



# CITY OF SANTA MARIA DOWNTOWN PERMIT

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

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**PERMIT NO.** DT2023 – 0012

**APPROVAL DATE** April 2, 2025

**PROJECT NAME** Remodel of Former Sears Building

**APPLICANT/OWNER** The Charles Company / Shasta 2020 LP

**ADDRESS/LOCATION** 226 East Main Street

**DESCRIPTION** Downtown Permit (DT2023-0012) for Shasta 2020, LP to remodel a former 114,000-square-foot Sears Roebuck department store building to: 1) relocate the existing outdoor loading dock, 2) divide the store building for multiple tenants, 3) construct a separate entrance for upper level tenants, 4) interior and exterior construction for a proposed 49,000-square-foot full service grocery store on the lower level, and 5) parking, landscaping, and common area improvements on a 5.39-acre project site in the town center district of the Downtown Specific Plan.

## FINDINGS

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

- A. The project meets the vision and intent of the Downtown Plan and the Gateway/Town Center Districts in which it is located by providing:
1. A renovated commercial building with clear pedestrian access points from the street to the clearly defined building entrances. A public transit stop is to be provided by the project on Miller Street, and the project will provide an accessible pedestrian way to the building entrances.
  2. A culturally rich environment that reflects the character and community of Santa Maria through its events, public art, and design elements. The project's refreshed building exterior orients tenant spaces to the exterior to activate the Miller Street frontage. The project purposefully creates new outdoor spaces for Santa Marians and visitors to enjoy. This design introduces opportunities for public art and small-scale community events along the Miller Street building frontage.

3. entertainment opportunities through the creation of a second-floor promenade where outdoor dining, lawn games, acoustic music, public art or other forms of outdoor entertainment could be held. A variety of landscaping is provided throughout the site in the form of planted landscape areas, planter boxes, and canopy trees.
  4. The remodel of the large department store to divide the space into a variety of tenant spaces will invite new businesses downtown by providing space flexibility to future tenants.
  5. The full-service grocery store will provide the surrounding community with fresh food and convenience amenities for the residents, workers, and visitors in the Downtown and surrounding neighborhoods.
- B. That the site for the proposed project is adequate in size to accommodate the project because the project is a reuse of an existing 114,000-square-foot former department store building with enough square footage, land area, and parking to accommodate the proposed full-service grocery store and minor tenant spaces on the ground floor, and commercial or service uses on the second floor. No expansion to the site layout is proposed.
- C. The project will not have adverse effects on abutting properties, since the setbacks are consistent with adjacent development and the proposed grocery store use will add to the mix of downtown land uses envisioned by the Downtown Specific Plan. The grocery store will provide the necessary amenities for the surrounding land uses in the downtown core by offering fresh food, ready-made meals, and other daily necessities for the residents and workers downtown. The future commercial uses in the other tenant spaces will be required to comply with the performance standards applicable to commercial land uses and will be reviewed by the Zoning Administrator via subsequent administrative Downtown Permits prior to Business License issuance. The project will provide 237 parking spaces on-site. There are a total of 1,080 parking spaces within the adjacent parking structure to the west of the project, and additional parking in the structure to the south of the project. The project includes and is conditioned to provide secured bicycle parking facilities on site, and a condition of approval requires the applicant to provide improvements to install a transit stop on Miller Street.
- D. The project will not be detrimental to the health, safety, or public welfare of persons residing or working in the vicinity of the project, injurious to property or improvements in the vicinity of the project, or its orderly development. The project will not result in any significant environmental impacts, including cumulative impacts. The project includes commercial uses that are consistent with the Downtown Specific Plan and the Gateway and Town Center Districts, and the project is not of a scale or intensity that will cause significant impacts. The site and project layout has been designed to meet safety requirements including visibility at intersections and Emergency access, and the development of the project is subject to Building, Fire, and other applicable Codes. The project will not create a noise impact as any construction-related noise would be temporary, and the promenade for commercial tenants would be subject to the Noise Ordinance, and commercial/Industrial performance standards (SMMC Chapter 12-33) as well.

