

CITY OF SANTA MARIA
DEVELOPMENT STANDARDS FOR OPTIONAL SECURITY ENTRY GATES TO
RESIDENTIAL PROJECTS, INCLUDING SUBDIVISIONS, APARTMENT COMPLEXES
CONDOMINIUM COMPLEXES, AND MOBILEHOME PARKS

OBJECTIVES:

1. To allow (but not require) gated security for developments with private streets while minimizing the potential for impacting the City street system by vehicles awaiting entry.
2. To provide adequate access for emergency vehicles.
3. To provide space for turning around for vehicles that cannot gain entry.

DEVELOPMENT STANDARDS:

1. The entry lane shall be a minimum of 20 feet in clear width so that a vehicle can pass by another vehicle that is stopped to use the keypad for entry or is looking for directions to on-site units. The dimension of the entry lane that is located past the turn-around described in No. 4 may be reduced to 15 feet in clear width.

The entry area shall be well lighted for security purposes and shall provide a directory which is legible. "No Parking, Fire Lane" signs shall be posted at each entrance in accordance with Santa Maria Fire Department standards, and red curbing shall be provided for entrance curbs.

2. A secondary means of access to the project, such as a "crash gate" shall be provided in addition to the gated entrance.
3. The exit lane shall be a minimum of 15 feet in clear width to accommodate service vehicles, delivery vehicles, moving vans, and solid waste vehicles.
4. Space for turn-around shall be provided for a vehicle that cannot make entry.
5. The keypad for entry shall be accessible to the driver without getting out of the vehicle.
6. The system shall be designed to assure that vehicles will not be stacked into the adjacent city street while they are awaiting entry. The center of the keypad for entry shall be at least 48 feet behind the curb line (extended) of the adjacent public street, and the gate shall be at least 60 feet behind the curb line (extended) of the adjacent public street. Additional stacking area may be required for larger developments.

7. The system shall utilize coded entrance equipment for emergency vehicles and a "Knox Box" key switch. Systems that are accessible solely through keys, cards, or hand-held remote control devices are not acceptable.
8. Gates shall remain in the open position not less than the hours between 6:00 a.m. and 7:00 p.m. Monday through Saturday.
9. Center medians with appropriate signs and landscaping shall be located at least 20 feet behind the curb line (extended) of the adjacent public street.
10. The design shall incorporate a center island for storing the gates in the open position, rather than storing them adjacent to the exterior curb.
11. Where sidewalks are required, pedestrian access not less than 4 feet in width shall be provided at the ingress and egress to the project. The access shall be designed to be used by children, bicyclists, and adults with children walking or in strollers.
12. Gates shall be maintained in good repair and in working condition.

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