

**PLANNING COMMISSION RESOLUTION 2005-028  
CONDITIONS OF APPROVAL - FINAL  
SITE DEVELOPMENT PERMIT 2005-830  
LA QUINTA M.O.B. LP  
JUNE 14, 2005**

**EXHIBIT A**

REVISED BY PLANNING COMMISSION – COA 67, 73

GENERAL

1. The applicant agrees to defend, indemnify and hold harmless the City of La Quinta ("City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the applicant of any claim, action or proceeding and shall cooperate fully in the defense.

2. Prior to the issuance of any grading, construction, or building permit by the City, the applicant shall obtain the necessary clearances and/or permits from the following agencies:

- Fire Marshal
- Public Works Department (Grading Permit, Improvement Permit)
- Building and Safety Department
- Community Development Department
- Riverside Co. Environmental Health Department
- Desert Sands Unified School District (DSUSD)
- Coachella Valley Water District (CVWD)
- Imperial Irrigation District (IID)
- California Water Quality Control Board (CWQCB)
- Sunline Transit Agency
- South Coast Air Quality Management District (SCAQMD)

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, the applicant shall furnish proof of such approvals when submitting those improvement plans for City approval.

3. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls) and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.

- A. For construction activities including clearing, grading or excavation of land that disturbs one (1) acre or more of land, or that disturbs less than one (1) acre of land, but which is a part of a construction project that encompasses more than one (1) acre of land, the Permittee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").
  - B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this project.
  - C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
  - D. The applicant's SWPPP shall include provisions for all of the following Best Management Practices ("BMPs") (8.70.020 (Definitions), LQMC):
    - 1) Temporary Soil Stabilization (erosion control).
    - 2) Temporary Sediment Control.
    - 3) Wind Erosion Control.
    - 4) Tracking Control.
    - 5) Non-Storm Water Management.
    - 6) Waste Management and Materials Pollution Control.
4. All erosion and sediment control BMPs proposed by the applicant shall be approved by the City Engineer prior to any onsite or offsite grading, pursuant to this project.
- A. The approved SWPPP and BMP's shall remain in effect for the entire duration of project construction until all improvements are completed and accepted by the City.

#### PROPERTY RIGHTS

- 5. Prior to issuance of any permit(s), the applicant shall acquire or confer easements and other property rights necessary for the construction or proper functioning of the proposed development. Conferred rights shall include

irrevocable offers to dedicate or grant access easements to the City for emergency services and for maintenance, construction and reconstruction of essential improvements.

6. The applicant shall offer for dedication public street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
7. The public street right-of-way offers for dedication required for this development include:
  - A. PUBLIC STREETS
    - 1) Washington Street (Augmented Major Arterial, 132' ROW) – The standard 66 feet from the centerline of Washington Street for a total 132-foot ultimate developed right of way. The existing 20-foot wide landscape setback owned by the Commercial Property Owners Association shall be maintained along the Site Development Permit boundary.
    - 2) Caleo Bay (Collector Street, 60' ROW) – No additional right of way dedication is required.
8. Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.
9. The applicant shall create perimeter landscaping setbacks along all public right-of-ways as follows:
  - A. Washington Street (Augmented Major Arterial, 132' ROW) - The landscape setback shall be reconfigured as needed to reflect the new right of way configuration.
  - B. Caleo Bay (Collector, 60' ROW) - 10-foot from the R/W-P/L.

The setback requirements shall apply to all frontages including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes.

10. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas.
11. Direct vehicular access to Washington Street is restricted. Vehicular access to Washington Street shall be through the joint access from the existing driveway for Parcel Map No. 29889 to the north.
12. Direct vehicular access to Caleo Bay is restricted, except for those access points identified on the approved Site Development Permit, or as otherwise conditioned in these conditions of approval.
13. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur.

#### IMPROVEMENT PLANS

As used throughout these Conditions of Approval, professional titles such as "engineer," "surveyor," and "architect," refers to persons currently certified or licensed to practice their respective professions in the State of California.

14. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.
15. The following improvement plans shall be prepared and submitted for review and approval by the Public Works Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors:
  - A. On-Site Commercial Precise Grading Plan 1" = 20' Horizontal
  - B. PM10 Plan 1" = 40' Horizontal
  - C. SWPPP 1" = 40' Horizontal

- D. Storm Drain Plans 1" = 40' Horizontal
- E. Off-Site Street Plan 1" = 40' Horizontal, 1" = 4' Vertical
- F. Off-Site Signing & Striping Plan 1" = 40' Horizontal

The Off-Site street improvement plans shall have separate plan sheet(s) (drawn at 20 scale) that show the meandering sidewalk, mounding, and berming design in the combined parkway and landscape setback area.

