



PLANNING & REDEVELOPMENT STAFF REPORT
DESIGN COMMITTEE MEETING *January 19, 2006*

Prepared by: Eileen Bruggeman, Project Planner

ITEM III-D **DESIGN REVIEW PERMIT AND ADMINISTRATIVE PERMIT – 212 RIVERSIDE AVENUE – PAUL BAKER PRINTING WAREHOUSE & OFFICE – FILE NOS. DRP 03-69 AND AP 05-01**

REQUEST

The applicant requests approval of a Design Review Permit to authorize construction of a single-story warehouse and office building totaling 5,456 square feet (4,796 square feet warehouse use and 660 square feet office use), with associated site improvements including parking and landscaping. An Administrative Permit is requested to authorize a parking reduction from the required eight (8) off-street parking stalls to three (3) parking stalls (a reduction of five parking stalls).

Project Applicant /Owner – Paul Baker Printing, Paul Baker

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with ninety-one (91) conditions of approval;
- C. Adopt the four (4) findings of fact for the Administrative Permit; and
- D. Approve the Administrative Permit with two (2) conditions of approval.

OUTSTANDING ISSUES

There are no outstanding issues with this application. The applicant has reviewed and is in agreement with all recommended Conditions of Approval.

BACKGROUND

The project site is located mid-block on the west side of Riverside Avenue, between Second and Third Streets. The site is within the Infill area of the City (Attachment 1). The 0.17-acre (7,544 square feet) vacant parcel is surrounded by existing development including low to medium density residential to the west, and commercial uses to the north, east and south (Attachment 2).

A single-family residence previously occupied site. With purchase of the site Mr. Baker removed the residence. The Paul Baker printing business on the adjacent parcel (216-220 Riverside Avenue) currently uses an off-site storage facility. Mr. Baker is requesting approval of a Design Review Permit to authorize construction of a warehouse to store the paper supplies needed for the printing business, with a small amount of office space at the front of the building facing Riverside Avenue.

SITE INFORMATION

Roseville Coalition of Neighborhood Associations (RCONA): The project is within the neighborhood association #14, Theiles Manor. A notice of application and request for comments was sent to board members of the neighborhood association. To date, the Planning Department has received no communications about this application.

Mr. Baker owns the adjacent property to the south. On February 2, 2004 staff met with the owners of the property north of the site at 210 and 210 ½ Riverside Avenue to apprise them of the proposed project. At that time they expressed concern regarding insufficient separation between their existing residential building at the rear of their lot and the new building that was initially proposed to be adjacent to the shared property line.

In response to these concerns the applicant moved the building three feet (3') off the shared property line, and incorporated three (3) parking spaces with a four-foot wide planter off the alley. Moving the rear wall of the building approximately twenty feet in from the alley right-of-way to create the parking spaces also reduced the amount of overlap between the new building and the existing residence at 210 ½ Riverside Avenue.

The adjacent property owner has verbally indicated that the proposed separation is still insufficient and will negatively impact their property values.

Lot Size: 0.17 acre

Grading: The site is relatively flat, and minimal grading will be required.

Site Access: The alley at the rear of the property provides access from Second and Third Street to the rear of the proposed new building. The alley also provides connection between the parking spaces at the rear of the proposed building to the parking lot for the Paul Baker Printing business. The parking lot is located at 220 Riverside Avenue, on the south side of the printing business. The parking lot provides access to and from Riverside Avenue.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	General Commercial (GC)	Community Commercial (CC)	Vacant
North	GC	CC	Retail & Residence
South	GC	CC	Paul Baker Printing
West	Two Family Residential (R2)	Medium Density Family Residential - 8 units per acre (MDR-8)	Residences
East	GC	CC	Retail