- E. The intensity of the project and/or the intensity of the structures is not detrimental to the public welfare, adjoining properties, and the orderly development of the area because the size, scale and aesthetics of the building is consistent with the intensity of development anticipated by the Downtown Specific Plan and the Gateway District. The building is existing and is not planned to expand or enlarge beyond the existing footprint, which includes the existing exterior loading bay on the northeast corner of the building. The building height is not proposed to increase significantly beyond the existing 40-foot height, and the building would be well below the 70-foot height maximum allowed in the Gateway District of the Downtown Specific Plan.
- F. The project adheres to the applicable Special Downtown Permit findings which include:
1. The project will have an inviting, pedestrian-friendly entrance from the street with large store front windows. New large storefront openings are proposed on Miller Street.
  2. The project will have abundant landscaping in the form of raised planter boxes, street trees, and in-ground landscape planters with irrigation. The project proposes refreshed existing parking lot landscaping with drought-tolerant plantings of trees, shrubs and groundcovers, and new potted plants at the building storefront entrances. Street trees are proposed where there are gaps in the existing street tree canopy.
  3. The project will have newly painted buildings with a cohesive color theme and architectural style. The building will be painted and the building elevations updated so the architectural style connects smoothly with the existing Town Center building.
  4. The project will have pedestrian amenities such as: outdoor dining, benches, seating. Pedestrian amenities proposed include outdoor seating and dining opportunities, bicycle racks, and pedestrian paths from the street to the building entrances. New pedestrian walkways wrap around the outside of the building.
  5. The project has incorporated two or more architectural features in keeping with the architectural style of the buildings. Additional architectural features such as awnings, crown molding, and use of additional building materials such as tile.
- G. The reuse project qualifies for incentives established by the Downtown Specific Plan because the project substantially meets five Special Downtown Permit Findings.
- H. The project was adequately covered in a previously certified Final Environmental Impact Report for the Santa Maria Downtown Specific Plan (SCH 2007041105) pursuant to California Environmental Quality Act State Guidelines Section 15162. None of the conditions specified in Section 15162 requiring the preparation of a subsequent EIR have occurred. No further environmental review is required.

## CONDITIONS OF APPROVAL

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

### Community Development Department

1. Project Description: The permittee shall comply with the project description, plan set entitled "Santa Mara Façade Improvements" consisting of 16 pages dated January 21, 2025, and Conditions of Approval of this permit. Any changes from the project description, plan set, or conditions shall require a permit amendment. Contact the Planning Division prior to changing anything on-site. The property shall be sold, leased or financed in compliance with this project description, plan set, and Conditions of Approval.
2. 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.
3. Landscape Plan: New and refurbished landscaping shall require a Landscaping Plan which includes the size and species of plants, a layout of the irrigation system incorporating time clocks and/or moisture sensors, and a maintenance and watering schedule. The plan shall be submitted to the Community Development Department for review and/or building permits. The landscape plan shall be in accordance with Chapter 44 of the Municipal Code, Landscape Standards. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics. The plan will contribute to the Downtown Plan's goal of creating an aesthetically pleasing and drought tolerant streetscape.
4. Color and Materials: A sample of all paint colors and materials to be used on the project site shall be submitted to the Planning Division for review for consistency with City Council approval prior to issuance of building permits. Paint colors shall be provided in the form of paint chips.
5. Incentives: The incentives available for this project are based on how much the project conforms to the design guidelines and standards of the Downtown Specific Plan. The incentives available are:
  - a. Minor modifications to the site and exterior of the building as well as new tenants in the commercial units may be done with administrative amendments to this Downtown Permit.
6. 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 and in the public parkway 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. The maintenance of landscape and irrigation will be according to agreement executed between the Town Center East shareholders and the City of Santa Maria.

Failure to comply with this condition is a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria.

