



110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

March 20, 2024

Prakash Patel  
Lotus Management, Inc.  
6030 Hellyer Avenue, Suite 150  
San Jose, CA 95138

SUBJECT: **GENERAL PLAN AMENDMENT AND REZONE AND PLANNED DEVELOPMENT PERMIT, PD2022-0001 & GPZ2022-0001, HOLIDAY INN EXPRESS, ROEMER COURT**

At the regular meeting of the City of Santa Maria City Council, held on March 19, 2024, your request for a General Plan Amendment and Rezone and Planned Development Permit, as noted above, was approved.

It will be appreciated if you will read the enclosed Planned Development Permit that outlines the conditions placed by the City Council on this use of the property. Please sign and mail one copy to the Community Development Department at the above address, or you may deliver it to 110 South Pine Street, #101. The permit is not valid until this office has received the signed copy, *and the 14-day appeal period has expired. It is important that we receive the signed permit within 30 days.*

If you have any questions regarding the conditions of approval, please feel free to call. If you wish to appeal any of the requirements, a written appeal must be filed with this office within 14 calendar days following the City Council action.

It is necessary that the enclosed form be signed by you and kept on file in this office in order to validate your Planned Development Permit. Your cooperation is appreciated.

*Cody Graybehl*

CODY GRAYBEHL, SENIOR PLANNER  
COMMUNITY DEVELOPMENT DEPARTMENT

ENCLOSURE: PERMIT



**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.** PD2022-0001

**APPROVAL DATE** March 5, 2024

**PROJECT NAME** Holiday Inn Express Planned Development Permit

**APPLICANT/OWNER** Prakash Patel, Lotus Management, Inc./ Anand Enterprises

**ADDRESS/LOCATION** 2000 Block of Roemer Court (APN 128-003-047 & 128-003-048)

**DESCRIPTION** A Planned Development Permit (PD2022-0001) for Lotus Management, Inc. to construct a 4-story, 93 room hotel on a 2.13-acre site in a PD/C-2 (Planned Development/General Commercial) district.

**FINDINGS**

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

- A. That the project meets the vision, intent, and requirements of the General Plan. The purpose of the Community Commercial General Plan Land Use designation as described on page LU-18 of the City’s General Plan Land Use section is, “To include the majority of retail uses outside the central core, particularly along the lineal development corridors which have emerged. The majority of these uses would be geared to the area-wide market.” The project meets the vision, intent, and requirements of the General Plan because it would be located within a designation meant to provide more flexibility in regard to the types of commercial uses that could be developed at the site including a proposed hotel.
- B. That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly adapt such use with the land and uses in the vicinity because, the project is designed to comply with the City of Santa Maria Municipal Code standards for the PD/C-2 zone, including but not limited to parking, landscaping, setbacks, building height and vehicular access. The site is adequately sized to accommodate the proposed commercial use, and the construction of the hotel would adapt with the land and uses in the vicinity which includes a similar land use pattern of hotel development as well as some less intensive industrial development.
- C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quality and kind of traffic generated by the proposed use because the proposed construction of the project would not lead to

inadequate street and highway conditions. A traffic and circulation study was prepared by Associated Transportation Engineers (ATE) in 2021 for the General Plan Amendment and Zone Change associated with this project. The City of Santa Maria General Plan Circulation Element states that a Level of Service (LOS) D or better is acceptable for roadway and intersection operations. The traffic study determined that the existing area intersections operate within acceptable LOS ranges. The same determination was also made for the existing plus project conditions and cumulative project conditions with no changes to the LOS at the area intersections requiring mitigation to meet the City's acceptable LOS requirements.

The project meets the screening criteria to screen out VMT impacts because the project would generate fewer than 110 daily trips (per CEQA) for employee trips. Trip generation estimates were calculated for the conceptual plan using rates presented in the Institute of Transportation Engineers (ITE) Trip Generation manual for hotel employees. The plan for the hotel is to utilize 12 employees to operate the hotel and would result in approximately 24 average daily trips. According to the Study, "Hotel developments are unique in that the majority of trips are generated by hotel guests from outside the community coming to visit the area for work and leisure purposes. These work and leisure trips would occur without the development of the hotel since the destination (Santa Maria) is the trip attractor not the hotel. The hotel is in effect capturing those work and leisure trips by providing lodging for travelers. This type of land use is not specifically identified in the State or Caltrans guidelines which address per capita home base (residential) and employee work base (office) trips.". Furthermore, the City completed equivalent local-serving retail site estimates. The hotel proposal would be the approximate equivalent of a 20,590 square-foot shopping center which falls within the local-retail screening criteria of less than 50,000 square-feet per City Environmental Procedures.

