

**ITEM III-A: DESIGN REVIEW PERMIT – NERSP PARCEL 14 - OILSTOP – 330 N. SUNRISE AV. –
FILE # 2013PL-046 (PROJECT # DRP-000498)**

REQUEST

The applicant requests approval of a Design Review Permit to construct a 2,912 square foot drive through oil change (automotive repair) facility with associated site improvements.

Project Applicant: Larry Diminyatz, Design Collaborative
Property Owner: Tom Lyon, Oilstop

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 sixty-five (65) conditions of approval.

OUTSTANDING ISSUES

Staff and the applicant have not agreed upon the final building colors for the project. This issue is discussed in more detail in the evaluation section of the report.

BACKGROUND

The subject property is located at 330 North Sunrise Avenue, within the Northeast Roseville Specific Plan area of the City. The property is part of the larger Centerpointe development that occupies the area between Eureka Road and Lead Hill Boulevard, and North Sunrise Avenue and Highway 80.

In 1991, the Project Review Commission approved a Use Permit for the approximately 426,000 square foot Centerpointe commercial center, including Home Depot. As a part of these approvals a subdivision map created an outlying parcel (Parcel 18) for future development of a pad building. This is the location of the proposed Oil Stop project. In 1993, the Project Review Commission approved a Use Permit Modification for a 4,945 square foot expansion to the Home Depot garden center. In 1999, the Planning Commission approved another expansion of the Garden Center (totaling 6,404 s.f.), the addition of a customer-loading zone, and the provision for permanent outdoor display within specified areas. Given those expansions of the Garden Center, Home Depot chose to leave Parcel 18 as parking spaces until the current proposed Oil Stop application.

PROJECT DESCRIPTION

With this request the applicant proposes to construct a new 2,912 square foot drive through oil change facility (automotive repair use) with associated parking, landscaping, lighting and circulation improvements. The proposed building design will incorporate similar materials, colors, and architectural embellishments used on other recently remodeled buildings within the center.

SITE INFORMATION

Location: 330 North Sunrise Av., North East Roseville Specific Plan, APN's 048-451-007-000

Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the Lead Hill Commercial neighborhood association, which is currently inactive.

Total Acreage: 0.61 acres

Site Access: Primary access to the project site will be provided via two existing driveways off of North Sunrise Av. In addition, a reciprocal access and parking agreement exists for the center, which will further allow access to and from the adjacent lots.

Grading: The site was previously graded with the construction of the existing center. With the proposed request only minimal grading (1,000 cu. yds.) will be necessary for construction of the new building, including an automotive repair basement and other site improvements.

Figure 1: Vicinity Map



ZONING/SPECIFIC PLAN REGULATIONS

Development Standards & Design Guidelines	Required	Proposed
Building Setbacks	35'	35'
Landscape Setbacks	35'	35'
Building Height Limit	50' maximum	24'
Parking Spaces	Automotive Repair 1 space / 400 sq. ft. + 1 space per bay (2,912 / 400 + 3 bays) = 10	11
% of compact spaces	(up to 30% max)	0
# of handicapped spaces	1	1
% of shaded parking	50%	61%
Bicycle Racks	1	0*

*Bicycle parking will be required per the Zoning Ordinance and California Green Building Code. See Condition #24.