7. Tenant Improvements: Modifications to the building require building permits. Contact the Building Division to determine if building permits are required. A pre-plancheck conference may be scheduled with a plans examiner before submitting building plans for plancheck. The applicant and/or architect may contact the Building Division to schedule a time and date.
8. Parking:
  - a. The on-site, off-street parking area and access shall be paved and double striped in accordance with City parking standards. The parking area shall be maintained and regularly resealed and restriped. Please note that a building permit is required for restriping. The striping shall be visible at all times and the parking area shall be void of potholes and depressions.
  - b. Parking in the adjacent City-owned parking garage is available for the Project, subject to the property owner participating in a property-based business improvement district and/or other mechanism for the collection of fees to pay for parking improvement and maintenance.
9. Reciprocal Easement Agreement. The property owner shall enter into a revised Reciprocal Easement Agreement (REA) to support the City and private sector's shared vision for the future of Downtown Santa Maria. The revised REA will include updated terms, including but not limited to: incorporating housing as a permitted use, parameters for overnight parking to accommodate new residential development, parking lot security, the opportunity to charge parking fees, participation by REA stakeholders in the costs to operate and maintain shared parking facilities on a pro rata basis, modernized signage guidelines, and updated parking ratios.
10. 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 in accordance with the recommendations of the Active Transportation Plan (ATP).
  - a. Bicycle rack styles may be selected using The Association of Pedestrian and Bicycle Professionals (APBP) "Essentials of Bike Parking" guide.
  - b. The number and type (short-term and long-term spaces) of required bike racks will be determined using Table 17: APBP Recommended Bicycle Parking Standards of the ATP.
11. 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.

12. Landscape and Tree Maintenance: If not already provided via a separate document or agreement for landscape maintenance of the property, 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. Landscape contractors must consult with the City prior to tree trimming, except in emergency situations;
  - c. Any tree topped, severely pruned or severely thinned out, subject to the determination of the Planning Division, shall require a large-size replacement;
  - d. 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.
13. Tree Planting: The project shall provide the trees depicted on the landscape plan. The trees species selected shall be subject to Planning Staff review according to City Council approval. Trees shall be a minimum of 24-inch box size.
14. 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.
15. 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.
16. 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 to be reviewed by the Planning Division during the plancheck process.

17. Shopping Carts: Any tenant requiring shopping carts will need to provide a cart collection process approved by the Planning Division. This may require the installation of architectural designed cart enclosures on the site in keeping with the design of the project. The design and location of the cart enclosures shall be reviewed and approved by the Planning Division. A cart guard method for controlling cart migration off-site (such as GPS Geofencing) shall also be incorporated.
  - a. The applicant and future grocery store tenant are advised that additional cart enclosures are required on the easterly side of the parking lot to discourage cart migration, subject to review and approval by the Community Development Department during the plancheck process.
18. Outdoor Display: Outdoor display and storage shall comply with Section 12-13.16 of the Municipal Code.
19. 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.
20. Health Department Requirements: Detailed plans shall be submitted to the Santa Barbara County Health Department for review and approval prior to approval and issuance of a building permit where required for individual Tenant Improvements.
21. Signs: Signs for the property, including temporary signs, must meet the requirements of the City Sign Code, and a separate sign permit is required for all proposed signs.
22. Business License: A City business license is required.
23. Mitigation Monitoring and Reporting Program: All applicable mitigation measures in the Mitigation Monitoring and Reporting Program for the previously certified Final Environmental Impact Report for the Santa Maria Downtown Specific Plan (SCH 2007041105) are hereby incorporated and attached by reference.
24. 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.

25. Agency Requirements: The applicant shall ascertain and comply with all Federal, State, County and City requirements are applicable to this project.
26. Construction Documents: A copy of these conditions shall be incorporated into all construction documents.

## **Fire Department**

27. Key Box: A Santa Maria Fire Department (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.
28. 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.
29. 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.
30. Tenant Improvements: Tenant improvements to the existing building shall be submitted under a separate permit in accordance with the California Building and Fire Codes and City standards.
31. Fire Sprinkler Systems: Alterations to the automatic fire sprinkler system shall be submitted under a separate permit in accordance with the CFC and NFPA 13.
32. Fire Alarm System: Alterations to the existing fire alarm system shall be submitted under a separate permit in accordance with the CFC and NFPA 72 standards.
33. Emergency Responder Radio Coverage: Existing buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building in accordance with CFC 510.2.