The proposed office and warehouse use is consistent with the Community Commercial land use contemplated by the City's General Plan, and the General Commercial designation of the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None	North 3ft.-4ft., south-none, west 24ft. (off alley), & east 2ft. (Riverside Ave.)
Landscape Setbacks	None	North 3ft. – 4 ft. 2 ft. Riverside Ave.
Building Height Limit	50 ft.	19'-6"
Building Coverage	No maximum per Zoning Ordinance	70%
Parking Spaces (Total)	8 spaces total 1:250 sq. ft. professional office (660 sq. ft.) = 3 1:1,000 sq. ft. warehouse (4,796 sq. ft.) = 5	3*
% of compact spaces	Up to 30% max. (19)	None
# of handicapped spaces	One (1)	None on site
% of shaded parking	50% min.	Not Known
Bicycle Spaces	None	None

**The Administrative Permit to authorize a parking reduction is evaluated later in this report.*

The proposed office and warehouse development is consistent with the Community Commercial land use designation of the City's General Plan and the Zoning Ordinance.

PROJECT DESIGN FEATURES

Please see the attached Site Plan (Exhibit A); Grading Plan (Exhibit B); and Elevations (Exhibit C).

EVALUATION

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, and the City's Community Design Guidelines (CDG).

As proposed and conditioned, the project complies with the applicable guidelines identified in the above listed documents. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Design Committee.

SITE DESIGN GUIDELINES – Building Siting

- The Zoning Ordinance does not require a minimum building setback. Based on the type of building material proposed to construct the north wall, pursuant to the Building Code requirements the proposed building could technically be built at the property line. However, the CDG state non-residential projects adjacent to residences shall provide side and rear planter setbacks of sufficient size to buffer impacts and screen undesirable views. Taller buildings should have larger setbacks than single-story buildings. The proposed north wall is shown as 19'-6" in height.

- The adjacent property (210 and 210 ½ Riverside Avenue) contains a commercial building fronting Riverside Avenue, and a two-story residence fronting the alley (Exhibit A). There is a small courtyard between the commercial building and the shared property line (Attachment 3). The residence is at the property line for the first twenty feet (20 ft.) from the alley right-of-way (Attachment 4), and then sets back approximately one foot off of the property line (Attachment 5). The Building Code requires a minimum three-foot (3') separation between buildings with openings, and the existing residence at 210 ½ Riverside Avenue has window openings on the south side, facing the shared property line.
- A four-foot (4 ft.) wide landscape planter is proposed adjacent to the first twenty feet (20 ft.) of the residence at 210 ½ Riverside Avenue, and three parking stalls at the rear of the new building. This design provides landscaping and unobstructed access to the south side of the residence.
- The remainder of the residence (approximately thirty seven feet) will be facing the north elevation of the new building. The building location provides a three-foot (3 ft.) setback from the northern property line. A total of four feet (4 ft.) of separation is provided between the existing residence at 210 ½ Riverside Avenue and the proposed building.
- The amount of building separation proposed meets and exceeds Building Code requirements, and is consistent with similar treatments on Riverside Avenue.
- Staff has included **Condition of Approval 9a** to ensure the minimum level of separation is provided consistent with Building Code separation requirements.

ARCHITECTURAL GUIDELINES

- The CDG contain several guidelines directing new development to incorporate architectural treatment and elements drawn from the primary elevation on all elevations. The treatment should use a variety of materials, colors and elements that provide a pedestrian scale and avoid blank walls.
- The proposed elevations indicate the north wall will be a blank wall, using a single paint color. The wall will be visible to the adjacent residence and retail building, and from Riverside Avenue (Exhibit C).
- The front elevation facing Riverside Avenue is intended to match the existing façade of the adjacent, existing Paul Baker printing building. However, it is difficult to exactly match a pre-existing building.
- Rather than try to match the adjacent building, Staff is recommending that the Building Permit construction drawings be conditioned to provide a building with architectural treatment that incorporates a variety of elements, colors and materials consistent with existing and future appearance of Riverside Avenue (as an example, Attachment 6).
- Staff recommends inclusion of **Conditions of Approval 9b through 9f**. The conditions specify the plans submitted to the Building Department for permits will incorporate the following features:
 - Locate the front building edge along the property line;
 - Use a parapet wall with a consistent height on all four elevations;
 - Add a cornice treatment on the north, east and west elevations, and the paint color of the cornice may be extended as a paint strip at the roof edge for the portion of the southern elevation adjacent to 220 Riverside Avenue that will be visible;
 - Use a minimum of three (3) wall colors selected from the Riverside Gateway Specific Plan material board (Exhibit D) to promote compatibility with the future appearance of Riverside Avenue, with extruded trim or cornices used to articulate the base, middle and top portions of the walls;
 - Create an interesting East elevation (Riverside Avenue) through the use of a combination of elements such as accent tiles, window awnings, extended columns and paint trim colors.
- The applicant is in agreement with the conditions of approval.

