



CITY OF SANTA MARIA PLANNED DEVELOPMENT PERMIT

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

PERMIT NO. PD2022 - 0014

APPROVAL DATE October 17, 2023

PROJECT NAME Cemetery District Maintenance Building

APPLICANT/OWNER Santa Maria Cemetery District

ADDRESS/LOCATION 1600 Block of Newlove Drive

DESCRIPTION A Planned Development Permit (PD2022-0014) for the Santa Maria Cemetery District to construct a 2,550-square-foot prefabricated maintenance equipment storage building with attached 544-square-foot office on a 0.87-acre site in a PF (Public Facilities) district.

FINDINGS

The City Council hereby approves the following project in accordance with the application submitted and hereby makes the required findings in accordance with Section 12-35.203 of the Municipal Code, including the following:

- A. That the project meets the vision, intent, and requirements of the General Plan. The new maintenance equipment storage building at the cemetery supports a necessary public service for the City of Santa Maria as it grows and develops, consistent with Land Use Element Goal L.U.2, to provide all necessary urban services and facilities for present and future City residents.
- B. That the site for the proposed use is adequate in size and topography to accommodate said 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. The 0.87-acre site is adequately sized to accommodate the 3,094-square-foot prefabricated maintenance building and office which would be ancillary to the adjacent Santa Maria Cemetery District. The project's parking, loading, and landscaping is adequate to properly adapt the proposed uses with public facility uses to the east and will be compatible with the existing residential development in the vicinity.
- 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. The project site is landlocked but is accessed by a local residential

road, Newlove Drive, and two secondary arterial roads, College Drive and Battles Road. These roadways are adequately designed to accommodate the quantity and kind of traffic generated by the proposed project, which is limited to between 52 to 135 employee trips per day. The project is not anticipated to generate additional traffic.

- D. That the proposed use will have no adverse effect upon abutting property because the project will not generate additional light, and any noise-creating work will be restricted to normal business hours. Bay doors are oriented away from the residences to the west, and while no new sources of noise are proposed, the project is subject to the City's Commercial performance standards related to noise, light and vibrations.
- 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 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. The proposed building and use therein is ancillary to the existing and expanding Santa Maria Cemetery District. The conditions of approval for the cemetery, as well as project specific conditions of approval for installation of landscaping, stormwater facilities, and other improvements ensure that the project will be compatible with the uses, character, and improvements in the neighborhood.
- 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 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; no modifications are proposed.
- I. The proposed modification(s) are essential to the design of the project; no modifications are proposed.
- J. The proposed modification(s) have been minimized to the maximum extent possible consistent with Subsections (a) through (c) of Section 12-35.203 of the Municipal Code. No modifications are proposed.
- K. Environmental Review for this project was completed through the preparation of an Initial Study/Mitigated Negative Declaration (SCH # 2023040484) pursuant to the California Environmental Quality Act State 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 Santa Maria Cemetery consisting of seven pages dated January 10, 2023, 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. 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.
3. Architectural Elements. Architectural elevations shall be as depicted in the plan set entitled Santa Maria Cemetery dated January 10, 2023.
4. Parking Area. Eight parking spaces are required, and nine 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.
5. 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.
6. Trash Service. The project proposes to provide solid waste services via two roll off containers for green waste and trash. The Cemetery District will lease these roll off containers from an authorized third-party waste company and will contract pick-ups "as needed" during daytime hours only. At no time shall the containers be allowed to be over-filled, overflow or otherwise be under-serviced. Community Development, Public Works or the Utilities Department reserve the right to require solid waste service according to City standards in the event that the above arrangement creates a public nuisance or public health or safety hazard.

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.
7. 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.

8. 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.
 - a. The proposed storm drainage basin shall be planted with living ground cover subject to approval of the Planning Division and Public Works Engineering Division.
9. 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.
10. 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 15-gallon size.
11. 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.

12. Light Standards. All on-site lighting shall comply with the Municipal Code Performance Standards. A photometric plan is required at the building permit stage, subject to Planning Division approval. All lights shall be dark sky compliant (fully shielded/hooded and directed downward) and shall be directed away from residential properties in accordance with Santa Maria Municipal Code performance standards. Illumination shall be limited to 0.5 foot-candles at the residential boundary.
13. 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.
14. 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. Planning Division will review all rooftop equipment for compliance with ambient noise standards and may require noise attenuation screens where necessary to protect sensitive users.
15. Outdoor Storage or Equipment Maintenance. Outdoor display and storage shall comply with Section 12-13.16 of the Municipal Code. All drive aisles shall remain free and clear. No dismantled or inoperable vehicles shall be stored in parking spaces, or on-site. All repair on vehicles or cemetery maintenance equipment shall be done wholly within the building.
16. Business License. A City business license is required.
17. 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.
18. 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.
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. 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.

21. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
22. Construction Documents. A copy of these conditions shall be incorporated into all construction documents.
23. Mitigation Monitoring Program. The mitigation measures in the Mitigation Monitoring Program for the Mitigated Negative Declaration (SCH# 2023040484) are hereby incorporated and attached for reference.

Public Works Department

ENGINEERING CONDITIONS

24. 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. All parcel lines and easements crossing the project site. **The project shall be required to execute a merger with 128-078-012 prior to issuance of any building permit of encroachment permit.**
 - C. Locations and dimensions of all existing and proposed driveways and sidewalks
 - D. Location of existing and proposed fire hydrants

FEES

25. 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).
26. 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 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

- 27. Frontage Repair: The developer shall repair any cracked or broken curb, gutter, sidewalk, or alley within the project frontage. City Public Works Inspection staff will determine the extent of the sidewalk and curb and gutter repair in the field prior to construction.
- 28. Sidewalk ADA Compliance: The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.
- 29. 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.

WATER CONDITIONS

30. Additional Water Fixtures: If service is existing and additional fixture units are to be added to the water service, the service lateral and meter size shall be evaluated by the developer's engineer to determine if it is adequate for the increased water usage; if it is not adequate, the developer shall be responsible to install an appropriately sized service lateral and meter per City Standards.
31. 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.
32. 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.
33. 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.
34. 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

35. 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.
36. 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).
37. Additional Sewer Service: If additional plumbing fixtures are to be served by an existing lateral, the lateral size shall be evaluated by the developer's engineer to determine if it is adequate for the increased sewage. If the lateral is smaller than what is necessary, the developer shall be responsible to install an additional sewer lateral per City and California State Health Agency standards.

38. 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.
39. 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

40. 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.
41. Construction Storm Water Requirements (Site < 1 Acre): The developer shall complete and submit an Erosion and Sediment Control Plan (ESCP) provided by the Building Department along with the Grading and Drainage Standards. Approval is required before issuance of grading permit.
42. Erosion and Sediment Control Plan (ESCP) Encroachment Permit: Prior to issuance of grading permits, the developer shall be required to be approved for a City of Santa Maria Encroachment Permit to monitor and inspect the approved ESCP. This will require paying permit and inspection fees to the City.

FLOOD CONTROL CONDITIONS

43. 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.

POST-CONSTRUCTION STORM WATER CONDITIONS

44. 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. Grading plans shall include the following language:
 - i. Provide installation elevation by licensed surveyor to Public Works Department, Engineering Division within seven 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 seven 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 seven calendar days of installation.
 - F. 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 CONDITIONS

45. 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 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. 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.
 - C. The developer shall design all site vehicle travel ways to withstand loads imposed by Collection Vehicles.

MODIFICATION OF CONDITIONS

46. 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).

Fire Department

47. 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-inches for commercial buildings. The proposed location and design of address numbers or this note shall be shown on plans.
48. Access Roads. An approved 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. Widths as shown meet Fire Department requirements.

- a. All weather surface access roads shall be installed and approved by the SMFD prior to vertical combustible construction.
49. 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.
50. 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. The fire hydrants shall be located within 400 feet of all exterior walls by way of access. Hydrants shall be equipped with one (1) four and a half inch (4 ½") and two (2) two and a half inch (2 ½") outlets and flow a minimum of 1500 gpm at 20 psi. Please show all existing and/or proposed fire hydrants on plans meeting these requirements. Fire hydrants shall be installed and operational prior to vertical combustible construction.
51. 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.
52. Water Mains. Water Mains shall be installed per City of Santa Maria Public Works and NFPA standards. Minimum main size shall be eight inches, or as determined by hydraulic calculations.
53. Hydrant Markers. Reflective blue dot fire hydrant location markers shall be installed.

Recreation and Parks Department

54. Development Fees: Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project. Note: fees are reviewed annually and are subject to change.
 - a. Commercial Growth Mitigation \$0.01/square foot.
55. 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, 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.

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 (3) years. However, the approval body may consider extensions of time for additional periods of up to two (2) years each, for a maximum overall permit life of seven (7) 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.