## Public Works Department

### ENGINEERING CONDITIONS

34. Caltrans Conditions: Comply with all Caltrans comments and conditions imposed and identified as project impacts to Caltrans highways.
35. Dedicate Public Utility Easement: To allow for continued orderly development of Santa Maria's downtown, property owner shall dedicate a Public Utility Easement (PUE) to allow for the construction, operation, and maintenance of Public Utilities such as water, sewer, and storm drains. Where existing public utilities cross the site (both 125-320-038 & 125-320-015), a 10' wide PUE shall be dedicated, with the centerline of the easement coincident with the alignment of the public utility line. Additionally, a PUE shall be dedicated along the private roadway alignment known as Town Center Drive, from the intersection with Main Street (SR-166) to the southerly terminus/westerly property line of 125-320-038.
36. Building Plans: At the time of building plan submittal, the developer shall identify the following items on the site or utility plan for the subject project:
  - A. Location and sizes of all existing water mains, sewer mains, water meters, water service lines, backflow prevention devices, private sewer lateral connections, and storm drainage facilities in abutting streets or on the project site.
    - i. Each unit or lot shall be served by a sanitary sewer system, adequate domestic water system, natural gas, electric, and telephone facilities. Cable television facilities shall be provided pursuant to Chapter 15 of Title 9 of Santa Maria's Municipal Code.
  - B. Location and sizes of all proposed water mains, sewer mains, water meters, water service lines, backflow prevention devices, private sewer lateral connections, and storm drainage facilities in abutting streets or on the project site.
    - i. Each unit or lot shall be served by a sanitary sewer system, adequate domestic water system, natural gas, electric, and telephone facilities. Cable television facilities shall be provided pursuant to Chapter 15 of Title 9 of Santa Maria's Municipal Code. If these are not existing, they shall be proposed to be installed as part of this project.
  - C. Location, quantity, and orientation of trash enclosures
  - D. All parcel lines and easements crossing the project site.
  - E. Locations and dimensions of all existing and proposed driveways and sidewalks
  - F. Location of waste grease containers. Waste grease containers shall not be placed within trash enclosure.

- G. Location of existing and proposed fire hydrants
- H. Required public improvements.
- I. 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. Sidewalk ADA Compliance: The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.
40. Frontage Repair: The developer shall repair any cracked, broken, or uplifted curb, gutter, sidewalk, or alley within the project frontage. City Public Works Inspection staff will determine the extent of the frontage repair in the field prior to construction. An encroachment permit will be required prior to issuance of a building permit for these repairs.
41. 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.
42. Caltrans Encroachment Permit: The developer shall obtain an encroachment permit before performing work within State Highway [Highway number] right-of-way. Encroachment permits are issued by California Department of Transportation (Caltrans) at the San Luis Obispo permit office. A note to this effect shall appear on the plans during building plan check.
43. 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).

## TRANSIT

44. Bus Stop on Miller Street: Prior to first occupancy, install a bus shelter and waiting area consistent with RD-26, RD-27, and RD-28. Loading platform and waiting area to be located on Miller Street turn pocket, just south of the Miller Street/Main Street intersection.

### Shelter details:

- a. Tolar 12' Sunset Shelter with Polycarbonate Flat Roof in Aluminum color with the following specifications:
  - i. RMS Solar Lighting System
  - ii. No walls
  - iii. Accompanying Bench w/ seat delineators
  - iv. Wayside LED Shelter Display
- b. ADA wheelchair area marked (painted onto the ground between the gap of the bench and end of shelter)

## WATER CONDITIONS

45. Additional Water Fixtures: If service exists 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.
46. Privately Owned On-site Water Lines: Water lines for fire suppression shall be separated from water lines used for domestic water.
47. Fire Suppression Line: Fire suppression lines shall be constructed with appropriate Double Check Detector Assembly (DCDA) fire service backflow prevention assemblies per Standard Detail WA-27F at connection to the public main, located at the property line. These fire service backflow prevention assemblies separate privately owned and maintained water lines from public water lines. On-site fire hydrants and fire sprinklers shall be supplied from this on-site water line and connections shall occur after the backflow prevention assembly. If multiple connections or a looped system is required to meet fire flow requirements, each connection to the Public main shall have an appropriate DCDA.
48. 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.
49. 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.
50. Water Service Pipe Material Disclaimer: It is required that if your water service is made of polybutylene, you replace it with a City standard water service during the construction of your project.
51. 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

52. Acceptance of Public Infrastructure: Prior to issuance of Certificate of Occupancy, the developer shall clean and verify the integrity of all on site 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.
53. 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).

