



**ITEM VI-A:    **CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT MODIFICATION – 10221 FAIRWAY DRIVE – HRNSP PARCEL 46B BRAKEMASTERS – FILE #2011PL-107 (CUP-000077 & DRP-000414)****

**REQUEST**

The applicant requests approval of a Conditional Use Permit to allow an automotive repair use to operate within a Community Commercial zone and a Design Review Permit Modification to modify an approved building design.

Applicant – Andy Kwong, Calpo, Hom & Dong Architects  
Property Owner – Steve Thomas, Thomas Pacifica LLC

**SUMMARY RECOMMENDATION**

The Planning Department recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Conditional Use Permit;
- B. Approve the Conditional Use Permit subject to two (2) conditions of approval;
- C. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- D. Approve the Design Review Permit Modification subject to sixty-six (66) conditions of approval.

**SUMMARY OF 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.

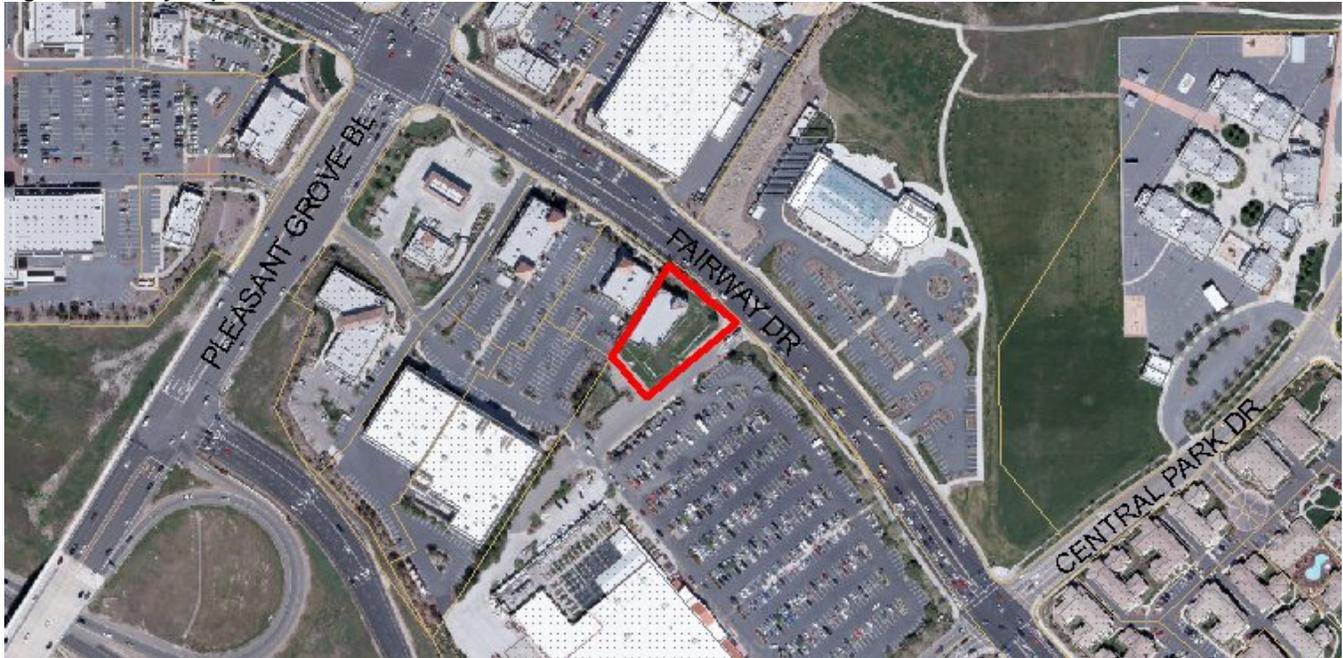
**BACKGROUND**

The project site is located to the south of Fairway Drive approximately 500 feet east of Pleasant Grove Boulevard. The .58 acre site is a portion of Parcel 46B of the Highland Reserve North Specific Plan (HRNSP) and has a land use and zoning designation of Community Commercial. The site is partially developed and is surrounded by a multi-tenant commercial building to the west, Lowes home improvement store to the south, Lowes parking field to the east, and the Mike Shellito Indoor Pool to the north.

The subject parcel and development pad were originally approved with the Lowes site on September 14, 2000. With that approval, the surrounding site improvements including parking, lighting and landscaping were installed. On October 20, 2005, the Design Committee approved a Design Review Permit allowing the construction of a 5,700 square foot retail building. Construction of that project began in early 2007; however, due to the down economy, construction was halted and the building has been left unfinished for several years. Presently, a new owner is in the process of purchasing the site and is proposing to operate a Brakemasters automotive repair center.

