



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 – 0008

APPROVAL DATE November 6, 2024

PROJECT NAME Bellecrest Senior Residences

APPLICANT/OWNER Coastal Community Builders

ADDRESS/LOCATION 1571 East Main Street

DESCRIPTION Planned Development Permit (PD2022-0008) for Coastal Community Builders to construct 142 single-family, 100-percent age-restricted senior market-rate residential units on individual lots with common amenities including private roads, a 2,862-square-foot community clubhouse with pool, spa and other outdoor activity areas, a pet-friendly pocket park, and associated infrastructure on a 14.43-acre site in a PD/R-2 (Planned Development/Medium Density Residential) district.

FINDINGS

The Planning Commission hereby recommends the City Council approve 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 project would allow for the construction of a single-family residential subdivision that would establish a residential use for seniors on a site zoned for Medium Residential development (PD/R-2). The project is consistent with the City's General Plan Land Use Element Policy L.U.1 to establish residential areas for the provision of a variety of home sites, housing types, and lifestyles. Except for the requested modifications to setbacks and development standards discussed below, the project is consistent with the City of Santa Maria Municipal Code.
- 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. With approval of the requested modifications in this permit and accompanying Tentative Tract Map, the project will be consistent with applicable

Municipal Code design measures and development standards for the PD/R-2 zone, including but not limited to parking, landscaping, building height and vehicular access. The site is adequately sized to accommodate the proposed residential use, and the construction of the age-restricted small lot single-family residential development would adapt with the land and uses in the vicinity which includes a similar land use pattern of lower and medium density residential development.

- 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 design of new private roads within the project site has been reviewed and approved by the City's Public Works Engineering Division and the Fire Department for access and safety. Main Street adjacent to the site, as well as the area intersections, are all adequately designed in width and pavement type to serve the project.
- D. That the proposed use will have no adverse effect upon abutting property as the construction of the single-family residential development and the establishment of the residential use would be self-sustained by providing adequate on-site parking including one- or two-car garages and sufficient driveway space to provide parking for two vehicles per lot, plus additional staff and guest parking, in an area of the City that has established residential development of a similar density and scale.
- 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 because the construction of the residential project and the establishment of such use would adapt with the land and uses in the vicinity. With the approval of the requested modifications, the project will be consistent with applicable Municipal Code design measures and development standards for the PD/R-2 zone, including but not limited to parking, landscaping, setbacks, building height and vehicular access. The project would provide adequate space for setbacks, parking, and landscaping to ensure that no nuisances would be created by the establishment of the project.

The mitigation measures from the Mitigated Negative Declaration/Initial Study, 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 would be compatible with the adjoining land uses and would not be more obnoxious or detrimental to the health of the public than any of the uses established at the project area, or any of the uses listed in the PD/R-2 section of the Municipal Code.

- 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. The requested modifications to the setback standards, and corner cutback standards, are otherwise consistent with applicable Municipal Code design measures and development standards for the PD/R-2 zone.
- 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 requested modifications to the required yard setbacks and corner cutback standards will allow the project to provide seniors with a small single-family lot housing type currently unavailable in Santa Maria with a density of development at 9.8 units per acre.

The project includes superior design elements such as ample amenities and open space areas for residents including a 2,862-square-foot community clubhouse with a pool, spa, and cabanas; an outdoor living and activity lawn; and a pet-friendly pocket park with a covered gazebo and outdoor seating. Provision of these community amenities is not required by the Municipal Code beyond the minimum 300-square-feet of landscaped open area for each unit and is an added feature for use by the future residents of the project. The project includes 50,736-square-feet of general open space areas throughout the site. The project is over-parked according to Chapter 12-32 of the Santa Maria Municipal Code referring to senior age restricted communities. A total of 363 parking spaces are proposed within the project, whereas only 145 parking spaces are required.

- I. The proposed modification(s) are essential to the design of the project. The requested modifications to the required yard setbacks and corner cutback standards will allow the project to provide seniors with a for-sale deed-restricted for seniors, small single-family lot housing type. This housing type is currently unavailable in Santa Maria with this density of development. The project would provide housing at 10 units per acre. The project is consistent with the City's General Plan Land Use Element Policy L.U.1 to establish residential areas for the provision of a variety of home sites, housing types, and lifestyles.

