

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING: March 18, 2010

Prepared by: Wayne Wiley, Associate Planner

<u>ITEM III-B:</u> DESIGN REVIEW PERMIT – NERSP PARCEL 7, OFFICE BUILDING – 2223 DOUGLAS BOULEVARD – FILE #2010PL-015; PROJECT# DRP-000331.

REQUEST

The applicant requests approval of a Design Review Permit to construct a 20,403 square-foot, two-story office building on a previously approved vacant building pad.

Project Applicant: Gordon L'Estrange, Ottolini & Associates Project Owner: Arnie Hollander, Lurie-SF, Inc.

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with sixty-four (64) conditions of approval.

OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The subject property is located at 2223 Douglas Boulevard on the northeast corner of Douglas Boulevard and Eureka Road on Parcel 7 of the Northeast Roseville Specific Plan area (NERSP). The 2.6-acre parcel is currently developed with an 11,300 square-foot Bank of America building and associated site improvements. The parcel has a land use and zoning designation of Business Professional (BP) and is surrounded by Kaiser Hospital to the west, and office buildings to the north, east, and south.

On November 2, 1989, the Project Review Commission approved a Use Permit (UP 89-50) allowing the construction of an 11,300 square-foot Bank of America building (Building A) on the subject parcel (see Attachment 1). The Bank of America building was subsequently constructed on the corner, along with the necessary site work, parking, landscaping, and pad for a future office building. With the development of Building A, site landscaping, vehicle circulation and parking were constructed sufficient to accommodate both buildings anticipated for the site. However, although the above-mentioned entitlement took into consideration the development of a second building (Building B), it was considered a possible future phase and was not granted any development entitlement.

The current request is to construct a two-story office building (Building B) totaling 20,403 square feet on the remaining .48-acre vacant portion of the subject parcel. Site work will include preparation of the building pad, five new parking spaces, lighting, and landscaping to match the existing site.

SITE INFORMATION

Location: 2223 Douglas Boulevard, NERSP Parcel 7, APN 459-010-007-000

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Lead Hill Business Park, which is comprised primarily of commercial parcels and is currently inactive.

- **A. Total Acreage**: Approximately 2.6 acres
- **B. Site Access:** Reciprocal access is provided to the parcel via driveways from Douglas Boulevard and Eureka Road, which also provide access to the northern and eastern properties. Both driveways are restricted to right turning movements. Internal drive aisles allow access to the subject site from the property to the north and east.
- **C. Grading:** The site was previously graded; minimal grading will be required to balance the pad site to accommodate parking spaces, pedestrian walkways, and landscaping.



The proposed project is consistent with the land uses contemplated by the City's General Plan and the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None specified	Eureka Rd: 180'
		Douglas Blvd: 270'
Landscape Setbacks*	35' (from Eureka Road)	Eureka Rd: 35'
	50' (Douglas Blvd)	Douglas Blvd: 50'
Building Height Limit	50' maximum	38'6"
Parking Spaces	1:250 Bank (11,300 sq. ft.) = 41	
	1:250 Professional Office (20,403 sq. ft.) = 73	113 ***
	114 (based on 90% of gross sq. ft.) **	
Compact Stalls (30% max.)	Up to 34	10 (existing)
Accessible Stalls (ADA)	5 (for entire site)	6 (2 new)
Bicycle Racks	5 (for entire site)	5

- * The proposed building will be located internal to the site and will not impact the existing landscape corridors, which currently comply with the NERSP Design Guidelines.
- ** The Zoning Ordinance allows Professional Offices to calculate the parking requirement based on 90% of the gross building square footage. Further, the NERSP specifically allows Financial Institutions to calculate the parking requirement based on 90% of the gross building square footage.
- *** Based on the Zoning Ordinance parking requirement for the site, 114 parking spaces are required; however, only 113 spaces are proposed. The shortfall is the result of a calculation error and is further discussed in the evaluation section below.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), Grading & Drainage Plan (Exhibit D), and Revised Site Plan with additional parking space (Exhibit E).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct an office building at 2223 Douglas Boulevard has been based on the applicable development standards within the City's Zoning Ordinance, NERSP Design Guidelines, and the City's Community Design Guidelines (CDG) including the "priority shall" requirements. Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed in the recommendation section of this report. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the City's guidelines and standards as designed. The following sections of evaluation focus on pertinent design issues.