PROJECT DESIGN FEATURES

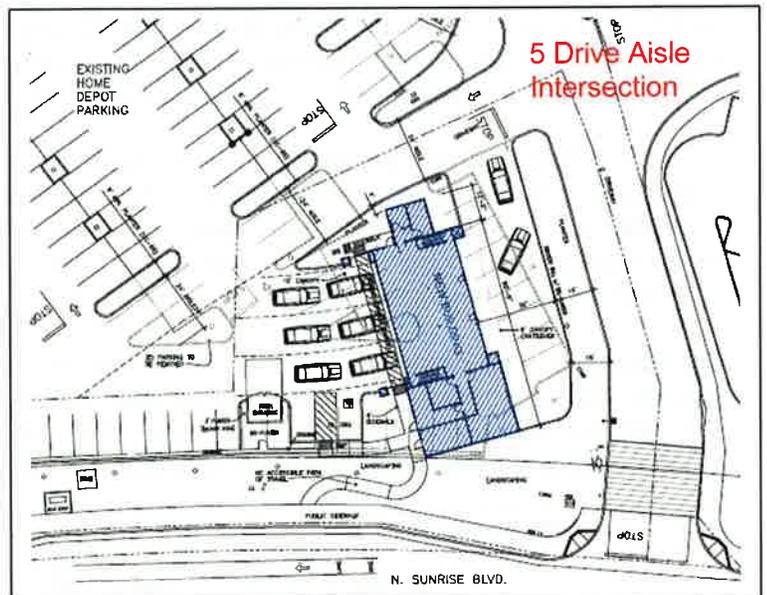
See attached Site Plans (Exhibits A & B), Landscape Plan (Exhibit C), Elevations (Exhibit D), and Grading & Drainage Plan (Exhibit E).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development standards within the City's Zoning Ordinance, Community Design Guidelines (CDGs) and Northeast Roseville Specific Plan (NERSP). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues.

Figure 2: Site Plan

Site Planning & Building Siting: The proposed Oil Stop building will be set back approximately 35' from North Sunrise Avenue. No change is proposed to the existing setback from the roadway. The existing setback provides a sufficient buffer from the street allowing adequate space for landscaping, sidewalks, and onsite improvements, while also providing an appropriate streetscape presence. The setback also complies with the NERSP Landscape Design Guidelines.



The facility will be a drive through operation and three vehicle rollup bay doors will be located on the North and South elevations. The building is orientated perpendicular to North Sunrise Av. so that the doors will not face the street.

Eleven parking spaces will be located onsite. A sidewalk will be constructed around the southern portion of the building to provide pedestrian access to the building from North Sunrise Avenue.

Vehicle Access & Circulation: Vehicle access to the site is provided via two existing driveways off North Sunrise Ave., and will allow restricted turning movements. These driveways will not be modified with this project. Vehicles will enter the facility from the west and exit the eastern portion of the building. There is sufficient area in front of the roll-up bay doors to allow for the stacking of a minimum of six vehicles. The applicant has indicated that Oil Stop staff will direct vehicles where to queue for service. Oil Stop's operation plan specifies that all transactions are conducted at the automobile window while customers wait in their car for service. This will minimize the wait time and vehicle stacking for the business.

The internal circulation pattern will include the reconfiguration of one main drive aisle located along the eastern edge of the Home Depot site. This drive aisle currently creates awkward turning movements at the intersection to the Home Depot parking field (see Figure 2 above). At this intersection there are five drive aisles that connect in this location. This design creates confusion for motorists and also creates conflicts between customers and truck deliveries. This entrance from North Sunrise Av. is an area where delivery trucks proceed to the rear of the Home Depot store. Staff and the applicant have worked to develop a circulation pattern that will align the drive aisles between the northern and southern portions of the center, while also eliminating one of the drive aisles that currently terminates in this area. Staff

believes this design will better define the turning movements for motorists and create a safer circulation pattern.

Parking: The Centerpointe commercial center has a reciprocal access and parking agreement in place which allows the center to share parking spaces during peak times. As proposed, the project will provide eleven parking spaces and meet the Zoning Ordinance standard for an automotive repair use (10 required and 11 provided). The applicant reviewed the parking requirements for all users within the Home Depot portion of Centerpointe and found that with the oil stop project an excess of 97 spaces would exist (Exhibit A). As was noted above, the project will be a drive through facility. Given this fact, the onsite parking spaces will primarily be utilized for the staff of Oil Stop.

Landscaping: Consistent with the Community Design Guidelines (CDG), North East Roseville Specific Plan (NERSP) and existing approved plans, the project will provide a 35 foot wide landscape setback along N. Sunrise Ave. Three Drake Elms and three Trident Maples will be planted along N. Sunrise Av. and the main drive entrance to the project. The Drake Elms are the primary street trees required by the NERSP Landscape Design Guidelines. Additional shrubs and seasonal color will be installed along the project frontage that will enhance the landscaping in this area.