- D. That the proposed use will have no adverse effect upon abutting property as the construction of the hotel development and the establishment of the commercial use would be self-sustained by providing adequate on-site parking in an area of the City that has established commercial development of a similar scale. No land use conflicts would be established as identified in the City's General Plan Land Use Element (Goal L.U.-7) because the project site is either the same Land Use designation as proposed by the project or is designated for adjacent to development and zoning that is of less intensive industrial type and not heavy industrial.
- 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 commercial project and the establishment of such use would adapt with the land and uses in the vicinity. The project would provide

adequate space for setbacks, parking and landscaping to ensure no nuisances would be created by the establishment of the project. The conditions of approval and development standards required for this project address 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/C-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. No modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modification(s) on the surrounding area. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- I. The proposed modification(s) are essential to the design of the project. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- J. The proposed modification(s) have been minimized to the maximum extent possible consistent with Subsections (a) through (c) of Section 12-35.203 of the Municipal Code. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- K. That the environmental impacts of the project are adequately reviewed in the Mitigated Negative Declaration (MND) for the Holiday Inn Express General Plan Land Use and Zone Amendment (GPZ2022-0001) and there is no substantial evidence in the record that the project, as mitigated, may have a significant effect on the environment. There is no substantial evidence in the whole record before the City Council supporting a fair argument that the project as described in the MND will produce the conditions as provided in Section 15073.5 of the CEQA Guidelines under which a Negative Declaration must be recirculated for public review. No further environmental review is required.

## CONDITIONS OF APPROVAL

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

### Community Development Department

#### PLANNING DIVISION

1. Project Description. The permittee shall comply with the project description, plan set entitled Holiday Inn Express Hotel & Suites consisting of 17 pages dated December 4, 2023, and Conditions of Approval of this permit. Any changes from the project description, Plan Set, or conditions may require a permit amendment. Contact the Planning Division prior to changing anything described on the Plan Set or in the project description.
2. Color and Materials. A sample of all paint colors and materials to be used on the project site shall be submitted to the Planning Division for review for consistency with City Council approval prior to issuance of building permits. Paint colors shall be provided in the form of paint chips.
3. Permit Effectuation. This permit will become effective 30 days after the second reading of the Ordinance that amends the zoning designation of the subject site to the PD/C-2 (Planned Development/General Commercial) zoning district. If that Ordinance does not take effect, this Planned Development Permit shall be null and void.
4. Flood Control District Facilities. The development, uses or operations approved under this Planned Development Permit shall not encroach into Flood Control District facilities, unless such use of said facilities is agreed upon by the District.
5. 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.
6. Parking Area. 102 parking spaces are required, and 119 spaces are provided. The off-street parking area and access shall be paved and double striped in accordance with City parking standards. The parking area shall be maintained and regularly resealed and restriped. Please note that a building permit is required for restriping. The striping shall be visible at all times and the parking area shall be void of potholes and depressions.
7. Bike Racks/Storage. Bike racks and/or storage shall be installed. The location, design and number shall be approved by the Planning Division during the building permit review process.
8. Trash Enclosure. Each trash receptacle shall be stored in an enclosure. The final development plan submitted for the building permit shall specify size and location of all trash collection areas and the enclosure shall be constructed in accordance with the approved plan. The location and design shall be approved by the

Community Development Department and the Public Works Department. The trash enclosure shall meet City Standards as well as be designed in keeping with the architecture and style of the project.

Trash areas that are located adjacent to parking spaces shall be set back a minimum of ten feet to provide sight distance for automobiles backing out of the parking space.

9. Ongoing Site Maintenance. The entire site shall be permanently maintained free of accumulated dirt and litter and in an otherwise neat and attractive manner and adhere to the requirements of the Santa Maria Municipal Code. Any graffiti on the property shall be promptly painted out. All landscaping areas on the property shall be permanently maintained with healthy, growing plant material, free from weeds. Dead or dying plant material shall be replaced within one month of plant deterioration.