<u>Access, Circulation, & Parking:</u> The CDG encourages project designs that provide adequate vehicular access, internal circulation, and on-site parking.

- Based on the existing and proposed uses, the site is required to provide 114 parking spaces.
 However, the site plan indicates the provision of 113 spaces, resulting in a one-space deficit. The
 discrepancy is due to a calculation error wherein the parking for the existing bank was calculated at
 90 percent of net square footage rather than gross. The Zoning Ordinance allows net square
 footage to be calculated as 90% of gross, not a combination of the two.
- The applicant has produced a revised site plan showing the addition of one space to the north of stall #113 (See Exhibit E). In order to accommodate these changes, revisions to the site plan will be necessary. Condition #3 requires the plans submitted for plan check to include the additional stall. The applicant is in agreement with this condition.
- Staff has reviewed the revised site plan and found that with the addition of stall #114, the site
 design will still comply with the CDG and will not negatively impact site circulation, or
 vehicular/pedestrian traffic. Additionally, any landscaping effected by such changes will be
 relocated onsite.

<u>Architecture:</u> The intent of the CDG is to promote high quality building designs that consist of durable and maintainable materials, which provide an aesthetically pleasing appearance to the public. The "priority shall" requirements pertaining to architectural design state that building elevations facing a street be given emphasis and buildings elevations incorporate design features such as variation in wall plane, building mass and window placement.

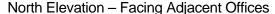
• The proposed two-story, 20,403 square-foot office building will measure 38'6" in height. The building exterior will have a beige cement plaster finish and will include popped out column features painted "latte" to provide for color variation and contrast. Porcelain tiles will accent the corners of the building and will serve as a bottom three-foot wainscot along the building frontage. The windows will be exterior glazed dual-pane glass panels, and will be covered by metal awnings painted Rockwood Terracotta on the front elevations.

Figure 1: Building Elevations



South/West Elevation - Facing Douglas/Eureka







East Elevation – Facing Internal Drive Aisle

- The CDG recommends that new buildings located within a complex take the surrounding buildings into consideration. The applicant ensured consistency with the adjacent buildings by deriving the proposed building colors from the variation in brick color on the Bank of America building and utilizing the same building materials used on the adjacent office buildings (see Attachment 5). As proposed, the building design incorporates the same window fenestration, color scheme and materials as the adjacent buildings.
- The colors, materials and design of the proposed project are consistent with the intent of the CDG, applicable "priority shalls", and are compatible with the surrounding office buildings. Staff supports the architectural design as proposed.

<u>Streetscape Design and Landscaping Guidelines:</u> The CDG encourages office projects that present appealing site designs through setbacks, landscaping, building placement and architecture. In addition, the "priority shalls" contained in the new Community Design Guidelines requires streetscape designs that provide physical separation from streets and drive aisles and requires the extensive use of landscaping to achieve multiple objectives, including (but not limited to) screening undesirable views, providing shade in public spaces and parking lots, and softening transitions between horizontal and vertical plans.

- The NERSP requires a minimum landscape setback of 35 feet along Eureka Road and 50 feet along Douglas Boulevard. The proposed building's setbacks are 270 and 180 feet from Eureka Road and Douglas Boulevard, respectively, and will not impact the existing landscape corridors (which meet the requirements of the "priority shalls").
- In order to comply with the requirements of the Landscape "priority shalls", additional landscaping
 will be provided around the building perimeter, visually enhancing the project by adding texture and
 softening views from adjacent properties. The proposed landscaping will include a ten-foot planter

and vegetated swale along the northern and eastern portions of the building. In addition, landscape areas at the front of the building are proposed, providing shade for parking spaces and pedestrian walkways.