OTHER ISSUES

- There is a tree on the adjacent property (210 Riverside Avenue) that leans to the north into the property at 210 Riverside Avenue (Attachment 3). Given the close proximity (3 feet) of the proposed

building from the tree it is anticipated that the tree will experience significant root loss. The root loss may compromise the structure of the tree requiring its removal.

- **Conditions of Approval 10 a and b** are recommended by staff to provide the applicant the opportunity to either: a) consult with an arborist and confirm through incorporation of appropriate measures that construction impacts to the tree at 210 Riverside Avenue can be minimized and the tree protected, or b) reach agreement with the property owner at 210 Riverside Avenue to remove the tree. Should the applicant reach agreement with the property owner to remove the tree, the City will require a right-of-entry from the property owner at 210 Riverside Avenue. The project may proceed under either scenario provided the arborist report or right-of-entry is provided prior to issuance of a Building Permit.

DESIGN REVIEW PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(B) requires four findings of fact to be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ADMINISTRATIVE PERMIT

EVALUATION OF ADMINISTRATIVE PERMIT

Section 19.26.030.C.3 of the Roseville Zoning Ordinance provides for parking reductions for an individual use. An applicant can apply for an Administrative Permit to allow a reduction of the required parking when they can provide evidence that their use functions differently than the generic use type and associated parking standards. The Administrative Permit may be approved if the required findings can be made for the parking reduction for an individual use. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. ***Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.***

The applicant provided a description of their business operations (Attachment 7). The primary use of the new building will be warehousing of paper supplies. The additional storage space would not generate additional visits by customers, or a need for additional employees. The current employees are already successfully using the parking available for Paul Baker Printing in the parking lot at 220 Riverside Avenue. The proposed office portion has a minimum parking requirement of three (3) parking stalls. Three stalls are being provided at the rear of the building, accessible from the alley, meeting the parking requirement for the office space.

2. ***Overflow parking will not impact any adjacent use.***

In the event of overflow parking, there is some opportunity for street parking along Riverside Avenue (approximately two spaces). There is a parking lot for Paul Baker Printing at 220 Riverside Avenue that provides twenty-one (21) parking stalls. If there is overflow parking due to the proposed warehouse and office building, Paul Baker owns surrounding property with parking available. The properties include the retail building and rear parking that has seven (7) parking spaces at the corner of Third Street and Riverside Avenue (104 Third and 228 Riverside Avenue), and a duplex at 115 and 117 B Street that has seven (7) parking spaces accessible via the shared alley.

Administrative Permit Recommendation

The applicant has provided evidence that indicates their business functions differently from the typical office use (flow of clients to the office, and use of the structure by employees). In the event that on-street parking is used, it appears there is adequate space available to accommodate the proposed office use, without adversely impacting the adjacent office uses or near-by residential uses during business hours. Based on the analysis contained in this staff report the required findings can be made for the proposed Administrative Permit to allow a parking reduction of five (5) parking spaces.

ENVIRONMENTAL DETERMINATION

Construction of the building is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 and the City of Roseville CEQA Implementation Procedures that exempt new construction of small structures. The parking reduction is exempt pursuant to Section 15305, minor alternations in land use limitations.