Further, the project proposes providing ample area for extensive private onsite amenities of the subdivision including a 2,862-square-foot community clubhouse with a pool, spa, and cabanas; an outdoor living and activity lawn; and a pet-friendly pocket park with a covered gazebo and outdoor seating. The project includes 50,736-square-feet of general open space areas throughout the site. The requested setbacks and corner cutbacks modifications from city standard also allows for the additional guest parking throughout the site, which will benefit the development as there is no on-street parking available.

- 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. The requested modifications to the required yard setbacks and corner cutback standards will allow the project to provide seniors with a for-sale deed-restricted for seniors, small single-family lot housing type currently unavailable in Santa Maria with this density of development. The project would provide housing at 9.8 units per acre. The project is consistent with the City's General Plan Land Use Element Policy L.U.1 to establish residential areas for the provision of a variety of home sites, housing types, and lifestyles.

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- K. Environmental Review for this project was completed through the preparation of an Initial Study/Mitigated Negative Declaration (SCH #2024090050) 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 Bellecrest Residences consisting of 44 pages total, 2 pages dated October 24, 2023, 37 pages July 9 and 10, 2024, and 5 pages dated October 16, 2024, 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: 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.

4. Recordation of Tentative Tract Map 6040: The Tentative Tract Map 6040 (TR2022-0007) shall be recorded prior to building permit issuance for the construction of single-family residences.
5. Mitigation Monitoring Program: The mitigation measures in the Mitigation Monitoring Program for the Mitigated Negative Declaration/Initial Study (State Clearinghouse Number 2024090050) shall remain in full force and effect and are hereby incorporated by reference.
6. Parking Area: 145 parking spaces are required for senior citizen housing units, and 363 spaces are provided. Off-street parking areas and access shall be paved and double striped in accordance with City parking standards. The parking areas 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.
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. Covenants, Conditions & Restrictions (CC&Rs): A copy of the proposed CC&Rs, or other maintenance agreement acceptable to the Community Development Department, Recreation and Parks Department, and the City Attorney Office, shall be submitted prior to recording the map or application for grading permits, whichever comes first, that addresses the maintenance of the retention basin, retaining and perimeter walls, landscaping, common lots and private recreation facilities.

- A. Parking: The CC&Rs shall include provisions for limitations and use of guest parking spaces, call out that no on-street parking is permitted within the development, prohibit parking on those on-site driveways with a dimension less than 18 feet deep between back of curb and garage door. The CC&Rs shall clearly specify that on-site parking on the driveways of Plan Type A lots (with single-car garages) is permitted.
 - B. Recreational Amenity Facilities: The CC&Rs shall include provision for maintaining and preserving the recreational amenities proposed by the project, which includes a required City review and approval process prior to significantly modifying or removing any of the amenities proposed. Under no circumstances shall recreational amenities be removed without an adequate replacement.
- 11. Deed Restriction: A deed restriction shall be recorded with the Final Map to ensure the project is developed and maintained as an age-restricted (55-years of age or older) senior housing tract in perpetuity. The City shall review and be made a party to this deed restriction. Documentation of this deed restriction shall be provided prior to issuance of grading permits.
 - 12. 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.
 - 13. 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 bonding for a period of one year establishment for the tree.
 - 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.
 - 14. Tree Removal and Replacement: Prior to any tree removal and prior to issuance of the grading permit, a tree inventory shall be prepared by a certified arborist and submitted to the Community Development Department for review. The tree inventory shall be subject to approval by the Planning Division. The tree inventory

shall identify and provide the status of health for all trees on the site, including the myoporum species along the site perimeters, and note which trees are proposed for removal. The existing trees that are healthy and viable and proposed for removal shall be replaced at a minimum one-to-one ratio within the project site.

- A. Replacement trees shall be a suitable species with a minimum size of 24-inch box. Final location and species shall be subject to approval by the Planning Division and the City Recreation and Parks Department staff prior to issuance of building permits.
 - B. Due to the small lot areas proposed by the project and to ensure the viability of the on-site private street trees, the private trees shall be setback (and depicted on the landscape plans) as follows:
 - i. Five-foot minimum set back from; concrete curbs, sidewalk, building foundations, building eaves, property lines. Adequate spacing from the building eaves shall be prioritized.
 - ii. Trees may be located at a minimum of three feet from concrete (including curbs, sidewalk, and driveways) where that concrete is reinforced.
 - iii. Sewer and natural gas utilities shall have a ten-foot set back from any proposed trees. All other underground utilities shall be allowed a five-foot setback.
 - iv. For trees to be located at corners or intersections within the denoted sight-visibility triangles, nursery species shall be selected to provide clearance from three feet to eight feet above ground level, subject to approval by Planning Division, Recreation and Parks, and Public Works Departments prior to occupancy.
15. 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.
16. Photometric Plan: A photometric plan shall be submitted to the Community Development Department for review prior to the issuance of building permits. The plan shall show the height and location of all private street lighting and residential exterior lighting. All lights shall be dark sky compliant (fully shielded/hooded and directed downward).
17. Lots 1 -12 Adjustment for Boundary Wall: The applicant shall provide a continuous eight-foot-tall decorative masonry wall along the southerly project boundary, at the rear property lines of lots 1- 12, and including on the west side property line of lot