- In order to provide continuity and consistency with the rest of the property, the applicant has proposed trees and shrubs that are consistent with the existing landscaping. The landscape planter to the east will include one to five gallon shrubs (Laurustinus, Heavenly Bamboo, Oregon Grape, and Dietes Bicolor). The northern planter will incorporate the same shrubs, in addition to seven Southern Magnolia screen trees. The front (southern/eastern facing) portion of the site will have planting areas that vary in size and will include two Chinese Elms, six Tupelo, and a variety of shrubs and ground cover.
- The proposed landscape plan incorporates layered landscaping along the frontage of the site and will incorporate a mix of deciduous and evergreen trees. The project is consistent with the Community Design Guideline's "priority shalls" and NERSP Design Guidelines. Staff supports the landscape plan as shown in Exhibit B.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332 pertaining to infill development and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as listed below for the DESIGN REVIEW PERMIT 2223 DOUGLAS BOULEVARD – NERSP PARCEL 7, OFFICE BUILDING – PROJECT # 2010PL-015 (FILE # DRP-000331):
 - 1. The project does preserve and accentuate 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 does provide 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, NERSP, 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 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, NERSP, 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 2223 DOUGLAS BOULEVARD NERSP PARCEL 7, OFFICE BUILDING PROJECT # 2010PL-015 (FILE # DRP-000331)** with sixty-four (64) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2010PL-015:

- 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 March 18, 2012. 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 March 18, 2012. (Planning)
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning)
- 3. The project requires one additional parking space. The applicant may provide one additional parking space to the north of stall #113 (see Exhibit D) and relocate any impacted landscaping onsite, to the satisfaction of the Planning and Redevelopment Department. Alternatively, the applicant may reduce the building square footage commensurately. (Planning)
- 4. 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. (Public Works, Environmental Utilities, Electric, Finance)
- 5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
- 6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way 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 (Public Works)
- 7. 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. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 8. New parking stalls constructed for the office building shall meet, or exceed, the following minimum standards:
 - All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; 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 Accessible 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, signage, 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 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 10. 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)
- 11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the new parking lot area associated with the office building shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. 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)
 - d. The landscape plan shall comply with the NERSP and the City of Roseville Water Efficient Landscape Ordinance (Roseville Municipal Code 19.67).
 - f. 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)
- 12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets. (Planning)
- 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the

- building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 14. 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)
- 15. Building permit plans shall comply with all applicable code requirements (California Building Code CBC based on the International Building Code, California Mechanical Code CMC based on the Uniform Mechanical Code, California Plumbing Code CPC based on the Uniform Plumbing Code, California Fire Code CFC based on the International Fire Code with City of Roseville Amendments RFC, California Electrical Code CEC based on the National Electrical Code, and California Energy Standards CEC T-24 Part 6), 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)
- 16. 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.
- 17. 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 Public Works prior to approval of any plans. (Public Works)
- 18. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
- 19. A note shall be added to the grading plans that states:
 - "Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Public Works)
- 20. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Public Works)
- 21. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)

- 22. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Public Works)
- 23. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
- 24. Prior to the approval of the improvement plans, it will be the project proponent's responsibility 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. (Public Works)
- 25. The project shall be addressed as 2223 Douglas Boulevard. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering Land Development Division) for building/suite addressing. (Public Works)
- 26. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
- 27. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for NERSP Parcel 7, Ottolini Office Building to be reviewed and approved by the Transportation Commission. (Public Works, Alternative Transportation)
- 28. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
- 29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 30. 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 which 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, sewer and recycled mains shall not exceed a depth of 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)

- 31. 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)
- 32. 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)
- 33. 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)
- 34. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 35. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
- 36. 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
 - electrical panel one-line drawings
- 37. All on-site external lighting associated with the office building shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 38. 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)
- 39. 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:

- 40. 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)
- 41. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 25 foot wide public utilities easement along all road frontages shall be maintained.
 - b. Water and sewer easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 42. 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)
- 43. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 44. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
- 45. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for NERSP Parcel 7, Ottolini Office Building to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 46. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 48. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

- 49. 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)
- 50. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 51. 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)
- 52. 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.
- 53. One 3/4" 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)
- 54. 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)
- 55. A Sign Permit is required for all project signs. (Planning)
- 56. 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)
- 57. 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. (Public Works)
- 58. 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)
- 59. Temporary aboveground 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)

- 60. 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 of not and if site remediation is required. (Fire)
- 61. 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)
- 62. 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)
- 63. 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)
- 64. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

ATTACHMENTS:

- 1. Staff Report (UP 89-50)
- 2. Building Perspective
- 3. Color Elevations
- 4. Statement of Design Intent
- 5. Adjacent Building Pictorial

EXHIBITS:

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan
- E. Revised Site Plan with Additional Parking Space

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the 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 & Redevelopment Director at, or prior to, the public hearing.