

## ATTACHMENT 2

### EXHIBIT B - CONDITIONS OF APPROVAL

#### **Approved Development**

1. This approval authorizes the following:
  - Building 1 – Add 222 square foot rear deck and 305 square foot front deck to the existing restaurant.
  - Building 2 and 3 – Convert existing residence and commercial storage space to commercial retail, and add a 380 square foot deck. Interior/exterior structural modifications as required by Building Code. Demolition and rebuild in-kind to existing structure character, scale, height, and massing.
  - Building 4 – Convert commercial structure to accessory restaurant use. Add 392 square foot deck. Interior/exterior structural modifications as required by Building Code.
  - Building 5 – No change. Interior/exterior structural modifications as required by Building Code. Demolition and rebuild in-kind to existing structure character, scale, height, and massing.
  - Building 6 – Changes to exterior elevations. Structural modifications as required by Building Code. Demolition and rebuild in-kind to existing structure character, scale, height, and massing.
  - Building 7 – Add new, two story accessory restrooms.
  - Building 8 – No change. Structural modifications as required by Building Code.
  - Building 9 – Continued use as a single family residence with option to be used as a vacation rental.
2. This approval allows a reduction of parking requirements by 20% per Section 23.04.162. The project, inclusive of the 20% reduction, is required to provide 63 parking spaces. The project would provide 75 parking spaces and thus meet parking requirements.

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

#### ***Site Development***

2. **At the time of application for construction permits**, submit architectural elevations to detail exterior finish materials, colors, and height above finish grade on all sides of Buildings 2, 3, 5 and 6 to the Department of Planning and Building for review and approval. Buildings 1, 4, 7, 8, 9 and other structures shall be shown on plans consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting. 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.
4. The project shall conform to the National Pollution Discharge Elimination System storm water management program regulations.
5. The project is subject to the California State Title 24 accessibility requirements, including the children's play structure.
6. The project may require a full soils report for the design of any building foundations at the time of construction permit application submittal.

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### ***Fire Safety***

7. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.
8. The requirement of fire sprinklers for any of the buildings will be as determined by County Ordinance Title 19. The sprinkler plans (if required) shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s). Cal Fire requires that all commercial sprinkler systems be reviewed by a licensed fire protection engineer.

### **Conditions to be completed prior to issuance of a construction permit**

#### ***Fees***

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school, public facility, and road fees.

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

10. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before establishment of the use. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
11. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire of all required fire/life safety measures.
12. **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.
13. **Prior to occupancy clearance**, the applicant shall install “no parking” signs along Exotic Garden Lane so as to ensure that parking only occurs in approved, designated parking spaces.

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

14. 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.
15. 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

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conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.