The current request is for a Conditional Use Permit to allow an automotive repair use to operate in the Community Commercial zone and a Design Review Permit Modification (DRPMOD) to slightly modify the approved building design to accommodate a change of use from retail to automotive repair.

Figure 1: Vicinity Map



**SITE INFORMATION**

- A. Roseville Coalition Of Neighborhood Associations (RCONA):** This parcel is located within the Stanford Neighborhood Association (37). To date, the Planning Department has not received any inquiries or comments regarding the project.
- B. Total Acreage:** approximately .58 acres
- C. Site Access:** Primary access to the site is provided by one driveway located  $\pm 700'$  to the west of the driveway across from Central Park Dr. Full turning movements are permitted at the driveway and additional means of access is possible via multiple on-site drive aisles connecting to Parcel 46C to the east and 46A to the west.
- D. Grading:** The site was previously graded and improved as a pad site and parking area. No additional grading is necessary.

**ADJACENT ZONING AND LAND USE**

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial/Special Area-Highland Reserve (CC/SA-HR)	Community Commercial (CC)	Partially Constructed Building
North	CC/SA-HR	CC	Mike Shellito Pool
South	CC/SA-HR	CC	Lowe's
East	CC/SA-HR	CC	Lowe's parking lot
West	CC/SA-HR	CC	Fairway Commons II

**ZONING/SPECIFIC PLAN REGULATIONS**

Development Standard	Required	Proposed
Building Setbacks	Fairway Drive: 30 feet	Fairway Drive: 30 feet
Landscape Setbacks	Fairway Drive: 30 feet	Fairway Drive: 30 feet
Building Height Limit	50' maximum	33' to top of highest parapet
Site Coverage	No maximum	27%
Parking Spaces (total)	18	23
Compact Stalls (30% max.)	N/A	N/A
Accessible Stalls (ADA)	1	1
Shaded Parking, minimum	50%	56%
Bicycle Spaces	1	1 (as conditioned)

**EVALUATION**

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for consistency with the goals and policies of the applicable regulations (i.e. the General Plan, Zoning Ordinance, and HRNSP). Analysis is provided for the Conditional Use Permit first, and is followed by review of the Design Review Permit Modification for building façade changes.

**CONDITIONAL USE PERMIT**

Section 19.14.020 of the Zoning Ordinance identifies that automotive repair uses require a Conditional Use Permit (CUP) in the Community Commercial zone. CUPs are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area. Specifically, the Planning Commission must make the three findings listed below in ***bold italics*** to approve the CUP. An analysis of the project follows each finding:

***1. The proposed use is consistent with the City of Roseville General Plan & the HRNSP.***

The land use designation for the subject property is Community Commercial (CC). The CC land use designation is intended to include retail stores and businesses selling a full range of goods and services including auto sales and repair. In addition, the HRNSP land use table specifically lists automotive repair uses as conditionally permitted within the CC zone. The General Plan does not identify any policies or guidelines specifically for automotive uses, but relies on the Zoning Ordinance through the CUP process to address any conflicts between uses in the CC land use. As described in Exhibit A and conditioned, the operation of the Brakemasters auto center is consistent with the CC land use designation, and with approval of the CUP the use will be consistent with the General Plan and HRNSP.

***2. The proposed use conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***

The subject site is zoned Community Commercial/Special Area – Highland Reserve (CC/SA-HR). Chapter 19.14 of the Roseville Zoning Ordinance specifically lists automotive repair uses as conditionally permitted within the CC zone. CUPs are used to address potential incompatibilities between land uses, and the standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a use or uses for that location. For automotive repair uses, the Roseville Zoning Ordinance does not establish any specific development standards except for parking

requirements and building heights. The HRNSP includes design standards pertaining to setbacks and landscaping. Accordingly, these standards have been reviewed in conjunction with the proposed DRPMOD (see evaluation below). In addition, as stated below, staff has evaluated other potential impacts to neighboring residents/businesses related to the operation of the automotive repair shop including, storage of hazardous materials, noise impacts, hours of operation, and aesthetics. Based on the below noted evaluation and recommended conditions, the proposed project conforms to all applicable standards and requirements of the Zoning Ordinance and HRNSP.

