

**DRAFT CONDITIONS OF APPROVAL  
SITE DEVELOPMENT PERMIT SDP-7-07  
AMENDMENT APPLICATION AMND-2019-01500**

***General Requirements***

1. The standard conditions for site development permits delineated in Planning Commission Policy PC-1-99 shall be met.
2. Approval is granted for construction of a self-storage warehouse project, consisting of approximately 46,128 square feet of storage buildings and a 1,000-square-foot office, to be constructed in substantial conformance with the site plan and building elevations approved by the Board of Administrative Review on April 25, 2007. Approval is further granted for construction of additional storage buildings consisting of 20,160 square feet of storage units on property addressed as 1631 and 1647 Insight Place. The addition shall be constructed in substantial conformance with the site plan approved by the Board of Administrative Review on September 18, 2019 and the above conditions of approval. Minor modifications may be approved by the Development Services Department; any substantial revisions will require either an amendment to this permit or a new site development permit.
3. Construction of the buildings shall be in substantial conformance with the information provided by the applicant and contained in the site development permit file. The front wall of the row of buildings along Insight PlaceWedding Way shall include the design elements found on the elevations provided, which includes stucco, contrasting color "cap" feature or "pop-out," and vertical column accents. These elements shall be constructed on all facades that face Insight PlaceWedding Way.
4. A landscape plan is to be approved by the Development Services Department prior to issuance of any building permit, and all landscape improvements shall be completed prior to issuance of any occupancy permit.
  - a. The landscape plan shall include at a minimum 24 trees along the west side of Insight Place and a minimum of 10 trees along the east side of Insight Place that are at least 15 gallons in size.
  - b. Large shrubs shall be planted at the base of the buildings along Wedding Way. The row of shrubs shall grow to be 1 continuous row that is approximately 6 feet high. These shrubs shall be at least 10 gallons in size.
  - c. The landscaped section along Insight PlaceWedding Way shall include 50 percent live ground cover.

- d. The landscaped section along Insight PlaceWedding Way shall include large landscape boulders as part of the landscape plan.
5. The project shall comply with the California Fire Code, including providing a turning radius of 29 feet inside and 45 feet outside around all buildings and installation of fire hydrants. Any necessary on-site fire hydrant is to be installed in accordance with the California Fire Code in a location approved by the City Fire Marshal. The hydrant shall have a fire flow meeting Appendix III-A of the California Fire Code. In no case shall the water mains be less than 6 inches in diameter. Adequate access shall be provided to and around the hydrant as determined by the Fire Marshal.
6. The 20-foot-wide emergency-access road through the parcel to the east to Insight PlaceWedding Way shall be maintained with a paved surface and gate, subject to the Fire Marshal approval.
7. A City of Redding commercial driveway approach in accordance with Redding Construction Standard 148.10 is required for all project entrances and emergency-access roads on Insight PlaceWedding Way.
8. The project entry shall be equipped with a mechanical gate that must comply with the following:
  - a. The gate must be equipped with a Knox-box over-ride key switch, which is mounted so access is readily available to a driver seated within an automobile. This switch will provide an electric override for the gate. The electronic keypad shall be a type which is controlled by the use of a 4-digit code. The device shall be programmed to allow access when an emergency code is entered. The precise code shall be provided by the Police Department. This code shall not be altered.
  - b. The gate must be designed so that when the electricity is off, the mechanism becomes disengaged and the gate can be manually pushed open.
  - c. The Knox box shall be installed in a secured fashion within the immediate vicinity of the exterior side of the gate to the satisfaction of the Redding Fire Department. Maintained within the box at all times shall be a key, code, or similar device which will provide access to the control mechanism in the event of a malfunction. Also maintained within the box shall be a written description of how to access and disengage the control mechanism.
  - d. A pedestrian gate shall be installed adjacent to the vehicular gate. At a minimum, a lock capable of being cut may be provided on the pedestrian gate in lieu of an electronic key pad. A key, code, or similar device providing access to the pedestrian gate shall also be maintained with the Knox box.
  - e. All vehicular gates shall have a minimum opening clearance of 15 feet but may need to be wider if a vehicle must turn while entering.

- f. Any overhead appendages shall be constructed to provide an unobstructed vertical clearance of not less than 13 feet 6 inches (Uniform Fire Code 10.207 F).
  - g. Before final approval is given, a representative from the Fire and Police Departments and Planning Division must inspect and test the access control for compliance to the regulations.
9. Prior to beginning any clearing, grading, or site development activities, improvement plans for grading, drainage, utilities, and other required improvements shall be approved by the Engineering Division and other concerned City of Redding departments. These plans shall be in conformance with Redding Municipal Code (RMC) Section 16.12. Prior to issuance of a clearing and/or grading permit an Interim Erosion and Sediment Control Plan shall be included as part of all grading permit applications and will be approved by the City Engineer before a clearing and/or grading permit will be issued. "As-built" improvement plans with the Engineer's Declaration are required in conformance with RMC 16.12.230.
  10. Prior to issuance of a building permit, the applicant shall apply for a property line adjustment to have the 4 parcels merged into 1 parcel.
  11. The project entrance gates shall be constructed of decorative wrought-iron materials or a similar material approved by the Planning Division prior to issuance of the building permit. Chain-link fencing is not a similar-approved material.
  12. The trash and recycling enclosure shall be constructed out of masonry materials and covered with stucco and/or stone materials. The trash enclosure and decorative metal gates shall be approved by the Planning Division prior to issuance of the building permit.

*Added Conditions*

13. Property-line Adjustment Application PLA-2019-01356 shall be recorded prior to issuance of a building permit for construction of the additional buildings.
14. The required on-site private fire hydrant shall be located behind a reduced pressure principle device (RPP) located in the public right-of-way.
15. Prior to issuance of a grading permit, the developer shall demonstrate compliance with applicable measures for site design, source control, runoff reduction, stormwater treatment and hydromodification in compliance with current Small MS4 Phase II General Permit and City of Redding Municipal Code Section 14.19 including submittal of a hydrology report.