RECOMMENDATION

The Planning Department recommends that the Design Committee take the following two (2) actions:

- A. Adopt the four findings of fact as stated below for the Design Review Permit – 212 Riverside Avenue – File No. DRP 03-69;
 1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design, as approved, provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the Design Review Permit with ninety-one (91) Conditions of Approval;
- C. Adopt the two findings of fact as listed below for the Administrative Permit – 212 Riverside Avenue (Paul Baker Printing) – FILE # AP 05-01; and
 1. *Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.*
 2. *Overflow parking will not impact any adjacent use.*

- D. Approve the Administrative Permit with the two (2) Conditions of Approval – 212 Riverside Avenue (Paul Baker Printing) – FILE # AP 05-01 permitting a 5-stall parking reduction for shared parking at 212 Riverside Avenue.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT #DRP 03-69

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **January 19, 2008**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **January 19, 2008**.
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be handicapped van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or

equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-7 of the UBC.
 - ii) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the UBC.
 - iii) Handicapped accessible parking and exterior route of travel shall comply with UBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- a. Where the new building abuts the existing residential building at 210/210 ½ Riverside Avenue, the new building shall provide a minimum three-foot (3') separation between buildings. (Building)
 - b. The building frontage shall be built up to the front property line with a zero front setback, with the exception of the doorway area that shall have angled side walls and shall be setback a distance adequate to allow outward opening of the entry door. (Planning)
 - c. The parapet wall shall be a consistent height on all four elevations. (Planning)
 - d. A cornice treatment shall be used at the roof edge of the parapet wall on the north, east and west elevations, exclusive of the south elevation adjacent to the existing building at 220 Riverside Avenue. The paint color of the cornice may be extended as a paint strip at the roof edge for that portion of the southern elevation that will be visible. (Planning)
 - e. A minimum of three (3) wall colors shall be selected from the material board (see Exhibit D), and extruded trim or cornices shall be used to articulate the base, middle and top portions of the walls. (Planning)
 - f. Decorative tile accents, window awnings, extended columns and paint trim colors shall be incorporated to the satisfaction of the Planning & Redevelopment Department on the East (Riverside Avenue) elevation. (Planning)
 - g. Warehouse and a maximum of 750 square feet of professional office use are the permitted uses at 212 Riverside Avenue. Additional office use or a use with a more intensive parking requirement is not a permitted use at 212 Riverside Avenue due to lack of adequate off-street parking. Such uses would only be permitted subject to approval of an Administrative Permit authorizing an additional parking reduction from the off-street parking standards of the Zoning Ordinance. (Planning)

10. Prior to issuance of the Building Permit either:
- a. A certified arborist shall inspect the tree located at the shared property line of 212 and 210 Riverside Avenue, and provide documentation as to the condition of the tree. If in the opinion of the certified arborist the tree can be preserved without posing a risk to person or property the tree may be maintained. Protective measures as recommended by the arborist shall be incorporated as conditions of the Building Permit.

OR

- b. Alternatively, if the tree located at the shared property line of 212 and 210 Riverside Avenue is not to be retained and the property owner of 212 Riverside Avenue obtains a right-of-entry for removal of the tree from the property owner of 210 Riverside Avenue the tree may be removed. The right-of-entry shall be notarized and provided to the City prior to issuance of a Building Permit. (Planning, Building)
11. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
17. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
19. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

- a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans. (Engineering)
20. Along the frontage of Riverside, remove and replace curb, gutter, and sidewalk. (Engineering)
 21. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
 22. This site shall maintain positive drainage into the alley way. Run-off for areas between the buildings must be directed either to the alley way or the gutter pan along Riverside. No surface water shall cross into the adjacent properties. The roof drains shall not be permitted to drain across the sidewalk along Riverside. The roof drainage must either be directed to the alley or under the sidewalk to the gutter. (Engineering)
 23. Prior to the approval of the Improvement or grading plans, the project proponents shall provide and have approved by the Engineering Department a pedestrian traffic control and safety plan. ADA acceptable pedestrian access shall be maintained along Riverside during the project. (Engineering)
 24. Prior to the approval of the Improvement or grading plans, the project proponents shall provide a construction parking and material staging plan including any necessary right-of-entries. Off street parking and material storage must be provided. (Engineering)
 25. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
 26. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
 27. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area that would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water and sewer mains shall not exceed a depth of 6' and 12' below finished grade, unless authorized in these conditions of approval.