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

"Precise Grading" plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and ADA requirements, retaining and perimeter walls, etc. ADA accessibility to public streets, adjacent buildings and existing handicap parking shall be shown on the Precise Grading Plans at a scale to be determined by the Public Works Department.

The applicant shall prepare an accessibility assessment on a marked up print of the building floor plan identifying every building egress and notes the 2001 California Building Code accessibility requirements associated with each door. The assessment must comply with submittal requirements of the Building & Safety Department. A copy of the reviewed assessment shall be submitted to the Engineering Department in conjunction with the Precise Grading Plan when it is submitted for plan checking.

- 16. The City maintains standard plans, detail sheets and/or construction notes for elements of construction. For a fee, established by City Resolution, the applicant may purchase such standard plans, detail sheets and/or construction notes from the City.
- 17. The applicant shall furnish a complete set of the AutoCAD files of all approved improvement plans on a storage media acceptable to the City

Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.

At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the AutoCAD files in order to reflect the as-built conditions.

Where the improvement plans were not produced in a standard AutoCAD format, or a file format that can be converted to an AutoCAD format, the City Engineer will accept raster-image files of the plans.

#### IMPROVEMENT SECURITY AGREEMENTS

18. Should the applicant fail to construct the improvements for the development, or fail to satisfy its obligations for the development in a timely manner, the City shall have the right to halt issuance of building permits, and/or final building inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements

#### GRADING

19. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
20. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
21. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
  - A. A grading plan prepared by a qualified engineer or architect,
  - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer,
  - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16, (Fugitive Dust Control), LQMC, and
  - D. A Best Management Practices report prepared in accordance with Sections 8.70.010 and 13.24.170 (NPDES stormwater discharge permit and Storm Management and Discharge Controls), LQMC.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions as submitted with its application for a grading permit.

22. The applicant shall maintain graded, undeveloped land to prevent wind and water erosion of soils. The land shall be planted with interim landscaping or provided with other erosion control measures approved by the Community Development and Public Works Departments.
23. Grading within the perimeter setback and parkway areas shall have undulating terrain and shall conform with the requirements of LQMC Section 9.60.240(F) except as otherwise modified by this condition requirement. The maximum slope shall not exceed 3:1 anywhere in the landscape setback area, except for the backslope (i.e. the slope at the back of the landscape lot) which shall not exceed 2:1 if fully planted with ground cover. The maximum slope in the first six (6) feet adjacent to the curb shall not exceed 4:1 when the nearest edge of sidewalk is within six feet (6') of the curb, otherwise the maximum slope within the right of way shall not exceed 3:1. All unpaved parkway areas adjacent to the curb shall be depressed one and one-half inches (1.5") in the first eighteen inches (18") behind the curb.
24. Prior to any site grading or regrading that will raise or lower any portion of the site by more than plus or minus three tenths of a foot from the elevations shown on the Preliminary Grading Plan submitted with this Site Development Permit, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
25. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

#### DRAINAGE

Stormwater handling shall conform with the approved hydrology and drainage report for Lake La Quinta Drainage Report or as modified for this Site Development Permit. The tributary drainage area shall extend to the centerline of adjacent public streets except that tributary drainage flow from Washington Street shall be handled along the Site Development Permit westerly boundary within a retention basin/dry well system as approved by the City Engineer. Nuisance water shall be disposed of in a trickling sand filter and leach field or equivalent system approved by the City Engineer. The sand filter and leach field shall be designed to contain first flush storm water and nuisance water surges from landscape area, commercial activity and off-site street nuisance water. The sand filter design shall be per La Quinta Standard 370 with the equivalent of 137.2 gph of water feed per sand filter to accept the abovementioned nuisance water requirements. Leach line requirements are 1.108 feet of leach line per gph of flow.

26. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.
27. Stormwater may not be retained in landscaped parkways or landscaped setback lots. Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.
28. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.
29. Stormwater from building roof drains shall not be directed to flow over walkways or planter areas but be directed to parking lot or drainage facilities via a drainage system.

#### UTILITIES

30. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults,

water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.

31. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.
32. All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.
33. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing, improved streets, the applicant shall comply with trench restoration requirements maintained or required by the City Engineer. The applicant shall provide certified reports of trench compaction for approval of the City Engineer.

#### STREET AND TRAFFIC IMPROVEMENTS

34. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access For Individual Properties And Development), LQMC for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.
35. The applicant shall construct the following street improvements to conform with the General Plan street type noted in parentheses.

##### A. OFF-SITE STREETS

- 1) Washington Street (Augmented Major Arterial – 132' RW):

No widening of the east side of the street along all frontage adjacent to the Site Development Permit is required for its ultimate width as specified in the General Plan and the requirements of these conditions except at locations where additional street width is needed to accommodate:

- a) Reconstructing the existing deceleration/right turn only lane on Washington Street to Parcel Map No. 29889 to the north. The east curb face shall be located sixty feet (60') east of the centerline of Washington Street and

length to be determined by a traffic study prepared for the applicant by a licensed traffic engineer per Engineering Bulletin # 03-08. As a minimum, the required right of way shall be for a length of 100 feet plus a variable dedication of an additional 50 feet.

