

**ITEM III-A: DESIGN REVIEW PERMIT – 201 EDDIE DRIVE– ROSEVILLA MONTESSORI SCHOOL-  
FILE # 2011PL-104 (DRP-000413)**

**REQUEST**

The applicant requests approval of a Design Review Permit to convert an existing single family residence into a commercial day care center with associated parking and landscaping.

Project Applicant/Owner: Habib Golban

**SUMMARY RECOMMENDATION**

The Planning 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 67 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 a 0.28 acre parcel located at 201 Eddie Drive within the City's Infill area. The site is developed with a 1,560 square foot single story, single family residence (see Figure 1). The property has zoning and land use designations of Community Commercial. Although the property has zoning and land use designations of Community Commercial, the building has been historically used as a single family residence until it was recently sold.



**Figure 1**

**PROJECT DESCRIPTION**

The proposed project will allow the existing single family residence to be converted to a commercial day care center. Additional parking and landscaping will be added to the site, which is discussed further below.

**SITE INFORMATION**

**Location:** The project site is 201 Eddie Drive, located approximately 140 feet east of the corner of Orlando and Livoti Avenues, within the City's Infill area. The subject property has a General Plan land use designation of Community Commercial (CC). The zoning designation for the property is also CC. Day Care Centers are a permitted use type within the CC zoning district.

The subject property is bordered by Livoti Avenue and single family residences to the south, a paved entry drive and single family residences to the east, Orlando Avenue and a commercial business parking

area/entrance drive to the west, and a motorcycle dealership to the north (see Surrounding Land Use and Zoning map below). A six foot high masonry wall is located at the eastern edge of the paved entry drive which screens the property from the residences to the east.

The rear yard and northern side yard areas, which will be used as outdoor play areas, are fully fenced. The yard areas adjacent to the commercial parking lot (west property line) and motorcycle dealership (north property line) are fenced with chain link fencing with slats, six feet in height. A wooden fence, also six feet in height separates the rear yard area from the yard area fronting the street. A decorative two rail fence, three feet in height is adjacent to the sidewalk along Livoti Avenue.

**Total Acreage:** approximately 0.28 acres

### Surrounding Land Use and Zoning



**Access:** As referenced above, the property is addressed as 201 Eddie Drive. Eddie Drive is a privately owned paved entry drive off Livoti Avenue, which is used for access (see Surrounding Land Use and Zoning map above). The Eddie Drive property is not part of the 0.28 acre project site; however, the subject property's title report reflects an Access Agreement (associated with the Eddie Drive property [addressed as 1151 Orlando Avenue]) that grants access (without parking) to the subject property (201 Eddie Drive). Staff has reviewed the title report and Access Agreement (see Attachments 1 & 2) and has confirmed that the paved entry drive referenced above can be used for access to 201 Eddie Drive. As referenced above, however, the Access Agreement does not permit parking within this entry drive area.

Staff has confirmed through the property owners of 1151 Orlando Avenue that the existing Eddie Drive property's Access Agreement will remain in place for the proposed day care facility.

The Eddie Drive entry area has a permanent barricade and chain link fence at the north end to prevent access and pass-through traffic to and from the adjacent motorcycle dealership. There is



an additional barricade at Livoti Avenue which reduces the width of the entry drive to the subject property (see Figure 2).

The commercial day care facility will require an entry drive 20 feet in width to accommodate ingress and egress traffic (see Condition 33). Therefore, the barricade at Livoti Avenue must be shortened in length, or removed to provide a 20' wide entry drive. No additional driveway or street frontage improvements are proposed or required.

**Roseville Coalition of Neighborhood Associations (RCONA) and Neighborhood Outreach:** RCONA #7, Cirbyside. A Public Hearing Notice of the Design Committee meeting was mailed to the Cirbyside Neighborhood Association and properties within 300 feet of the subject site. No comments had been received at the time this report was prepared.