**3. *The location, size, design and operating characteristics of the proposed use is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The applicant has provided a detailed summary of the operational characteristics of the proposed use. This description is provided as Exhibit A and includes the hours of operation, number of employees, and types of services offered. Staff's primary concerns relating to the operations of the automotive repair business include outdoor activity, circulation issues, and aesthetics. However, activities listed under the "automotive repair" use type in the Zoning Ordinance are uses conducted completely within enclosed buildings (typical uses include muffler shops, auto repair shops, and minor services such as oil change or tune-ups). As such, the proposed site design does not support an outdoor repair area and Condition 4 of the CUP has been added to ensure all business related activities occur within the building. Furthermore, based on the nature of the surrounding area (i.e. commercial, retail and home improvement businesses), the auto repair use will not negatively impact the surrounding properties.

The applicant is proposing minor design modifications to accommodate the new automotive repair use, and the proposed circulation pattern and building architecture is discussed in detail in the DRPMOD section of this report.

### **Conditional Use Permit Conclusion**

The Planning Department has provided notice to surrounding businesses/owners and has not been contacted by adjacent properties expressing concerns with the request to allow automotive repair services at the site. Staff has not identified any potential adverse effects of requested conditionally permitted use and believes the findings for approval of a CUP can be supported. The Planning Department therefore recommends approval of the requested CUP as conditioned.

### **DESIGN REIVEW PERMIT MODIFICATION**

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a DRPMOD. The two findings for approval of the DRPMOD are listed below and the following evaluation focuses on pertinent design issues.

1. *The proposed modification is substantially consistent with the intent of the original approval.*
2. *The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, HRNSP and the Community Design Guidelines.*

The proposed DRPMOD will result in minor design changes related to the change of use from retail to automotive repair. As such, the evaluation will only focus on the design elements proposed to change. The evaluation of the DRPMOD has been based on the applicable development standards within the City's

Zoning Ordinance, the City's Community Design Guidelines (CDGs), and the design standards of the HRNSP.

**Streetscape Design and Landscaping Guidelines:** The approved streetscape and landscape design will not significantly change with the proposed modification. However, to help screen views of the bay doors, the applicant will plant additional landscaping beyond the original approval. Additional trees will be placed along Fairway Drive and new landscape planters will be located between the bay doors to soften views of the service area (see Condition 5). As proposed, the streetscape/site design and landscape plan are consistent with the CDGs and HRNSP. Staff supports the streetscape design and landscape plan as shown in Exhibit C.

**Vehicle Access, Circulation and Parking:** The site design and circulation pattern will not change with the proposed use. Staff finds the previously approved design appropriate based on the nature of the proposed business and size of the facility (with a maximum working capacity of four vehicles), which is not anticipated to generate a high volume of traffic. In addition, staff does not recommend any changes to the proposed parking lot design. Based on the square footage of the automotive repair shop (5,700 square feet) and the associated parking requirement (1 parking space per 400 square feet plus one space per bay), a total of 18 parking spaces are required. As proposed, 23 spaces are provided resulting in a five space surplus. Staff finds the proposed circulation pattern and parking configuration acceptable and consistent with the Zoning Ordinance.

**Architecture:** With the proposed change of use from retail to automotive repair, four bay doors will be incorporated into the building design. The approved glass storefront system will be replaced by four service bays and loading areas. As noted in Figure 2, the roll up door panels will be glazed limiting visibility into the building and the bay doors will be located on the southeast elevation, limiting views from Fairway Drive. The proposed Brakemasters building will be similar in design to the original approval (see Attachment 2) and will measure 33' tall and will be constructed with stucco exteriors in earth tone beige, tan, brown, green and gold.

Figure 2: Elevations



Additional architectural features including molded building cornices, decorative trellises, copper eyebrow awnings and a standing seam metal roof will be incorporated into the architecture to match the adjacent shopping center building designs. As proposed, the colors, materials, and design of the building are consistent with adjacent buildings and meet the intent of the CDGs by promoting quality building designs that consist of durable and maintainable materials. As such, staff finds the proposed architecture consistent with the CDGs and HRNSP and recommends approval.

## **Design Review Permit Conclusion**

Zoning Ordinance Section 19.78.060(B) requires two finding of fact be made in order to approve a DRPMOD. 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 DRPMOD.

## **ENVIRONMENTAL DETERMINATION**

This application is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines pertaining to alterations to existing facilities, and pursuant to Section 305 of the Roseville CEQA Implementing Procedures.

