

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2013-00034**

**Approved Development**

1. This approval authorizes a Minor Use Permit to allow for a 6'-6" solid fence with stucco finish within the required 30-foot side setback pursuant to Coastal Zone Land Use Ordinance Section 23.04.190. The proposed fencing will enclose approximately 0.45 acres of private open space on a 2.73-acre existing residential parcel.
2. Maximum fence height is 6 feet 6 inches from average natural grade.

**Conditions required to be completed at the time of application for construction permits**

**Site Development**

3. **At the time of application for construction permits**, please demonstrate that the proposed improvements will conform to County Standard Drawing A-5a and that adequate site distance will be maintained at the intersection of Adobe Road and San Luisito Creek Road.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

5. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

6. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
7. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.