



CITY OF SANTA MARIA TENTATIVE PARCEL MAP CONDITIONS

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

PERMIT NO. TR2023 - 0003

APPROVAL DATE October 16, 2024

PROJECT NAME DDS Partnership Tentative Parcel Map Tract 6039

APPLICANT/OWNER DDS Partnership

ADDRESS/LOCATION 1301 and 1313 East Main Street

DESCRIPTION Tentative Parcel Map (TR2023-0003) for DDS Partnership to subdivide a 5.8-acre parcel into two parcels of 0.37-acres and 5.35-acres in a PD/C-2 (Planned Development/General Commercial) district.

FINDINGS

The Planning Commission makes the following findings in accordance with Section 11-3.03(f) of the Santa Maria Municipal Code regarding the proposed Tentative Parcel Map, Tract 6039:

- A. The proposed map is consistent with the City of Santa Maria General Plan and applicable specific plans because future development parameters and intensity would meet all applicable General Plan goals, specifications, and requirements.
- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans because all future development on the resulting parcels will be consistent with the Municipal Code and Entrada Specific Plan design measures and development standards. The size and dimensions of the resulting parcels conform to the requirements of the Specific Plan.
- C. The site is physically suitable for the proposed density of development because no physical constraints are known to exist on the property, which would preclude the density of allowable development, and the proposed public improvements provide the infrastructure needed for the development density.
- D. The site is physically suitable for the type of development because no physical constraints are known to exist on the project site that would preclude the type of allowable commercial development, and the proposed public improvements will provide the infrastructure needed for future commercial development.

- E. The design of the proposed subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no new development is proposed. The small scope of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Buildings and paved surfaces cover the project site, and therefore have been found to have no value as habitat for endangered, rare or threatened species. Therefore, this project qualifies as a Class 15 (Minor Land Division) categorical exemption based on Section 15315 of the State CEQA Guidelines, and no further environmental review is required.
- F. The design of the subdivision or type of improvements are not likely to cause a serious public health hazard because development on the resulting parcels shall implement all applicable Municipal Code design measures and development standards to ensure for the health and safety of the users of the site(s) and for the surrounding properties.
- G. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision because any future development shall identify and locate any affected easements; and furthermore, any future development shall avoid encroachment upon any existing easements; and shall establish and maintain any required easements.
- H. The discharge of waste from this proposed land division into the existing community sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board because development on the resulting parcels shall implement all applicable Municipal Code design measures and development standards to ensure for the health and safety of the users of the site(s) and for the surrounding properties.

CONDITIONS OF APPROVAL

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

Community Development Department

1. Indemnification. Pursuant to Government Code §66474.9(b), the subdivider shall defend, indemnify and hold harmless the City and/or its agents, officers and employees at his/her sole expense from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this subdivision, Tract 6039, and all actions relating thereto, including but not limited to environmental review, and action taken pursuant to §66462.5 of the Subdivision Map Act. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers 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 condition.

2. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
3. Recordation. The recordable map for this project shall be prepared and submitted to the Public Works Department for checking, and shall be recorded within 36 months of the approval date. If the map has not been recorded within 36 months of the date of approval, the applicant is advised to apply a minimum of 30 days prior to the expiration date for an extension of time. Said extension of time shall be reviewed by the Planning Commission.
4. Revisions. If the map is revised from the approved tentative parcel map, or if changes to conditions are sought, the procedures contained in Chapter 10 of Title 11 of the Municipal Code shall be followed.
5. Utility Easements. A minimum of ten feet public utility, cable TV, telephone, and tree easement shall be dedicated adjacent to all street right-of-way, measured from the back of sidewalk.
6. Easements via separate instrument. The City shall review and approve all separate easement instruments and shall be included as a third party for all easement documents recorded via separate instrument.

Public Works Department

STREET AND FRONTAGE CONDITIONS

7. Proposed Public Sewer and Access Easement. The developer shall maintain access easement surface improvements. The improved surface over the Public Sewer and Access Easement shall be maintained to allow City Utilities staff to access and maintain the Public sewer main located within the easement. Obstructions and impediments to access of this sewer shall be removed by the developer upon request of the City.