In addition to the landscape corridor, the project will provide parking lot shade trees in three, eight foot wide by forty foot long parking lot planters. The landscaping internal to the site will include six 15 gallon Elm trees and four 15 gallon Trident Maple trees with associated shrubs and groundcover (see Exhibit C). As proposed, the landscape plan is consistent with the design intent of the CDG and NERSP and no changes are recommended.

Architecture: The proposed Oil Stop facility will be constructed with a wood frame and stucco finish, painted “Heritage Hills” tan and “Glazed Ginger” for the trim color. The building design will also include a mansard tile roof, stacked stone veneer base, stone pilasters, and decorative metal trellis elements. The rollup bay doors will be constructed out of aluminum with clear glass panels.



As proposed, the project will provide a strong streetscape presence emphasized through depth, shade and shadow contrast, and pedestrian scale architectural features (i.e. columns, trellis, and decorative wall planes). In addition, the east elevation fronting North Sunrise Av. will have windows, stacked stone, and trellis features as well.

Staff is recommending the applicant lighten the trim color on the building to provide a greater contrast between the main tan field color and the building’s trim color. Other recently approved building renovations within the center such as Sierra Pacific Bank incorporate similar color schemes with a dark field color and lighter trim color. This will help to accentuate the roofline of the building. Condition #3 has been added to the project to require the applicant to provide a lighter trim color to the satisfaction of the Planning Division.

Design Review Permit Conclusion

Zoning Ordinance Section 19.78.060(B) requires four finding 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. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) per Section 15332 pertaining to Infill development projects and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division 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 – 330 NORTH SUNRISE AV. (NERSP PCL 14 – OIL STOP) – PROJECT # DRP-000498**;
1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, and Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, and 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 – 330 NORTH SUNRISE AV. (NERSP PCL 14 – OIL STOP) – PROJECT # DRP-000498**; subject to sixty-five (65) conditions of approval.

CONDITIONS OF APPROVAL FOR DRP-000498:

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 **September 19, 2015**. 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 **September 19, 2015**. (Planning)
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)

3. The applicant shall modify the building trim color to the satisfaction of the Planning Division. (Planning)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. 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)
6. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. 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 abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance.
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Departments Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
14. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
16. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.

17. For 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)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Public Works)
19. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
20. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)
21. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Public Works)
22. The project shall be addressed as 330 N. Sunrise Ave. 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)
23. 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)
24. The total number of bike parking spaces provided on site shall be per the California Green Building Code. (Building, Alternative Transportation, Planning)
25. 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)"

26. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
27. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area 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)
28. The double detector check should be installed outside of the PUE and adjacent to the other water services. (Environmental Utilities).
29. The fire hydrant should be installed on the private side of the double detector check assembly. (Environmental Utilities)
30. The minimum sewer size for commercial use shall be 6". (Environmental Utilities)
31. No trees shall be planted within 5' of the existing water main. (Environmental Utilities)
32. 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)
33. 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)
34. 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)
35. 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)
36. 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)
37. Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Policy set forth by the City of Roseville, the applicable sections of the California Fire Code, and the National Fire Codes. Submit names and

amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval. (Fire)

38. 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
39. 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)
40. 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)
41. 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

42. 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)
43. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements. (Environmental Utilities)
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. This shall include a 10' public utility easement centered on the primary extension of electric facilities from the roadway to the new transformer location. (Electric)
44. 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)

45. 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)
46. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Oil Stop at Centerpointe to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
47. 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)
48. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
49. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
50. 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)
51. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
52. 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)
53. 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.
- 54. 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)
- 55. 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)
- 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. 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)
- 58. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 59. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
- 60. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
- 61. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 62. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 63. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

64. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
65. 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 for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENT

1. Project Description

EXHIBITS

- A. Overall Site Plan
- B. Detailed Site Plan
- C. Landscape Plan
- D. Building Elevations
- E. Grading and Drainage 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 Director at, or prior to, the public hearing.