Other required improvements in the right or way and/or adjacent landscape setback area include:

- b) All appurtenant components such as, but not limited to: curb, gutter, traffic control striping, legends, and signs.
- c) 8-foot wide meandering sidewalk. The meandering sidewalk shall have an arrhythmic horizontal layout that utilizes concave and convex curves with respect to the curb line that either touches the back of curb or approaches within five feet of the curb at intervals not to exceed 250 feet. The sidewalk curvature radii should vary between 50 and 300 feet, and at each point of reverse curvature, the radius should change to assist in creating the arrhythmic layout. The sidewalk shall meander into the landscape setback lot and approach within 5 feet of the perimeter wall at intervals not to exceed 250 feet.

2) Caleo Bay (Collector – 60' R/W Option):

No widening of the west side of the street along all frontage adjacent to the Site Development Permit is required.

Other required improvements in the right or way and/or adjacent landscape setback area include:

- a) The applicant shall contribute fair share cost for the recent restriping of Caleo Bay along the easterly property line to accommodate the left turn lane at the driveway.

36. The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Parking Lots and accessways	3.0" a.c./4.5" c.a.b.
Collector	4.0" a.c /5.0" c.a.b
Major Arterial	5.5" a.c./6.5" c.a.b.

or the approved equivalents of alternate materials.

37. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphalt concrete and Portland cement concrete. The submittal shall include test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include recent (less than six months old at the time of construction) aggregate gradation test results confirming that design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs are approved.
38. General access points and turning movements of traffic are limited to the following:
  - A. Washington Street - Shared Access at existing driveway to Parcel Map No. 29889: Right turn in and out movements are permitted. Left turn in and out movements are prohibited.
  - B. Caleo Bay (Primary Entry) - Full turn movements are permitted.

The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements (e.g., grading; traffic control devices and transitions in alignment, elevation or dimensions of streets and sidewalks).

39. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
40. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.

#### PARKING LOT AND ACCESSWAYS

41. The parking area design shall incorporate provisions for pedestrian circulation to allow ingress and egress to the site from surrounding areas, as well as internal site circulation. At a minimum, pathways into the site shall be provided from Washington Street and Caleo Bay Drive, with connections to the main building footprint. The applicant shall work with the City and Sunline Transit in addressing the common issues as identified by Sunline transit in their letter dated 6/1/05.
42. The design of parking facilities shall conform to LQMC Chapter 9.150; especially the parking stall and aisle widths and the parking stall striping design.
  - A. Parking stall striping shall be the City of La Quinta double-striped hairpin design (Section 9.150.080.B.7).
  - B. Building access points shall be shown on the Precise Grading Plans to better evaluate ADA accessibility issues.
  - C. The location of carport support posts shall comply with Section 9.150.080(B5) of the Zoning Code. Light fixtures, meeting the requirements of Section 9.100.150 (Outdoor Lighting) may be mounted to the underside of the carport roofing for nighttime security needs. Weather resistant materials shall be used to construct carport structures (e.g., metal, glu-lams or para-lams, etc.).

#### CONSTRUCTION

43. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when directed by the City, whichever comes first.

#### FIRE DEPARTMENT

44. Approved super fire hydrants, shall be spaced no more than every 330 feet and shall be located not less than 25 feet or more than 165 feet from any portion of the buildings as measured along outside travel ways.
45. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
46. The water mains shall be capable of providing a potential fire flow of 2,625 GPM and the actual fire flow from any two adjacent hydrants shall be 1500 GPM for a 2-hour duration at 20-PSI residual operating pressure.
47. City of La Quinta ordinance requires all commercial buildings 5,000 sq. ft. or larger to be fully sprinkled. NFPA 13 Standard. Sprinkler plans will need to be submitted to the Fire Department.
48. Fire Department connections (FDC) shall be not less than 25 feet nor more than 50 feet from a fire hydrant, and shall be located on the front street side of the building. FDC's and PIV's may not be located at the rear of buildings. Note also that FDC's must be at least 25 feet from the building and may not be blocked by landscaping, parking stalls or anything that may restrict immediate access.
49. Building plans shall be submitted to the Fire Department for plan review to run concurrent with the City plan check.
50. Water plans for the fire protection system (fire hydrants, fdc, etc.) shall be submitted to the Fire Department for approval prior to issuance of a building permit.
51. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
52. Fire Department street access shall come to within 150 feet of all portions of the 1<sup>st</sup> floor of all buildings, by path of exterior travel. Minimum road width is 20 feet clear and unobstructed with a vertical clearance of 13.5 feet clear. Turning radii shall be no less than 38 feet.
53. The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane

painting and/or signs.

