

# PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING May 17, 2012

Prepared by: Tricia Stewart, Associate Planner

<u>ITEM III-B:</u> DESIGN REVIEW PERMIT MODIFICATION – 8100 SIERRA COLLEGE BL – SIERRA COLLEGE SELF STORAGE MODIFICATION – FILE # 2011PL-112 (DRP-000419)

# **REQUEST**

The applicant requests approval of a Design Review Permit Modification to allow the construction of a 32,800 square foot, two-story building as an addition to an existing self-storage facility.

Applicant/Property Owner: Tom Smith, Sierra College Self Storage

# **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification with sixty (60) 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 project site is located at 8100 Sierra College BI. approximately 900 feet north of the intersection of Sierra College BI. and Douglas BI. within the Infill Area of the City. The project site is currently developed with an existing self-storage facility (Sierra College Self Storage) which includes 9 one-story storage buildings totaling 96,100 square feet, a caretaker's office, residence and garage totaling 3,255 square feet, and an area designated for outdoor RV and boat storage totaling approximately 17,000 square feet. The site is fully improved with parking, lighting and landscaping. This project was approved by the Design Committee in April 1999 under DRP 98-68 & PM 99-01.

# PROJECT DESCRIPTION

The project includes the construction of one two-story, 32,800 square foot storage building (Building J) on the southern end of the project site. Building J will be located in the area currently used for outdoor RV and boat storage. No outdoor storage will be provided at the facility once Building J is constructed. The project will include landscaping along the southern property line to provide screening from surrounding properties and Douglas Bl. Project plans include: Site Plan (Exhibit A), Grading Plan (Exhibit B), Line of Sight Vicinity Plan (Exhibit C), Line of Sight Section Details (Exhibit D), Elevations (Exhibit E), Wall Mounted Light Fixture Detail (Exhibit F), Wall Mounted Light Fixture Locations (Exhibit G), and Landscape Plan (Exhibit H).

# SITE INFORMATION

**Location:** The project site is located at 8100 Sierra College Bl. approximately 900 feet from the intersection of Sierra College Bl. and Douglas Bl. (See Surrounding Land Use and Zoning map below) within the Infill Area of the City.

**Total Acreage:** Approximately 7 acres

# **Surrounding Land Use and Zoning**



Roseville Coalition of Neighborhood Associations (RCONA) and Neighborhood Outreach: The project is located in the Olympus Pointe Neighborhood (RCONA #11), which does not have an active neighborhood association. One person is listed on the interested persons list who receives notices for projects within the RCONA #11 area. Project notices were mailed on January 9, 2012 and on April 25, 2012. To date the City has not received any inquires or comments regarding the project.

# ZONING REGULATIONS

The project site has a zoning designation of Community Commercial/Special Area (CC/SA). Personal storage facilities are a permitted use within this zone district. Because the project site is located within the City's Infill Area, it is not subject to any specific plan requirements. Instead, development standards are provided in the City's Zoning Ordinance Chapter 19.10 (Commercial Zones) and the Community Design Guidelines (CDG) under Design Guidelines for Commercial Development. Furthermore, Zoning Ordinance Chapter 19.54 provides requirements and standards specific to the operation and design of personal storage facilities. Please note that as this is an existing storage facility, only the standards impacted by the addition of the proposed building and landscaping are listed below. The remainder of the project site is in compliance and was evaluated under DRP 98-68.

# **Development Standards:**

<b>Development Standard</b>	Required	Proposed
Building Setbacks	20' min. (frontage), 30' min. adjacent	Approx. 360' (frontage), 42' (side),
	to residential, no other setback req.	280; (side w/ residential), 62' (rear)
<b>Building Height Limit</b>	50'	21' 2"
Parking Spaces	No additional spaces required.	None as part of the proposed project.

		Six spaces are existing.
Architecture	To be designed using roof/building materials and colors compatible with adjacent developments.	Materials and colors to match those on existing buildings.
Lighting	Lighting to be wall mounted and shall be located below roofline and directed downward.	Lighting to match those on existing buildings and will be located approximately 10' from grade

As demonstrated in the above table, the project complies with the applicable development standards.

# **DESIGN REVIEW PERMIT EVALUATION**

The evaluation of the proposed project has been based on the applicable development standards within the City's Zoning Ordinance and the Design Guidelines in the CDG. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following discussion is provided as clarification on the proposed project.

# **BUILDING LOCATION**

Building J will be located in an area currently used for outdoor RV and boat storage. The building will be located approximately 27 feet south of Building H and approximately 23 feet north of the existing CMU wall. This building location provides for adequate circulation with drive aisles that exceed the City's 24 foot minimum standard. It is also located as to provide ample setbacks from adjacent property lines as demonstrated in the *Development Standards* table above. The building location meets the development and design standards as stated in the Zoning Ordinance and CDG and is in substantial conformance with the originally approved project.

#### **ARCHITECTURE**

Building J will be the only two-story building located on site. The building will be 21' 2" tall and will be constructed to match the existing buildings on site in architectural design, color and material. Some additional architectural treatments have been provided based on: 1) the building's visibility from the surrounding commercial properties and from Douglas Bl. and 2) because the building will be ten feet taller than the existing nine buildings on site. These additional architectural treatments include accent metal siding and faux windows (Exhibit E).