1 and the east property line of lot 12. The rear property lines for these lots shall be adjusted to provide for a minimum of three-foot deep insets, with the goal of five-foot deep insets, at intervals of 80 feet (the width of two lots), in conformance with City Standard Drawing RD-14. Decorative pilasters shall be placed at corners and at each angle in wall alignment. The wall shall match the style, materials, and detailing of the walls depicted on the project 'perspective renderings', including pilasters with stone facing and decorative caps. Final design of the wall shall be coordinated with City staff and utility companies prior to issuance of fine grading permits.

18. Utilities: All electrical, telephone, television and communication utility distribution and services wires shall be placed underground in accordance with Santa Maria Municipal Code Section 12-28.06.

The proposed locations of all transformer boxes and utility equipment shall be approved by the Planning Division prior to installation. All transformer boxes and utility equipment shall be underground wherever feasible. If undergrounding is not possible, the equipment should be painted to match the surroundings, placed in inconspicuous areas out of public view, and screened with landscape plantings.

19. 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.
20. Business License: A City business license is required for any professional management company within the project, if used by the Homeowners Association.
21. 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.
22. Construction Hours: Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction activities are to occur on Sundays or holidays. A note to this effect shall appear on all grading and building permits.
23. Construction Equipment: Construction Equipment shall be equipped with Tier 4 diesel engines.
24. Health Department Requirements: Detailed plans shall be submitted to the Santa Barbara County Health Department for review and approval of the pool and spa prior to plans being submitted to the City for approval and issuance of a building permit.
25. 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.

26. 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.
27. Agency Requirements: The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
28. Construction Documents: A copy of these conditions shall be incorporated into all construction documents.
29. Mitigation Monitoring Program: The mitigation measures in the Mitigation Monitoring Program for the Mitigated Negative Declaration (SCH# 2024090050) are hereby incorporated and attached for reference.
30. The project shall be plan-checked under the California Residential Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standards Code effective at the time of plan check application.
31. A soils report is required for the project.
32. Photo voltaic systems are required for all newly constructed single-family dwellings.
33. 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.
34. If a marketing or management office is located in a portion of the community building, such an office is considered a public facility and must comply with all applicable accessibility requirements of CBC chapter 11B including, but not limited to accessible parking, accessible routes, accessible entrance, accessible restrooms.

Public Works Department

ENGINEERING CONDITIONS

35. Public Improvement Plans: Public Improvement Plans (PIPs) are required for the development of this site. The improvement plans shall show complete plans, profiles, and details for all required improvements to be constructed, both public

and private, including common areas. Reference may be made to the Standard City Engineering Specifications and Drawings in lieu of duplicating the standard drawings. All standards of agencies other than the City of Santa Maria shall appear on the plans in full and not by reference. PIPs shall be reviewed and approved by the City Engineer prior to building permit issuance and incomplete submittals may delay building permit issuance. The PIPs shall include the following:

- A. Plan and profile drawings for all surface and underground improvements. Plans and profiles shall be drawn to the scale of one (1) inch equals forty (40) feet or larger unless otherwise approved by the City Engineer. Details shall be drawn to a scale that clearly shows the facility being constructed. The scales for various portions of the plans shall be shown on each sheet. These may include, but are not limited to:
 - a. Public Water Mains
 - b. Public Sewer Mains
 - c. Public Storm Drain Mains
 - d. Frontage Improvements
 - i. Curb
 - ii. Gutter
 - iii. Sidewalk
 - iv. Driveways
 - v. Streetlights
 - vi. Fire Hydrants
 - e. Traffic Signal Improvements

- B. Traffic signs and striping plans for all streets. These may include, but are not limited to:
 - a. Regulatory signs
 - b. Warning signs
 - c. Guide signs
 - d. Centerlines
 - e. Lane lines
 - f. Bike lanes
 - g. Pavement markings

- C. Multi-purpose trails and bicycle paths, as defined in the Active Transportation Plan, shall be constructed as part of a subdivision, if applicable. The paths shall be designed pursuant to the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide and the Standard City Engineering Specifications and Drawings.