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

10. Landscape Plan. A Landscape Plan, which includes the size and species of plants, a layout of the irrigation system incorporating time clocks and/or moisture sensors, and a maintenance and watering schedule, shall be submitted to the Community Development Department for plan checking and approval. The specific planting design of the landscape area and species of trees and plants shall be subject to approval of the Planning Division during the plan check review process. The landscape plan shall be prepared in accordance with Chapter 12-44 of the Municipal Code, Landscape Standards. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics.

11. Landscape and Tree Maintenance. The applicant shall develop landscape and tree maintenance standards that shall be provided to any landscape contractor hired to work on the site. The standards shall be reviewed and approved by the Planning Division prior to first occupancy. The program shall require:

- A. All on-site trees be properly maintained to retain a natural shape and size for the long-term health of the tree consistent with the natural growth pattern of its particular species and current ANSI A300 standards;
- B. Any tree topped, severely pruned or severely thinned out, subject to the determination of the Planning Division, shall require a large-size replacement.
- C. Ground cover and shrubbery shall be regularly maintained and pruned in a manner that encourages healthy growth and flower production. Shrubs shall not be severely sheered or formed into unnatural shapes.

12. Tree Planting. The project shall provide the trees depicted on the landscape plan. The trees species selected shall be subject to Planning Staff review according to City Council approval. Trees shall be a minimum of 15-gallon size.

13. Landscape Irrigation Water Meter. A separate appropriately-sized irrigation meter

is required for new non-residential projects with irrigated landscape areas totaling 1,000 square feet or greater, and for new residential projects with irrigated landscape areas totaling 5,000 square feet or greater. If a sub-meter is proposed for irrigation, it shall be a privately held and maintained meter, provided by the applicant, installed after the main water meter.

14. 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. Parking lot light standards on the project site shall have a maximum overall height of 30 feet.
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.
17. Serving of Alcoholic Beverages. Alcoholic beverages service requires the submittal of a separate Conditional Use Permit application, which shall be reviewed by, and subject to approval of, the Zoning Administrator.
18. Business License. A City business license is required.
19. Merger. Prior to issuance of the building permit, a property owner-initiated merger shall be filed with the Community Development Department to remove the existing lot lines on the property. The Notice of Merger shall be recorded prior to issuance of the occupancy permit.
20. 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.
21. Health Department Requirements. Detailed plans shall be submitted to the Santa Barbara County Health Department for review and approval prior to plans being submitted to the City for approval and issuance of a building permit.
22. 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.
23. Agency Requirements. The applicant shall ascertain and comply with all Federal,

State, County and City requirements as are applicable to this project.

24. Mitigation Monitoring Program. The mitigation measures in the Mitigation Monitoring Program for the Mitigated Negative Declaration (SCH#2023100092) are hereby incorporated and attached for reference.
25. 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.

#### BUILDING DIVISION

26. Construction Documents. A copy of these conditions shall be incorporated into all construction documents. The project shall be plan checked under the California Building Codes (CBC) effective at the time of plan check application. The plans for the building of the project shall be the product of a registered design professional.
27. Solis Report. A soils report is required for the project.
28. Truss Calculations. The City of Santa Maria does not permit truss calculations and their design to be deferred and are required to be submitted at the time of building permit application. CBC 107.3.4.1
29. Accessible Features. The project site shall comply with CBC Chapter 11B for all accessible features, including but not limited to, routes, parking, restrooms.
30. Fire Sprinklers. Fire sprinklers shall be required. Fire sprinkler systems require separate review, approval and permit and are not within the scope of the building permit application for the structures.

#### Public Works Department

#### ENGINEERING CONDITIONS

31. Building Plans. At time of building plan submittal, the developer shall identify the following items on the site or utility plan for the subject project:
  - A. Location and sizes of all proposed and existing water mains, sewer mains, water meters, water service lines, backflow prevention devices, private

sewer lateral connections, and storm drainage facilities in abutting streets or on the project site.

- B. Location, quantity, and orientation of trash enclosures. Trash enclosures shall be constructed in conformance with current City standards and specifications.
- C. All parcel lines and easements crossing the project site.
- D. Locations and dimensions of all existing and proposed driveways and sidewalks
- E. Location of 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

32. 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).
33. 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 (5) 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

34. Standard Driveway. Driveways shall be installed per City Standard Drawing RD-12A/RD-13A and have ADA compliant pedestrian access. Driveways shall have minimum throat width of twenty-four feet (24). Show accessible path of travel either across driveway or behind driveway.

