

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT

415 Natural Bridges Dr. – CP21-0059

Lot Line Adjustment, Planned Development Permit, Design Permit, and Coastal Permit to transfer 4,054 square feet of land to/ from APN 003-011-10 and construct a 100% affordable, 20 unit SRO (Single Room Occupancy) project with a variation to allowed uses to allow an SRO use and variations to development standards for building height, side yard setback, and number of required parking spaces on a vacant lot in the R-L/CZ-O/SP-O (Multiple Residence - Low-Density/Coastal Zone Overlay/Shoreline Protection Overlay) zone district. This project involves the removal of four Heritage trees.

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning and Community Development Department for review and approval.
3. This permit shall be exercised within three (3) years of the date of final approval or it shall become null and void.
4. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation of any approval or permits issued in connection therewith.
5. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans. All approved exterior finishes and materials shall be clearly notated on the building permit plans.
6. The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement at the bottom of these conditions, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Design Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor

Date

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7. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
8. All refuse and recycling activities during construction shall be done in accordance with Chapter 6.12 of the Santa Cruz Municipal Code. Be aware that private companies offering refuse or debris box services are not allowed to operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160.
9. All requirements of the Building, Fire, Public Works and Water Departments shall be completed prior to occupancy and continuously maintained thereafter.
10. Adequate provisions shall be made to supply water to each of the premises covered by this application. The design of water facilities shall be to standards of the Water Department, and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit.
11. Plans submitted for building permit issuance shall include electric vehicle charging stations as required per Section 24.12.241 of the Zoning Ordinance.
12. Plans submitted for building permit issuance shall show all exterior site lighting locations and fixture details. All exterior building lighting shall be shielded and contained in a downward direction. No exterior lighting shall produce off-site glare.
13. Landscape and irrigation plans shall be submitted at the time of the building permit application and will be reviewed by both the Planning Department and Water Department. The landscape and irrigation plans shall demonstrate compliance with all requirements of the City's Water-Efficient Landscaping Ordinance in Chapter 16.16 of the Santa Cruz Municipal Code prior to issuance of the building permit.
14. All landscaping shall be installed prior to final utility release or issuance of occupancy permits.
15. All trees shall be a minimum 15-gallon size.
16. Bicycle parking shall be provided in accordance with Section 24.12.250-252 of the City's Zoning Ordinance.
17. All utilities and transformer boxes shall be placed underground in accordance with the provisions of Section 24.12.700 through 24.12.740 of the Zoning Ordinance.
18. A drainage plan shall be submitted in conjunction with application for building permits.

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19. The following text shall be included on the building permit plans and followed during any site work:

Any person exercising a development permit or building permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:

- a. Immediately cease all further excavation, disturbance, and work on the project site;
 - b. Cause staking to be placed completely around the area of discovery by visible stakes not more than ten feet apart forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;
 - c. Notify the Santa Cruz County sheriff-coroner and the city of Santa Cruz planning director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the planning director;
 - d. Grant permission to all duly authorized representatives of the sheriff-coroner and the planning director to enter onto the property and to take all actions consistent with this section.
20. The plan for erosion control approved as part of this application shall be submitted and all work installed by November 1.
21. Grading shall be done during periods of dry weather and protective measures shall be incorporated during grading to prevent siltation from any grading project halted due to rain.
22. Prior to site grading or any disturbance all trees and/or tree stands indicated for preservation or approved plans shall be protected through fencing or other approved barricade. Such fencing shall protect vegetation during construction and shall be installed to the satisfaction of the Director of Planning and Community Development.
23. All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator.
24. Applicant shall comply with the inclusionary housing requirements set forth at SCMC Chapter 24.16 Part 1, and shall enter into and record an affordable housing development agreement prior to issuance of a building permit for any structure in the residential development. The affordable housing development agreement shall run with the land and bind all future owners and successors in interest.
25. Prior to issuance of a building permit, the applicant shall enter into an affordable housing agreement with the City to memorialize the affordability level of all units in the development at the very low income level in perpetuity.

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26. The property owner and/or project applicant agree(s) as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government code Section 66474.9, defend, indemnify and hold harmless the City of Santa Cruz or its agents, officials, officers and employees from any claim, action or proceeding against the City or its agents, officials, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner and/or project applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the property owner and/or project applicant of these obligations under this condition. An agreement to this effect shall be recorded upon demand of the City Attorney or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The City shall promptly notify the property owner and/or project applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. If the City fails to promptly notify the property owner and/or project applicant of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner and/or project applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.
27. Prior to the issuance of a building permit, the applicant shall pay the Park and Recreation Facility Tax pursuant to Chapter 5.72 of the City of Santa Cruz Municipal Code based on the final building permit plans.
28. Building permit plans shall show screening for all rooftop mechanical equipment with a color to match the exterior building stucco color.
29. Building permit plans shall show the area north of the four westernmost parking spaces to be fully landscaped with low-growing plants.
30. Applicant shall submit a finalized SRO management plan, which shall be subject to approval by the Planning Director prior to building permit issuance.
31. Applicant shall follow all recommendations from the arborist report prepared by Maureen Hamb dated June 2021 as well as any additional direction provided by the project arborist and approved by the City Arborist. Final building permit plans shall include a note stating that the project shall follow all recommendations from the arborist report prepared by Maureen Hamb dated June 2021 2021 as well as any additional direction provided by the project arborist and approved by the City Arborist.
32. Applicant shall submit evidence of a contract with a consulting arborist. The new project arborist shall be approved by the City Arborist.
33. The four trees approved for removal shall be replaced at a ratio of either two 24-inch box trees or six 15 gallon trees per tree removed, or by payment of a comparable in-lieu fee as approved

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by the City Arborist. The species, size, and location of all replacement trees shall be shown on final building permit plans and are subject to approval of the City Arborist.

34. If work is scheduled between March and late July, a pre-project nesting survey shall be conducted by a qualified wildlife biologist to determine if nesting raptors or other nesting species protected under the Migratory Bird Treaty Act are within the vicinity of the project site. If no nesting birds are observed, no further action is required during project work. If nesting birds are observed, the biologist shall establish a buffer zone around the nest where construction work shall be postponed until the biologist has confirmed that the nest is no longer in use. Said survey, including any follow-up work by the project biologist, shall be reviewed and approved by City Planning staff prior to commencement of tree removal.
35. Final building permit plans shall show the type of paving used for driveway and parking areas. Paving shall be consistent with the surfacing standard under Zoning Ordinance section 24.12.280.6.