surface access roads shall be installed and approved by the SMFD prior to vertical combustible construction.
- 73. Fire Lane Signs. "No Parking, Fire Lane" signs shall be posted at entrances. Signs shall be designed per SMFD Development Guidelines. All curbing in a designated Fire Lane or fire access way shall be painted red with "Fire Lane, No Parking" graphics stenciled every 100 linear feet or as otherwise designated on approved plans.
- 74. Fire Hydrant Protection. On-site fire hydrants shall be protected from impact in accordance with City Of Santa Maria Public Works Standards and SMFD Development Guidelines.
- 75. Water Mains. Water Mains shall be installed per City of Santa Maria Public Works and National Fire Protection Association (NFPA) standards. Minimum main size shall be 8", or as determined by hydraulic calculations.
- 76. Hydrant Markers. Reflective blue dot fire hydrant location markers shall be installed.
- 77. Fire Sprinkler Systems. Automatic Fire Sprinklers are required for the residential buildings.
 - A. All commercial and multi-residential 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.

78. 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. 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 50 feet of an approved fire hydrant.
 - D. Be equipped with Knox Brand locking caps.
79. 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. Deferred submittal of fire alarm plans is permitted. The plans shall be wet stamped, on every sheet, by a registered FPE licensed in California. 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.
80. Smoke Detectors/Alarms. Smoke detectors/alarms shall be installed in accordance with the CFC, CBC, and NFPA 72.
81. Fire Extinguishers. Fire extinguishers shall be located and sized in accordance with CFC Section 906.
82. Directory Signs. Provide directory signs for locating commercial addresses when required for multiple buildings. The Directory Signs, when required, shall be visible from the street or roadway providing emergency access to the development.
83. Digital Site Plan. Prior to Fire Department final approval, a site plan in a PDF format shall be provided with the following information if applicable: On site hydrants, FDC/OS&Y locations, Standpipes, Sprinkler Control Valves (Riser), Fire alarm panel (FACP) Utilities (Gas/Electric/Water) Knox box/switch location(s), Ingress/Egress, Stairwells, Individual floor control valves, Individual floor plans including unit numbers, Laundry room(s), Elevator room(s), Roof access, Solar Panels and DC shutoff locations.

Recreation and Parks Department

84. Tree Species. A minimum of 9 street trees are required on Barcellus Avenue, and 6 on Bluebird Street. Street tree species to be selected from City approved tree list and are to compliment the surrounding neighborhood and Miller Street corridor.

85. 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 planted six feet behind the sidewalk 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.
86. Tree Bonding. Street tree bonding shall be for fifteen tree plantings at \$275 each totaling \$4,125.00. Tree bonds are to cover a one-year establishment starting at issuance of the Occupancy Permit. Street tree requirements and bond amount are a maximum subject to change during building permit review. The tree bond is due at time of building permit issuance as a cash or surety bond delivered to Recreation and Parks at 615 S. McClelland Street, Santa Maria.
87. Tree Easement. A minimum ten-foot-wide tree planting easement shall be dedicated to the City to allow adequate space for planting and maintenance of street trees. The easement shall not have any impervious pavement other than vehicle and pedestrian approaches, nor be dual purposed as a storm water mitigation area. The applicant shall apply for the easement through the Public Works Department with necessary fees, a recent copy of a title report, closure calculations and sketch. The property owner is responsible for the upkeep of the trees, landscaping and irrigation within the easement area.
88. 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.
89. Landscape Plans. The street tree easement shall be clearly identified on the planting and irrigation plans. Only street trees shall be planted in the easement area. All other on-site private tree planting shall be planted behind the easement area. 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."
90. Development Fees. Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project including the Multi-family/Senior Growth Mitigation of \$3.27/square foot. Please note fees are reviewed annually and are subject to change.
91. Landscape District. This project will be included in the Southeast 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.

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 12-35.501 of the Santa Maria Municipal Code, to the Planning Division of the Community Development Department.

In accordance with Section 12-35.501 of the Municipal Code, this permit shall become null and void if the development authorized is, or has been, unused, abandoned, discontinued, or development has not been commenced within a period of three years. However, the approval body may consider extensions of time for additional periods of up to two years each, for a maximum overall permit life of seven years. A written request justifying the need and the appropriate filing fee filed with the Community Development Department shall be submitted prior to the expiration date.

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.