- D. Landscaping and irrigation plans for any area of public right-of-way where landscaping is required (such as medians) or where landscaping is to be maintained as part of a city landscape maintenance district. Confirm requirements with the Recreation and Parks Department regarding necessary landscaping, irrigation, and water meters to be installed.

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

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

Public improvements shall be constructed prior to occupancy of any building associated with this development, or at the direction of the Public Works Director.

- 36. 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
 - 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 waste grease containers. Waste grease containers shall not be placed within trash enclosure.
 - F. Location of existing and proposed fire hydrants
 - G. Required public improvements.
 - H. Limits of frontage improvements

FEES

37. 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).
38. 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

39. Private Road Intersection with Main Street:
The access at Main Street 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 20-foot separation between driveways is required and the aggregate width of all driveways shall not exceed fifty (50) percent of the property's frontage along the street (S.M.M.C. Section 8-6.07).

40. Frontage Parking: The gate across the driveway shall be located to provide a minimum of 25-foot setback from back of sidewalk so vehicles can park completely off the traveled way when opening the gates.
41. 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.
42. 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.
43. Undergrounding of Overhead Utilities: The developer shall be responsible to underground all overhead utilities within the project frontage per S.M.M.C. Section 11-8.04(g).
44. Sidewalk ADA Compliance: The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.
45. 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.
 - A. Exception: The City Engineer has reviewed and approved a variation to this requirement for the private roadway intersections located within the development. The intersections shall meet Caltrans Highway Design Manual corner sight distance requirements.
46. 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).
47. 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.
48. 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 CONDITIONS

49. 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.
50. 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

51. 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.
52. 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).
53. 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.
54. 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

55. 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/).

56. 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.
57. Cost Estimate and Treasurer's Trust: A detailed cost estimate for the installation and maintenance of the Best Management Practices (BMPs) to be implemented as defined by the SWPPP will be generated from the City's SWPPP review. Prior to grading permit issuance, the developer shall submit a cash deposit in the amount of the approved cost estimate to be held as a Treasurers Trust. The Treasurer's Trust is intended to guarantee installation and maintenance of the required BMPs. The City will draw from this Treasurer's Trust in the event the developer/contractor does not install or maintain the required BMPs. The Treasurer's Trust shall be returned after Certificate of Occupancy is issued, minus any funds expended by the City to install/maintain the required BMPs on behalf of the developer/contractor.
58. 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 CONDITIONS

59. 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 building permit issuance.
60. 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 25-year storm event as a result of new development. Developer shall provide hydrologic and hydraulic study detailing assumptions, calculations, and design of the on-site retardation.

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

POST-CONSTRUCTION STORM WATER CONDITIONS

61. 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 CONDITIONS

62. Single Family Housing Solid Waste Facilities: Due to the size and nature of this development, rolling container service collection is required. Solid waste pick-up for the subject site shall be accommodated if the following criteria are met:
- A. The developer shall provide a hard surface for rolling container to curbside from storage area. Site plan shall identify proposed path and material for review and approval prior to issuance of building permits.
 - B. The City of Santa Maria has initiated an automated Solid Waste Collection Service utilizing one City supplied container per wastewater service. Additional containers may be obtained through the Utility Office at City Hall, 110 East Cook Street. Any enclosures built to hold these containers shall be large enough to provide adequate maneuvering area. The dimensions of these containers are: 30-3/4" wide, 38" deep, and 43-1/2" tall.
 - C. Automated Solid Waste pick-up for this site will begin at 5:30 a.m. on collection days.

MODIFICATION OF CONDITIONS

63. 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

64. Key Box/Switch: A SMFD approved key box shall be provided at the main entrance to the community building and a Knox switch at all vehicle gates. 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.
 - 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.
65. 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 six-inches for single family residential buildings and a minimum of 12-inches for the community building.
66. 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.
- A. All weather surface access roads shall be installed and approved by the SMFD prior to vertical combustible construction.
 - B. Speed bumps are prohibited in emergency access roads.
 - C. Minimum Road Standards: The roads shall be a minimum of four-inch class II road base compacted to 95 percent with 15 1/2-foot overhead clearance: 24-foot net minimum width for buildings below 30 feet in height.
67. Temporary Fire Access Road Signage: Temporary access signage shall be placed at each entrance to the project (when necessary) to delineate construction and fire access. Signage design is provided in SMFD Development Guidelines. These signs shall be installed prior to combustible construction.
68. Temporary Access Roads: Plans for temporary access roads shall be reviewed, inspected and approved by the SMFD prior to construction in accordance with CFC Section 501. Temporary access roads shall be constructed with compacted base, curbs and gutters prior to vertical combustible construction. Access roads shall be maintained clear and unobstructed for the duration of the construction project. Please place this note on the plans.