54. 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.
55. Traps: Grease, oil, lint, hair and/or sand traps shall be provided and maintained in good working order at all times when, in the opinion of the Utilities Manager, they are necessary for the protection of the wastewater collection and treatment. (S.M.M.C. Section 8-12.413)
56. Sewer Pipe Abandonment: Any existing sewer services not to be utilized by this development shall be abandoned by the developer at the property line per City requirements.
57. 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.
58. 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.

#### SOLID WASTE CONDITIONS

59. 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 locations of each solid waste enclosure ("Enclosure") to contain refuse and recycling (including single stream recycling and organics) bins/containers. The proposed location of each enclosure shall enable tenants to dispose of their refuse and recyclable materials safely and efficiently. The site plan shall be reviewed and approved by the City prior to issuance of building permits.
  - B. All Enclosures shall be constructed per City standard, drawing MS-16B.
  - C. The proposed quantity of Enclosures for the subject site shall be reviewed and approved by the City.
  - D. The service frequency of each bin/container shall be determined by the City.
  - E. Enclosures shall be oriented to provide vehicle fork-in access when possible.

- F. In cases where Enclosures are proposed to be installed abutting structures, the common wall shall be of a non-combustible masonry-type material with no openings for vents or windows.
  - G. Enclosures shall be reserved exclusively for solid waste bins/containers storage. Miscellaneous boxes, bins, racks, grease containers, etc., is not permitted within the enclosure.
  - H. If City collection vehicles (“Collection Vehicles”) will be traveling through a gated area to service bins/containers, the gates shall be equipped with a coded electronic keypad system.
  - I. The developer shall design site travel ways, entrance, and exit areas with sufficient space, free of obstructions (trees, oversized islands, etc.) to allow for Collection Vehicles to safely enter/exit the subject site to avoid damage to site property or Collection Vehicles. See City standard drawing MS-16B for guidance.
  - J. The developer shall design all site vehicle travel ways to withstand loads imposed by Collection Vehicles.
  - K. The developer shall submit a truck turning template route for solid waste service area. The Collection Vehicles must be able to enter and exit the site to gain access to the Enclosure(s) with minimal backing. Collection Vehicles have an inside turning radius of 38-feet and an outside turning radius of 55-feet. See City standard drawing MS-16B for guidance.
60. The Director of Public Works, Planning Commission, and City Council reserve the right to modify these conditions if they deem it necessary to ensure compliance of the project with Chapter 8-6 of the S.M.M.C. (S.M.M.C. Section 8-6.09).

### **Recreation and Parks Department**

- 61. Public Landscaping: Public landscaping along the Main St., Miller frontages and Main St. entrance roads adjacent to the parking lot shall be updated. This will include modern irrigation, replacement of failing tree and plant species. Please submit plan set to Public Works for this portion of the project.
- 62. Street Trees: A minimum of one tree every forty feet will be required along the street frontages including the Main St. entry roadway. Trees shall be Medium to Large shade trees from the City’s approved tree list. Palms will not be considered. Existing trees in good conditions as determined by the Urban Forester may be retained and credited towards the tree requirement.
- 63. Landscape Plans: The following shall be noted on the landscape plan: “the final locations of street trees shall be determined on-site by the Special Districts Supervisor. Twenty-four-hour notice is required for inspection prior to planting, (805) 925-0951 ext. 2346. Installation shall be in accordance with Recreation and Parks Department specifications.”

64. Landscape and Irrigation maintenance. The maintenance of landscape and irrigation will be according to agreement executed between the Town Center East shareholders and the City of Santa Maria.
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66. Development Fees. Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project. Impact fees may apply with an increase in square footage beyond the building footprint.
  - a. Commercial Growth Mitigation \$0.01/square footNote: fees are reviewed annually and are subject to change.
67. Landscape District. This project will be included in the Northeast Landscape Maintenance District. The signed and notarized "Petition Requesting Annexation" form is due at time of building permit issuance. It can be returned to the Recreation and Parks Department, 615 S. McClelland, Santa Maria, CA 93454.

**NOTES:**

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

In accordance with Section 12-35.504 of the Municipal Code, the City may revoke the permit for non-compliance with any of the conditions of approval.

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

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

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