Nearest edge of driveway shall be located a minimum of five feet (5) from any above-ground utility such as streetlights or fire hydrants, and ten feet (10) from any street trees. A minimum twenty-foot (20) 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).

35. 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.
36. 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.
37. Sidewalk ADA Compliance. The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.
38. 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.
39. 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).
40. Chip Seal. The 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

41. Composite Utility Plan. The following are depicted incorrectly on the entitlement set and shall be corrected on the Building Permit construction documents:
  - A. Hot tap shown for fire suppression connection. eight-inch connection on eight-inch public main shall be tee connection, requiring waterline shutdown.
  - B. Fire suppression connection callout labelled #22, which is for a 2" water service line. Inconsistent with actual connection.
  - C. Supply for domestic water and irrigation (callout #3) is shown behind back of sidewalk. This is not acceptable and would need to be direct connection to public main. Identify method of connection to public main, and location of supply line.
  - D. Relocated hydrant (callout #12): show new waterline connection to public main, method of connection to public main, required valve and thrust block, abandonment of existing line.
42. Privately Owned On-site Water Lines. Water lines for fire suppression shall be separated from water lines used for domestic water.
43. 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.
44. 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.
45. 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.
46. 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

47. 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).
48. 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.
49. 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)
50. 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.
51. Wastewater Discharge Permit. Prior to building permit issuance, the developer shall obtain a Wastewater Discharge Permit from the City. Contact the Utilities Department at (805) 925-0951, ext. 7270 for the permit application.
52. 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

53. 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/>).
54. SWPPP Review Fee. The developer shall submit a hard copy and an electronic copy of the SWPPP for review and approval prior to any building permit issuance. A SWPPP review fee will be invoiced prior to approval.
55. 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.

56. 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, and expiration of the encroachment permit will be based on the construction schedule identified in the SWPPP Notice of Intent. Time extensions will require additional funds to be provided to cover the additional inspections.

#### FLOOD CONTROL CONDITIONS

57. 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.
58. Storm Drainage. The applicant shall provide on-site retardation facilities designed and constructed to Public Works and Community Development requirements prior to occupancy. The facilities shall be designed to accommodate the increased drainage water flow of a twenty-five (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

59. 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 (<https://www.countyofsb.org/2324/New-Redevelopment>).

- A. The developer shall demonstrate project compliance with the PCR's 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. Conceptually, this project has an acceptable preliminary SCP, however the following will need to be rectified prior to issuance of grading permits:
  - i. SCP is not consistent with site plans provided. SCP describes stormwater control measures (SCM) as bioretention areas.
  - ii. SCMs are shown as drainage management areas (DMA) on site plan. DMAs and SCMs should not overlap. If a landscaped area, not to be constructed as a bioretention area, it should be identified as landscaping and self-retaining if they are low-lying areas that can receive runoff from other DMAs. SCM calculator allows for DMAs to drain to other DMAs if they are labelled as self-treating.
    - 1. DMA 4, 5, 6, 8, 9, 11, 15, 16, 19 appear to have potential as self-retaining landscaping areas.
    - 2. Bioretention is a specific type of construction. See Stormwater Technical Guide Chapter 4, Section 7. Also see Figures 1-1, 4-1, 4-3, 4-4, 4-5 and Appendix B.
    - 3. This site does not appear to utilize bioretention and calculator sheet should be updated to reflect direct infiltration instead of bioretention for SCMs unless otherwise noted. If bioretention is proposed, include cross-section of bioretention facility proposed, identifying materials used are consistent with Figure 4-4.
  - iii. Narrative describing SCMs is also not provided in the SCP.
  - iv. Site plan shows underground chambers, which are not included in stormwater control plan analysis. It is assumed these underground chambers are provided to meet City Grading and Drainage standards and Santa Barbara County Flood Control District (SBCFCD) requirements. Prior to building permit issuance, applicant will be required to:

1. Provide hydrologic and hydraulic study for underground chamber capacity. This study shall be reviewed and approved by both SBCFCD and the City of Santa Maria.
  2. Provide dimensions and cross-sections for the proposed chambers.
  3. Identify chamber discharge location and connection to public facilities.
- 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