- A. 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 Fire Lane No Parking signs per Santa Maria Fire Department standards.
69. Fire Flow: Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 1,125 gallons per minute (based on Type 5B Construction, with fire sprinklers, as required).
70. 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 new hydrants shall be spaced at an average of 500 feet and at no point shall exceed 250 feet from a fire hydrant on a fire apparatus access road. Fire hydrants shall be installed and operational prior to vertical combustible construction. Hydrant location approved as shown on plans.
- B. The SMFD, or a designated representative, shall inspect and approve all fire hydrant installations for operational readiness prior to combustible construction.
71. Fire hydrant Outlets: Fire hydrants shall be equipped with one (1) four and a half inch (4 ½") outlet and one (1) two and a half inch (2 ½") outlet. Please place this note on the plans.
72. Fire Hydrant Protection: On-site fire hydrants shall be painted red and protected from impact in accordance with City Of Santa Maria Public Works Standards and SMFD Development Guidelines.
73. Water Mains: Water Mains shall be installed per City of Santa Maria Public Works and NFPA standards. Minimum main size shall be 8", or as determined by hydraulic calculations.
74. Hydrant Markers: Reflective blue dot fire hydrant location markers shall be installed.
75. Fire Sprinkler Systems: An automatic fire sprinkler system shall be installed in each residence in accordance with NFPA 13D and NFPA 13 for the community building.
- A. All 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.
76. Fire Department Connection (FDC): FDCs shall be located on the front access side of the community building, 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 75 feet of an approved fire hydrant.
 - D. Be equipped with Knox Brand locking caps.
77. Fire Alarm System: A fire alarm system shall be installed in accordance with the CFC and NFPA 72 standards in the community building. The fire alarm system shall be certificated by Underwriters Laboratories or an equivalent nationally recognized organization.
- A. Deferred submittal of fire alarm plans is required. The plans shall be wet stamped, on every sheet, by a registered FPE licensed in California.
 - B. A Fire alarm system, at a minimum incorporating tamper switches on control valves and a Central Station service for the water flow alarm shall be installed for the fire sprinkler system.
78. Smoke Detectors/Alarms: Smoke detectors/alarms shall be installed in accordance with the CFC, CBC, and NFPA 72. Please place this note on the plans.
79. Fire Extinguishers: Fire extinguishers shall be located and sized in accordance with CFC Section 906. For the community building.

Recreation and Parks Department

80. Public Street Trees: Large street trees shall be planted along Main St. at a 40-foot spacing and shall be selected from the Medium/Large City Approved Street Tree List. The Arbutus 'Marina' and Ulmus parvifolia 'Drake' shown on the Landscape Plan dated October 16, 2024, are not approved. Incorporate Coast Live Oaks & Chinese Pistache trees into the proposed design along with other selections that will compliment/match the existing plant material existing along Main Street to the east of the proposed project.
81. Tree Specifications: All proposed street trees, both public and private, shall be 24-inch box in size and have a minimum caliper of 1.5 inches. The trees shall be planted in accordance with the plans and specifications of the Recreation and Parks Department. An irrigation system shall be provided for the trees.

82. Tree Bonding: Street tree bonding shall be for plantings at \$275 each. Tree bonds are to cover a one-year establishment starting at the 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 St.
83. Development Fees: Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project.
- A. Subdivision in Lieu \$2,379.00
 - B. Residential Development Tax \$185.00
 - C. Single Family Growth Mitigation \$2.18/ square foot
 - D. Multi-family/Senior Growth Mitigation \$3.27/square foot

Note: fees are reviewed annually and are subject to change.

84. Landscape District: This project will be included in the Northeast Landscape Maintenance District and the La Ventana Special Benefit Zone. 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 12-35.504 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 extension of time for an additional period of up to two (2) 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. The expiration date of a discretionary permit issued in conjunction with a tentative subdivision map shall correspond with the expiration of that map, including any extensions.

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.