Wall mounted light fixtures are proposed on the building as shown in Exhibit F. Exhibit G identifies the locations where the light fixtures will be placed. The fixtures are approximately 4" x 4.5" x 8.5" and will match the light fixtures that are currently located on the other nine buildings within the storage facility. The fixtures will be located approximately eight feet high on the building as measured from grade. While the fixtures are more practical than stylish, they serve to provide security for their patrons and because they will match the existing fixtures they will provide a uniform appearance within the facility. The lights will not be visible from surrounding properties based on the combination of their placement on the building, the eleven foot CMU wall surrounding the property and the landscaping that will be planted along the southern property line.

Staff finds that the buildings as proposed, in combination with the proposed landscaping as discussed below, are in compliance with the development and design standards as stated in the Zoning Ordinance and the CDG and is in substantial conformance with the originally approved project.

# **LANDSCAPING**

An existing planter with landscaping is provided along the southern end of the property between the property line and the eleven foot CMU wall which surrounds the storage facility. The planter ranges in size from eight feet to thirty-two feet. The existing trees in this planter include both evergreen and deciduous varieties consisting of Drake Elm, Redwood, Deodar Cedar, and Magnolia. Shrubs and ground cover are interspersed throughout. This landscaping provides partial screening of the CMU wall and storage facility.

Building J is proposed approximately 40 feet from the southern property line and will be the only twostory building on site reaching 21' 2". Based on the design of the building which includes a significant wall plane spanning 400 feet, the need for additional landscaping is needed to soften views of the building from surrounding properties and Douglas Bl. The landscaping plan identifies that ten additional evergreen trees including one Deodar Cedar, seven Coast Redwoods, and two True Green Elms will be planted in areas between the existing trees. Staff included condition #12c which requires these trees to be planted with 24-inch box trees instead of 15-gallon to provide for more immediate screening.

The applicant prepared a line of sight study which identifies the portion of the building that will be visible from Sierra College Bl., Douglas Bl., and from the adjacent Douglas Ridge Executive Plaza. The results of the study show that between seven and nine feet of the building will be visible from these surrounding points (see Exhibits C & D). With the addition of the landscaping coupled with the distance between the building and the surrounding vantage points ranging from 342 feet to 905 feet, staff finds that the proposed landscaping adequately screens the building from view.

# CONCLUSION

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

# **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

# **RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact as listed below for the DESIGN REVIEW PERMIT MODIFICATION
   – 8100 SIERRA COLLEGE BL. SIERRA COLLEGE SELF STORAGE MODIFICATION FILE #
   2011PL-112 (DRP-000419);
  - 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, and the applicable Community Design Guidelines.

B. Approve the DESIGN REVIEW PERMIT MODIFICATION – 8100 SIERRA COLLEGE BL – SIERRA COLLEGE SELF STORAGE MODIFICATION – FILE # 2011PL-112 (DRP-000419) with sixty (60) conditions of approval.

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION 2011PL-0112:

- 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 **May 17, 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 **May 17, 2014**. (Planning)
- 2. The project is approved as shown in Exhibits A H and as conditioned or modified below. (Planning)
- 3. All conditions of approval per DRP 98-68 shall remain in effect as a part of this approval except as otherwise noted below. (All Departments)
- 4. The project shall comply with all required environmental mitigation identified in the Sierra College Self Storage Initial Study and Negative Declaration approved April 15 1999. (Planning)
- 5. 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)
- 6. 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)
- 7. 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)
- 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. (Public Works)

# PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 9. 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:
  - a. 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.
  - b. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

- Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 10. 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)
- 11. 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)
- 12. 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. 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)
  - c. The trees identified for planting on the landscape plan shall be 24 inch box trees to provide for more immediate screening. (Planning)
  - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786).
  - e. 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)
- 13. 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)
- 14. 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)
- 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. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 17. 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)

- 18. 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.
- 19. 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)
- 20. 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)
- 21. The project shall be addressed as 8100 Sierra College. 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)
- 22. 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)
- 23. 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)
- 24. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 25. 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)
- 26. No water or sewer connections are being shown. If a connection is needed, then billing will be required for water or sewer use. (Environmental Utilities)
- 27. 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)
- 28. 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)
- 29. 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)
- 30. 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)
- 31. 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)
- 32. The fire department access road shall meet the City's requirements for width and turning radii as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site <a href="https://www.roseville.ca.us">www.roseville.ca.us</a> or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or <a href="pchew@roseville.ca.us">pchew@roseville.ca.us</a> with the Fire Prevention Division for information. (Fire)
- 33. The proposed new building shall be fed from the existing electric service location (low voltage electric panel). If the installation of the new building requires that the existing electric panel be upgraded all labor and materials required in upgrading the panel, and existing high voltage electric facilities, shall be the direct responsibility of the developer. (Electric)
- 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 (Electric)

- 35. All on-site external lighting 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)
- 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)

# **DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

- 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.
  - 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. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- 40. Water, sewer, and reclaimed water easements. (Environmental Utilities)
- 41. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 42. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Environmental Utilities, Electric)
- 43. 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)
- 44. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 45. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 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 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. (Electric)
- 51. 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)
- 52. 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:

- 53. 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)
- 54. 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)
- 55. 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)
- 56. 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)
- 57. 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)
- 58. 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)
- 59. 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)
- 60. 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 description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);

- 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)

# **EXHIBITS**

- A. Site Plan
- B. Grading Plan
- C. Line of Sight Vicinity Plan
- D. Line of Sight Section Details
- E. Elevations
- F. Wall Mounted Light Fixture Detail
- G. Wall Mounted Light Fixture Locations
- H. Landscape Plan

Note to Applicant and/or Developer: Please contact the Planning & 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.