## **RECOMMENDATION**

The Planning Department recommends the Planning Commission take the following actions:

- A. Adopt the three findings of fact as stated in the staff report for the **CONDITIONAL USE PERMIT – 10221 FAIRWAY DRIVE, HRNSP PARCEL 46B BRAKEMASTERS – FILE# CUP-000077**;
- B. Approve the **CONDITIONAL USE PERMIT – 10221 FAIRWAY DRIVE, HRNSP PARCEL 46B BRAKEMASTERS – FILE# CUP-000077** subject to the two (2) Conditions of Approval listed below;
- C. Adopt the two findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT MODIFICATION – 10221 FAIRWAY DRIVE, HRNSP PARCEL 46B BRAKEMASTERS – FILE# DRP-000414**; and
- D. Approve the **DESIGN REVIEW PERMIT MODIFICATION – 10221 FAIRWAY DRIVE, HRNSP PARCEL 46B BRAKEMASTERS – FILE# DRP-000414** subject to the sixty-six (66) Conditions of Approval listed below.

## **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CUP-000077**

1. This Conditional Use Permit approval shall be effectuated through effectuation of the associated Design Review Permit Modification (DRP-000414) within a period of two (2) years from this date, and if not effectuated shall expire on **February 23, 2014**. 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 **February 23, 2014**. (Planning)
2. All business related activity in association with the proposed automotive repair business shall be conducted completely within the building during the hours of 7:30 am - 5:30 pm Monday through Saturday, as described in Exhibit A. (Planning)

## **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION DRP-000414**

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 23, 2014**. 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 **February 23, 2014**. (Planning)
2. The project is approved as shown in Exhibits A - D and as conditioned or modified below. (Planning)
3. The project is subject to previously approved conditions of approval for File# 2005PL-004 (DRP-00042). (Planning)

4. All business related activity associated with the Brakesmasters automotive center shall take place within the building located at 10221 Fairway Drive, between the hours of 7:30 am and 5:30 pm, Monday – Saturday. (Planning)
5. Three additional landscape planters shall be placed between each bay door in order to screen, limit and soften views of the loading areas, to the satisfaction of the Planning Department. (Planning)
6. 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. (Engineering, Environmental Utilities, Finance)
7. 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)
8. 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)
9. If the additional load requires the existing transformer to be upgraded it will be at the developers expense. (Electric)
10. 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 Accessible stalls shall have 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)
11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
12. 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)

13. The Landscape plan shall comply with the Highland Reserve North Specific Plan Landscape Guidelines. (Planning)
14. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
15. 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)
16. 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)
17. 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)
18. 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)
19. 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)
20. 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)
21. 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)
22. 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)
23. 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)
24. **Prior to the approval of the Improvement Plans**, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)

25. The project shall be addressed as 10221 Fairway Drive. 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 shall pay for all applicable water and sewer fees. (Environmental Utilities)
28. 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 reclaimed 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)
29. Oil/sand separator required if repair bays are connected to the sewer. Show location of oil/sand separator on plans. (Environmental Utilities/Engineering)
30. Applicant will pay additional sewer connection fee for change in use. (Environmental Utilities/Engineering)
31. 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)
32. 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. All amendments, standards and policies can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire Prevention Division for information. (Fire)
33. Fire permit will be required due to change of use and tenant improvement work proposed for this application. Contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire Prevention Division for additional information. (Fire)
34. 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
35. 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)

36. 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)
37. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
38. 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)
39. 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. (Engineering, Environmental Utilities, Electric)
40. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
41. 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)
42. 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)
43. 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)

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. (Engineering)
45. Power for this building shall be installed per the site utility design generated with the previous project, unless this project requires a different electric panel size or voltage. If this DRP modification requires the electric panel to be a different size or voltage from the initial project for this site, the developer shall be responsible for fees to redesign the electric site utility improvement plans. Roseville Electric has collected fees from the initial project for the installation of the new high voltage transformer and a junction box. This amount which was previously paid shall be credited and re billed with most current rates once this DRP has been approved. Please contact Bill Chaplin with Roseville Electric for more information (916-774-5605). (Electric)
46. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
47. 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)
48. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer’s expense. (Electric)
49. 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)
50. 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)
51. 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.
52. 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)
53. 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)
54. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)

55. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
56. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
57. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
58. 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)
59. 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)
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)
65. 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)

66. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:

- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

**ATTACHMENT**

1. Original Elevations

**EXHIBITS**

- A. Operations Plan
- B. Proposed Site Plan
- C. Proposed Landscape Plan
- D. Color Elevations

**Note to Applicant and/or Developer:** Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission 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.