54. Install a KNOX key box on each commercial building and/or suite (Contact the Fire Department for an application).
55. Medical buildings with surgical suites and/or storage of medical gases exceeding exempt amounts as detailed in the 2001 California Building and Fire codes may require additional plan checks and inspections.
56. Install portable fire extinguishers as required by the California Fire Code.
57. Any submissions to the Fire Department are the responsibility of the applicant.

#### QUALITY ASSURANCE

58. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.
59. The applicant shall employ, or retain, qualified engineers, surveyors, and such other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
60. The applicant shall arrange for, and bear the cost of, all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
61. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

#### MAINTENANCE

62. The applicant shall make provisions for continuous, perpetual maintenance of all on-site improvements, perimeter landscaping, access drives, and sidewalks. The applicant shall maintain required public improvements until expressly released from this responsibility by the appropriate public agency.
63. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.

#### PUBLIC SERVICES

64. The applicant shall provide public transit improvements as may required by SunLine Transit Agency and approved by the City Engineer, and shall consult with Sunline in regard to their comment letter dated 6/1/05.

#### LANDSCAPING

65. The applicant shall comply with Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans), LQMC.
66. The applicant shall provide landscaping in required setbacks, common lots, and park areas. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.

The applicant shall submit revised plans for approval by the Community Development Department, prior to plan checking by the Public Works Department, to be consistent with the revised site plan as approved by the Planning Commission on 6/14/05. Landscape and irrigation plans (three copies) shall be signed and stamped by a licensed landscape architect, or professional landscape designer, subject to the rules and regulations of Chapter 8.13 of the Municipal Code. When plan checking is complete, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner prior to submitting for signature by the City Engineer. Plans are not approved for construction until signed by the City Engineer.

67. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets or private parking areas. ~~The Date Palm trees shown at the west elevation shall be replaced with appropriate shade tree(s).~~

68. A 30 to 36 inch shrub line shall be provided generally along the north and south sections of the west parking area, in order to screen views from Washington Street into the parking area, with the location and plant type to be reviewed and approved as part of the overall landscape plans submitted for plan checking.

#### FEES AND DEPOSITS

69. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.
70. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

#### COMMUNITY DEVELOPMENT

71. The building area as approved under Site Development Permit 2005-830 shall be limited to medical office uses in order to maintain adequate parking. The parking required for this use is 205 spaces, inclusive of handicapped stalls, which shall be the total required parking count to be developed with this use. A minimum of 62 of these spaces shall be covered by carport, trellis, or similar structures. Separate plans for the proposed porte-cochere and all other carport/trellis structures for covered parking purposes shall be reviewed during the plan check process.
72. The final location of trash enclosures and recycling provisions shall be approved and accepted by Waste Management of the Desert, subject to the provisions of Section 9.100.200 of the Zoning Code. The recycling plan shall include a description of the anticipated materials and volumes to be recycled and a description of the facilities to be provided for collecting general refuse and recyclable materials. Written proof shall be provided to the Community Development Department during plan check consideration.
73. Building plans submitted for plan checking shall incorporate the following revisions to the building materials and architectural elements:

- A. Building exterior shall employ a smooth trowel plaster finish.
  - B. Roof tile shall be a mission clay "S" tile, using a mudded 2-piece clay barrel tile edge finish.
  - C. Metal porte-cochere, wrought iron and other metal railings shall be painted in a contrasting color, consistent with the building color scheme. Plans and details shall be submitted for plan checking for the porte-cochere cover.
  - D. Provide more architectural detailing around the building.
  - E. Provision of more extensive solar treatment to window areas, particularly with respect to recessing of the main entry at the south elevation. **The anodized aluminum storefront/window mullions shall be a bronze or other color, consistent with the building's overall color scheme.**
74. Prior to issuance of a building permit, the following items shall be submitted or shown on the appropriate plan:
- A. An exterior lighting plan shall be submitted to the Community Development Department for approval that includes specific details of the fixtures for the landscape lighting and exterior security lighting, including photometric drawings pursuant to Section 9.150.080(K) of the Zoning Code. Pole-mounted parking lot lighting, no higher than 18 feet, shall be adequately shielded to prevent glare from being cast onto adjacent properties and placed so that tree growth does not interfere with the lighting needs of the site.
  - B. Roof structure and/or parapets shall screen all roof mounted mechanical equipment so that they cannot be viewed from adjacent properties. Prior to occupancy of the proposed building complex, a visual inspection shall be made by the Community Development Department from all sides of the building from a distance of 800 feet to confirm that the parapets conceal any roof mounted equipment.