WASTEWATER CONDITIONS

8. Public Sewer Main. Upon recordation of the Final Parcel Map for Tract 6039, the City accepts ownership and maintenance of the sewer main, constructed in accordance with Public Improvement Plans titled Sewer Main Extension for Tentative Parcel Map 6039, Main Street at Concord, I-2157.

STORM DRAINAGE:

9. Flood hazard areas, based on one-hundred-year storm frequency, shall be delineated (on tentative map) based on approved flood control district methodology and, if applicable, included in an inundation easement and offered for dedication to the district. Buildable sites, as designated in the soils report (see Section 11-3.08), shall be located outside of flood hazard areas. Drainage requirements of the Santa Barbara County Flood Control and Water Conservation District Standards also apply.

EASEMENTS:

10. Dedicate pedestrian access easements to the back of meandering sidewalk.
11. All easements to be abandoned by the map [Government code Section 66434(g) or 66445(j)] shall be clearly identified as such with City-approved notation on the tentative map, final map and/or parcel map.

FEES:

NOTE: The fees given at this time are an estimate calculated using rates currently in effect. The actual amount due shall be calculated using fee rates in effect at the time of payment.

12. Map Checking Fee. \$3,435 (Fiscal Year 2024/2025 fee rate). The rate changes each July in accordance with City Council Resolution 2005-101). This fee will be collected prior to approval of the plans.
13. Traffic Mitigation Fee. The fees shall be based on the codes and rates in effect at the time of building permit issuance.
14. Water Mitigation Fee. The fee shall be based on the codes and rates in effect at the time of building permit issuance.
15. Wastewater Mitigation Fee. The fee shall be based on the codes and rates in effect at the time of building permit issuance.
16. State Water Reimbursement Fee. The fee shall be based on the codes and rates in effect at the time of building permit issuance.

Fire Department

17. 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.
 - 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 on plans.
 - 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.
 - d. The key box shall be installed prior to final occupancy clearance being granted. (Allow seven to ten business days from time of order until delivery of the key box.)

18. 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 shall be shown on plans.
19. 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.
20. Fire Hydrants. Fire hydrants shall be located and/or installed per City of Santa Maria Public Works and Fire Department Standards. Please show location(s) of existing and proposed hydrants on the plans.

Recreation and Parks Department

21. Tree Species. City street trees will be required at a spacing of 1 tree every 40 feet, along the frontage of Main Street and Concord Avenue. Street trees are be picked from the medium to large City approved tree list. Credit will be given for Existing Street trees. City street trees are to be protected in place across entire span of sitework construction.
22. 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. Street trees shall not be placed any closer than 10 feet to property lines. 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.
23. Development Fees. Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project.
 - a. Commercial Growth Mitigation \$0.01/square footNote: fees are reviewed annually and are subject to change.
24. Landscape District. This project is included in the Northeast Landscape Maintenance District. At such time as the Project Property is subdivided into lots, parcels and/or tenant spaces by reason of recordation of a final subdivision map or final parcel map, the assessment to be levied against the lots, parcels and/or tenant spaces shall be apportioned among the resulting lots, tenant spaces or parcels in accordance with the Engineer's Report for the fiscal year in which the lots, parcels and/or tenant spaces were subdivided and recorded by a final subdivision map or final parcel map.

NOTES:

In accordance with Section 11-13.02 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 11-3.06 of the Municipal Code, this permit shall expire thirty-six (36) months from the date the official tentative map is approved or conditionally approved. However, the approval body may consider extensions of time based on the requirements of the Subdivision Map Act. Failure to file a final or parcel map with the County Recorder within these time limits shall make the official tentative map null and void and will require that a new tentative map with a new tract number be processed. A written request justifying the need and the appropriate filing fee filed with the Community Development Department shall be submitted at least 30 calendar days prior to the expiration date.

Failure to comply with any of the conditions stated above may be cause for enforcement according to Title 11 of the Santa Maria Municipal Code, in addition to any other penalties provided by law.

All conditions of approval are to be completed by the subdivider within 12 months from the recordation of the final or parcel map unless otherwise stated, and are to be maintained in perpetuity.