OILSTOP - ROSEVILLE STATEMENT OF DESIGN INTENT OWNER – TOM LYON

Overall Design Concept

The design provides a combination of site and building design to house a vehicle maintenance business in a pleasing surrounding and structure. Every effort has been made to site the building in a way that will provide a pleasing façade towards the public thoroughfare, accommodate vehicle circulation to and around the building and compliment the facility with extensive, attractive landscaping. The building is composed of a combination of varying masses, heights, projections and overhangs to provide interest. Quality materials are proposed to compliment the building.

Challenges And Opportunities

To an architect challenges are opportunities. The business must accommodate drive-thru vehicle traffic with large sectional doors. The building has been oriented on the site so that these doors will not face N. Sunrise Ave. The doors themselves are attractively fabricated of glass and aluminum so as not to have an industrial appearance. Various masses and forms have been incorporated into the design to add visual interest. See following description of other elements of design proposed for the project.

Noteworthy Design Strategies

The proposed project should fit in nicely with the existing surrounding businesses. The exterior of the building will have a pleasing design that will compliment the business neighborhood.

Site Planning and Building Siting

1. Site Planning: Site planning was conducted to meet Planning Department concerns and facility operational function. The project will accomplish the City of Roseville's original intent for the property which was to have a building in this location to provide an interesting streetscape and conceal the shopping center parking lot.

2. Building Orientation: One of the primary building siting goals for the proposed building was to orient it on the site to locate the drive-thru bay door openings so they do not face N. Sunrise Ave., concealing the work areas of the facility. And the building is situated to accommodate automobile drive-thru traffic patterns on the site. The traffic lanes will be screened by landscaping and the refuse enclosure that will receive decorative materials and design elements.

3. Transit Stop: The property is quite close to an existing transit stop.

4. Landscape Buffers: There will be 25 to 35 feet of landscaping between the building and N. Sunrise Ave. and 15 feet of landscaping to the shopping center driveway.

5. Accessible Pathway: An accessible pathway from the public right-of-way along N. Sunrise Ave. with a gentle curving directional pattern will be provided to the building. Accessible pathways will be provided on the site, including from an accessible parking space.

6. Site Topography: The existing site is relatively flat in topography, and the new development will maintain this due to the operational functional requirements of the facility.

7. Grade Changes: Sloping landscape areas will be treated with landscape materials to prevent erosion. No retaining walls are proposed.

8. Site Circulation: In preliminary discussions with Planning Department representatives, a modification to the existing drive aisle intersection north of the project is proposed. The existing intersection serves five (5) aisles and can present confusing for visitors to the shopping center. The proposed design eliminates one of

the drive aisles in the intersection, providing a conventional 4-way intersection. And proposed parking lot drive aisles will be reoriented to provide more direct and convenient access to the intersection than currently exists in the subject area of the parking lot.

9. Site Vehicle Access: A primary parking lot drive aisle will service the proposed OILSTOPS project, with traffic lanes designed to accommodate vehicle stacking lanes on the south side of the building and a vehicle egress lane on the north side of the building. Three (3) vehicle ingress stacking aisles are provided ranging from 20 to 60 feet in length.

10. Parking: Parking spaces for the proposed project will be provided per the City of Roseville's parking standards. Parking spaces remaining for the Home Depot building and other businesses served by the parking lot, will exceed the number of required parking spaces; see proposed site plan.

11. Bicycle Parking: Bicycle storage racks will be provided as indicated on the Site Plan.

12. Paving Materials: Paving materials on the OILSTOP site will be concrete in both vehicle and pedestrian areas. The concrete in vehicular areas will be colored a dark grey. Adjacent paving in the vehicle access drive aisles and parking lot will be asphalt paving. Decorative patterned concrete will be proposed at the vehicle ingress and egress areas of the drive-thru work bays; see site plan.

13. Delivery Access: Delivery access to the building will be on the north-east portion of the building, not facing N. Sunrise Ave., accessed by a drive aisle.