**DESIGN REVIEW PERMIT EVALUATION**

The evaluation of the proposed project has been based on the applicable development and design standards within the City's Zoning Ordinance and Community Design Guidelines. Staff reviewed the proposal for consistency with 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.

**Development Standards**

Development Standard	Required	Existing/Proposed
Building Setbacks	None	39' (from the back of sidewalk)
Landscape Setbacks	20'	39' (from the back of sidewalk)
Building Height Limit	35'	±16'
Max. Building Lot Coverage	N/A	13%
Parking Spaces (Total)	5 spaces 2 employees - 2 15 children – 2 (1 loading space per 8 children at facility) Owner vehicle - 1	7 spaces proposed (5 new spaces + 2 in existing driveway)
# of handicapped spaces	1 space	1 space

As discussed above, the site is currently developed with a single family residence with an attached two car garage and driveway. The above table demonstrates that the proposed project complies with the applicable development standards.

**Parking & Circulation:** As shown in the table above, the proposed day care facility exceeds development standards for off-street parking (see Exhibit A). The applicant proposes to construct four standard parking spaces and one accessible parking space within the yard area adjacent to the existing driveway (see Exhibit A). A new walkway will be installed at the southern edge of the new parking spaces which will provide paved pedestrian access between the entry drive area, the new parking spaces, and an existing sidewalk adjacent to the house.

The Access Agreement associated with the property specifically prohibits parking within the existing paved entry area (Eddie Drive) adjacent to the property to the east. No parking signs will be installed along the masonry wall at the eastern edge of this area (see Condition 17).

**Day Care Building and Yard Area:** The applicant intends to use the existing single family residence for the proposed day care facility. There are no proposed modifications to the exterior of the building; however, interior modifications are anticipated to allow the building to accommodate the proposed day care use and meet current building code requirements.

The Planning Department forwarded the project plans to responsible City departments and service providers. Comments were received from various City Departments, and all comments were added as conditions of approval. The Building, Engineering, Electric and Fire Departments have added conditions to ensure that the existing building complies with current Building Code and City standards.

All areas of the yard (turf areas) that will be used for outdoor play are already fenced and gated. A six foot tall chain link fence with slats is in place on the west and north sides of the property. Additionally, a row of dense, mature shrubbery (approximately 10' – 12' in height) is planted adjacent to the western fence, providing additional screening from the adjacent parking area and Orlando Avenue.

The existing two rail decorative fence along Livoti Avenue will be repainted to match the trim color on the building, or an alternate neutral color approved by the Planning Department.

**Landscaping:** Existing landscaping includes turf areas, as well as mature trees and shrubs that were planted during the period that the property was used as a single family residence. Since the property has been unoccupied for some time, landscape maintenance and pruning will need to be done to bring the landscaping to a healthy and vibrant condition. Condition 60 has been included, requiring landscaping to be properly maintained and kept in a healthy condition.

The applicant will add a boxwood hedge along the western edge of the entry drive and the southern edge of the new sidewalk that will be poured adjacent to the new parking spaces (see Exhibit A). The new hedge will add a distinct border element to the entry drive and further define the yard area along Livoti Avenue. With the exception of maintenance, pruning, and fertilizing, no other modifications to existing landscaping are proposed.

## **CONCLUSION**

Zoning Ordinance Section 19.78.060(B) requires four findings of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit to allow conversion of the single family residence to a commercial day care center. The four findings for approval of the Design Review Permit 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 four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT – 201 EDDIE DRIVE– ROSEVILLA MONTESSORI SCHOOL- FILE # 2011PL-104 (DRP-000413)**;

1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
  2. *The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
  3. *The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
  4. *The design of the public services, as approved, including but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.*
- B. Approve the **DESIGN REVIEW PERMIT – 201 EDDIE DRIVE– ROSEVILLA MONTESSORI SCHOOL- FILE # 2011PL-104 (DRP-000413)** with 67 conditions of approval.