60. Multi-family and Commercial/Industrial Facilities. As mandated by state law, this development is required to comply with all applicable laws and regulations pertaining to solid waste disposal and recycling, the City of Santa Maria Mandatory Organic Waste Disposal Reduction Ordinance No. 2021-10, Chapter 8-21, and Title 8, Chapter 8-11 of the City of Santa Maria Municipal Code.
- A. The developer shall submit a site plan identifying location(s) of each solid waste enclosure ("Enclosure") to contain refuse and recycling (including single stream recycling and organics) bin(s)/container(s). The proposed location of each enclosure shall enable tenants to dispose of their refuse and recyclable materials safely and efficiently. The site plan shall be reviewed and approved by the City prior to issuance of building permits.
  - B. All Enclosures shall be constructed per City standard drawing MS-16B.
  - C. The proposed quantity of Enclosure(s) for the subject site shall be reviewed and approved by the City.
  - D. The service frequency of each bin/container shall be determined by the City.
  - E. Enclosure(s) shall be oriented to provide vehicle fork-in access when possible.
  - F. In cases where Enclosure(s) are proposed to be installed abutting structures, the common wall shall be of a non-combustible masonry-type material with no openings for vents or windows.
  - G. Enclosure(s) shall be reserved exclusively for solid waste bin(s)/container(s) storage. Miscellaneous boxes, bins, racks, grease containers, etc., is not permitted within the enclosure.
  - H. 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.

- I. The developer shall design all site vehicle travel ways to withstand loads imposed by Collection Vehicles.
- J. The developer shall submit a truck turning template route for solid waste service area. The Collection Vehicles must be able to enter and exit the site to gain access to the Enclosure(s) with minimal backing. Collection Vehicles have an inside turning radius of thirty-eight (38) feet and an outside turning radius of fifty-five (55) feet. See City standard drawing MS-16B for guidance.

## MODIFICATION OF PUBLIC WORKS CONDITIONS

61. 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

62. Key Box. A SMFD approved Knox 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. The Knox 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.
63. 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) twelve inches for commercial buildings.
64. 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.
65. Fire Flow. Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 1,687.5 gallons per minute (based on Type V-A Construction, with fire sprinklers, as proposed).
66. Standpipe System. A standpipe system shall be installed in accordance with CFC Section 905.3. and submitted under a separate permit.
67. Fire Alarm System. A fire alarm system shall be installed in accordance with the CFC and NFPA 72 standards. The fire alarm system shall be certificated by Underwriters Laboratories or an equivalent nationally recognized organization.
  - 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.
68. Digital Site Plan. Prior to Fire Department final approval for occupancy, a site plan in a PDF format shall be provided with the following information if applicable: On site hydrants, FDC/OS&Y locations, Standpipes, Sprinkler Control Valves (Riser), Fire alarm panel (FACP) Utilities (Gas/Electric/Water) Knox box/switch location(s), Ingress/Egress, Stairwells, Individual floor control valves, Individual floor plans including unit numbers, Laundry room(s), Elevator room(s), Roof access, Solar Panels and DC shutoff locations.

### **Recreation and Parks Department**

69. Tree Species. Four City Street trees will be required on Roemer Court. Trees will be selected from the City approved suggested street tree list.
70. Tree Specifications. The street trees shall be 24-inch box in size and have a minimum caliper of 1.5 inches. The trees shall be planted six feet behind the sidewalk by a licensed landscape contractor in accordance with the plans and specifications of the Recreation and Parks Department. An irrigation system shall be provided for the trees.
71. Tree Bonding. Street tree bonding shall be for four tree plantings at \$275 each totaling \$1,100.00. Tree bonds are to cover a one-year establishment starting at issuance of the Occupancy Permit. Street tree requirements and bond amount are a maximum subject to change during building permit review. The tree bond is due at time of building permit issuance as a cash or surety bond delivered to Recreation and Parks at 615 S. McClelland St.
72. Tree Easement. A minimum ten-foot-wide tree planting easement shall be dedicated to the City to allow adequate space for planting and maintenance of street trees. The easement shall not have any impervious pavement other than vehicle and pedestrian approaches, nor be dual purposed as a storm water mitigation area. The applicant shall apply for the easement through the Public Works Department with necessary fees, a recent copy of a title report, closure calculations and sketch. The property owner is responsible for the upkeep of the trees, landscaping and irrigation within the easement area.
73. Tree Planting. Any nursery stock tree planted without inspection and approval by the Recreation and Parks Department shall be deemed defective and be removed by the person(s) responsible for the planting at their own expense. All plant material shall not be root bound or contain girdling roots. Street tree location(s) shall be approved onsite by the Special Districts Supervisor prior to installation.
74. Landscape Plans. The street tree easement shall be clearly identified on the planting and irrigation plans. Only street trees shall be planted in the easement

area. All other on-site private tree planting shall be planted behind the easement area.