- c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
28. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
29. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
30. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
31. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
32. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
33. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
34. The required fire flow for the protection of the proposed project is 2500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
35. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1500 and the fire sprinkler system 1,000 gpm. The Fire Department will accept the fire flow conditions conducted by this department in relations to the required fire hydrant flow in accordance with the City's ordinances. The owner is responsible to ensure that the existing water supply available will provide the acceptable demand for the fire sprinkler system as required by this department. (Fire)
36. Applicant shall provide a minimum of one fire hydrant within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 450 on-center along proposed roadways. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. The fire department connection (FDC) shall be design to be located on the frontage side of this project i.e Riverside Blvd. This shall be accomplished even though the fire service lateral will be connected to

the city water main located in the rear (alley) side of this project. The Fire Department will not require the FDC to be located within 40 feet from a standard city fire hydrant. (Fire)

37. Items Number 36, 37 and 38 above have been revised to specifically address the lack of water supply and fire hydrant(s) within the above project. The Fire Department is requesting the applicant to fire sprinkler the new addition. To mitigate the lack of a standard city fire hydrant within 40 feet from the sprinkler system fire department connection, an increase in the design area of 50% shall be required for this project without reducing the design density (Fire)
38. In addition to the above item, the applicant shall also build the new addition to a construction rating of Type Five – One Hour. (Fire).
39. The applicant also agrees to work jointly with the City of Roseville and shall allow access to the site to reconnect the back flow preventor device once the “Riverside Revitalization Project” take place regarding replacing the City’s water main within this project. (Environmental Utilities, Fire, CDD).
40. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
41. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
42. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
43. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
44. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
45. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)

46. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
47. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

48. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
49. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements. (Electric, Environmental Utilities)
50. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric)
51. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric)
52. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
53. The following note shall be added to the improvement plans:
- To minimize dust/ grading impacts during construction the applicant shall:
- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
54. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
55. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
56. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
57. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
60. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and

maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

61. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
62. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
63. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
64. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
65. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
66. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
67. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
68. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
69. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
70. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated

with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)

71. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
72. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
73. All new electric services shall be underground a surface mounted transformer will have to be placed to accommodate the new service for this site. the developer shall provide adequate space and public utility easement for such transformer. (Electric)
74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
75. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
77. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
78. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
79. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
80. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
81. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

82. All existing public utility, electric, water, sewer and recycled water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
83. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
84. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
85. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
86. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
87. Temporary above ground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
88. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
89. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
90. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of

seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

91. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

CONDITIONS OF APPROVAL – ADMINISTRATIVE PERMIT FOR PARKING REDUCTION

1. This Administrative Permit approval authorizing a five (5) parking stall parking reduction for 212 Riverside Avenue runs with the associated Design Review Permit (file #DRP 03-69). The Administrative Permit shall expire upon the expiration of the DPR, or shall be effectuated upon the effectuation of the DPR. (Planning)
2. Warehouse and a maximum of 750 square feet of professional office use are the permitted uses at 212 Riverside Avenue. Additional office use or a use with a more intensive parking requirement is not a permitted use at 212 Riverside Avenue due to lack of adequate off-street parking. Such uses would only be permitted subject to approval of an Administrative Permit authorizing an additional parking reduction from the off-street parking standards of the Zoning Ordinance. (Planning)

ATTACHMENTS:

1. Vicinity Map
2. Aerial Map
3. Photo of north property line from Riverside Avenue
4. Photo of north property line from alley
5. Photo of north property line, mid-point
6. Photo of typical building with parapet treatment on Riverside Avenue
7. Letter from Applicant regarding Parking Reduction

EXHIBITS:

- A. Site Plan
- B. Grading Plan
- C. Elevations
- D. Material Board

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.