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2011PL - 104:**

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 **June 21, 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 **June 21, 2014**
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. A Building Permit and associated fees are required. (Building)
4. Applicable codes are the 2010 California Codes. (Building)
5. An architect/engineer is required to prepare the design documents. Except design/build plumbing, mechanical and/or electrical contractors may design their own installations. (Building)
6. A building code analysis shall be performed for the project prior to granting of occupancy. (Building)
  - a. If an E occupancy, 1-hour fire-resistance-rated occupancy separation is required from the Garage. (Building)
  - b. If an I-4 occupancy, 2-hour fire-resistance-rated occupancy separation is required from the Garage. (Building)

- c. Exterior walls within 10 feet of the lot line may require 1-hour fire-resistance-rated construction. (Building)
- d. Opening in exterior walls within 30 feet of a lot line may require protection by a fire-resistive assembly. (Building)
- e. Automatic fire sprinkler system for I occupancies is required per CBC Sec. 907.2.6. (Building)
- f. Fire alarm for E or I occupancies is required per CBC Sec. 907.2.3.9 & 907.2.6. (Building)
7. An accessible path of travel is required from the public way and from a van-accessible parking space to the main entry , to the area of remodel change in use) and to the accessible sanitary facilities serving this tenant. (Building)
8. Minimum sanitary facilities (including drinking fountains) as determined by CPC Sec. 412.0, Table A, and Table 4-1 are required. (Building)
9. Accessibility requirements are applicable as determined by CBC Chapter 11B. (Building)
10. Project must meet Energy Compliance, as affected by alterations to the mechanical system and lighting. (Building)
11. If the service panel is upgraded, the developer shall place a commercial rated panel with test-bypass that meets EURSERC requirements. (Electric)
12. Water service is provided from Citrus Heights Water District. Coordinate water requirements with that water district. (Environmental Utilities)
13. A fire department inspection is required in order to obtain approval prior to operate as a day care facility as noted in the conditions of approval. (Fire)
14. 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, Plan Check Engineer, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire Prevention Division for information. (Fire)
15. Existing fencing along Livoti Avenue shall be painted to match trim color of house, or alternative neutral color, subject to Planning approval. (Planning)
16. Existing driveway off Livoti Avenue may be utilized for entry/exit only. Parking in this access easement area is not permitted. (Planning)
17. Applicant shall place No Parking signs on the masonry wall at the eastern edge of the entry drive. (Planning)
18. 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)

19. 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)
20. 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)
21. 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:**

22. 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)
23. 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)
24. 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)
25. 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 landscape plan shall comply with the City's Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
  - d. 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)
26. 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)
  27. 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)
  28. 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)
  29. 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)
  30. 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)
  31. 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)
  32. 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)

33. Eddie Drive shall have a minimum 20-foot ingress and egress width to provide access to the site. (Public Works, Planning)
34. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Public Works)
35. 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)
36. 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)
37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. City to add a sewer cleanout at 2' back of walk. (Environmental Utilities)
39. 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)
40. 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)
41. 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)
42. 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)
43. 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)

44. All day-care facilities are required by the State to be inspected by the local Fire Authority prior to obtaining a State license to operate. All applicable Building and Fire Code provisions shall be enforced. Applicants shall contact the Roseville Fire Department's Bureau of Fire Prevention, (916) 774-5800, for review and approval. (Fire)
45. 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)
46. 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)
47. 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)
48. 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:**

49. 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. (Public Works, Environmental Utilities, Electric)
50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
51. 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)
52. 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)
53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
54. 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)

55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
56. 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)
57. 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.
58. It is the responsibility of the developer to ensure 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:**

59. Any 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)
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)

65. 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)
66. 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)
67. 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. Title Report - Schedule B (Reference to Access Agreement)
2. Access Agreement
3. Site Photos

### **EXHIBITS**

- A. Site Plan

<p><b>Note to Applicant and/or Developer:</b> Please contact the Planning &amp; 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 &amp; Redevelopment Director at, or prior to, the public hearing.</p>
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