The following shall be noted on the landscape plan: “the final locations of street trees shall be determined on-site by the Special Districts Supervisor. Twenty-four-hour notice is required for inspection prior to planting, (805) 925-0951 ext. 2346. Installation shall be in accordance with Recreation and Parks Department specifications.”

75. 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.	Commercial Growth Mitigation	\$0.01/square foot
D.	Single Family Growth Mitigation	\$2.18/ square foot
E.	Multi-family/Senior Growth Mitigation	\$3.27/square foot

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

76. Landscape District. This project will be included in the Northwest Landscape Maintenance District. The signed and notarized “Petition Requesting Annexation” form is due at time of building permit issuance. It can be returned to the Recreation and Parks Department, 615 S. McClelland, Santa Maria, CA 93454.

**NOTES:**

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

In accordance with Section 12-35.501 of the Municipal Code, the City may modify conditions of approval of the permit or may revoke the permit for non-compliance with any of the conditions of approval, or if any operations under the approved permit result in detriment to the public health, safety or welfare.

This permit will not be valid until the applicant and property owner have submitted signed acknowledgment of their consent to the conditions, in accordance with Section 12-35.501 of the Santa Maria Municipal Code, to the Planning Division of the Community Development Department.

In accordance with Section 12-35.501 of the Municipal Code, this permit shall become null and void if the development authorized is, or has been, unused, abandoned, discontinued, or development has not been commenced within a period of three (3) years. However, the approval body may consider extensions of time for additional periods of up to two (2) years each, for a maximum overall permit life of seven (7) years. A written request justifying the need and the appropriate filing fee filed with the Community Development Department shall be submitted prior to the expiration date.

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

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



**CITY OF SANTA MARIA**  
**ACKNOWLEDGMENT OF CONSENT TO PERMIT CONDITIONS**

**PERMIT NO.** PD2022-0001 **APPROVAL DATE** March 19, 2024

**PROJECT NAME** Holiday Inn Express

**APPLICANT/OWNER** Prakash Patel, Lotus Management, Inc./ Anand Enterprises

**ADDRESS/LOCATION** 2000 Block of Roemer Court (APN 128-003-047 & 128-003-048)

By initialing below, the property owner and applicant agree to:

\_\_\_\_\_ Comply with the project description as listed on the first page of this permit, the approved Plan Set, attached hereto and incorporated, Conditions of Approval set forth above, and all applicable Municipal Code requirements. Any changes from the project description, exhibits or conditions must be reviewed and approved by the Planning Division for conformity with this permit. Changes may require an application to amend the permit along with associated processing time and fees. Changes without the above described approval will constitute a violation of permit approval. Contact the Planning Division prior to changing anything on-site.

\_\_\_\_\_ Accept all listed conditions and Municipal Code requirements to be completed prior to occupancy unless otherwise stated, and are to be maintained in perpetuity.

\_\_\_\_\_ Maintain the entire site free of accumulated dirt and litter and in an otherwise neat and attractive manner, including but not limited to permanently maintaining all landscaping areas on the property and in the public parkway with healthy, growing plant material, free from weeds, as shown on the approved landscape plan.

I, the undersigned, have read, understand, and agree to comply with the terms and conditions of the above permit. I also understand that these terms and conditions are contractual in nature, that my acceptance of this permit creates a binding and enforceable obligation to perform in accordance therewith, and that I am authorized to sign as designated.

By my signature I certify that the foregoing is true under penalty of perjury.

_____ Full Name (Please Print)	_____ Signature
PROPERTY OWNER   APPLICANT (Circle all that apply)	_____ Date

_____ Full Name (Please Print)	_____ Signature
PROPERTY OWNER   APPLICANT (Circle all that apply)	_____ Date