14. Refuse Enclosure: The refuse enclosure will meet the City of Roseville's design standards, and will receive on the exterior a decorative veneer stone finish to match the same material proposed for the building. A decorative tubular metal trellis in combination with a solid roof covering will be provided. A decorative tubular metal landscape trellis will be provided on the side of the refuse enclosure facing N. Sunrise Ave. Decorative metal gates will be provided on the openable side of the enclosure, facing away from N. Sunrise Ave. toward the vehicle drive aisles. Three (3) foot landscape buffers will be provided on each side of the enclosure, with a larger landscape area facing N. Sunrise Ave.

Architectural Design Concept

1. Overall Building Design: The overall building design meets the functional requirements of the business with architectural elements that provide a variety of massing, forms, planes and shade/shadow interest. Due to the function of various portions of the building, there will be a various building heights and roof lines throughout the building, adding complexity and interest to the structure. Extensive roof overhangs will provide shade and weather protection for employees at the automobile ingress and egress areas of the building.

2. Finish Materials: Finish materials have been selected that will be high quality in nature, and compliment materials used at adjacent building in the business neighborhood. The color scheme for exterior materials will be a simple, understated color pallet, but by the same measure be attractive and compliment other buildings in the area. Refer to the drawings and Materials and Color Board for further description.

3. Landscape Elements: Landscape lattice elements are proposed at various areas of the building to add layered forms, materials, textures and color. Vines and plantings will be trained to cover the trellis.

4. Equipment Locations & Mounting: The only equipment that will be installed at ground level on the exterior of the building will be the electrical transformer and a heat pump condenser that will be screened with landscaping. Other equipment will be installed in the building attic space, roof well and inside the building envelope.

5. Signage: Proposed business identification signage will be mounted on the building as approved by the City of Roseville. A monument sign is not proposed.

Landscaping

1. Extensive landscaping will be provided throughout the project site. Plant materials have been selected to compliment the building, match and compliment existing landscaping along N. Sunrise and the existing parking lot, and meet the City of Roseville's landscape and drought tolerant requirements. Trees will shade sidewalks, the building and paved areas.

FILE COPY

DRP-000498

2013PL-046

NERSP PARCEL 14, OILSTOP
330 N SUNRISE AV

PROJECT STATISTICS

ASSESSOR'S PARCEL #	D48-451-007-0000
ZONING	RC/SA-NE
SITE ACREAGE	0.61 ACRES
PARKING	REQUIRED 10 SPACES = 1,440 S.F. GROUND LEVEL + 1/BAY PROVIDED 11 SPACES = INCLUDES (1) ACCESSIBLE SPACE
BIKE STORAGE	EXTERIOR BIKE RACK
BUILDING SIZE	GROUND LEVEL 2,913 S.F. BASEMENT LEVEL 1,674 S.F. TOTAL 4,585 S.F.
CBC OCCUPANCY GROUP	S-1 AUTOMOBILE MAINTENANCE
CBC CONSTRUCTION TYPE	VB - AUTOMATIC FIRE SPRINKLER
BUILDING HEIGHT	24 FT. TO HIGHEST ROOF LINE



VICINITY MAP

PROJECT INFORMATION

SITE AREA	PROPOSED	EXISTING
THE HOME DEPOT (PARCEL 4)	0.72 ACRES	0.72 ACRES
OILSTOP (PARCEL 1)	0.85 ACRES	0.85 ACRES
PETSMART (PARCEL 3)	2.03 ACRES	2.03 ACRES
OFFICEMAX (PARCEL 2)	2.10 ACRES	2.10 ACRES
BANK (PARCEL 1)	0.35 ACRES	0.35 ACRES
TOTAL ACRES	14.85 ACRES	14.85 ACRES

BUILDING AREA	PROPOSED	EXISTING
1 BUILDING	103120 SF	103120 SF
2 EXISTING GARDEN CENTER COVERED	7024 SF	7024 SF
3 EXISTING GARDEN CTR UNCOVERED	18314 SF	18314 SF
4 EXISTING UNCOVERED GARDEN CENTER	6404 SF	6404 SF
5 DISPLAY AREAS IN PARKING LOT (21X30X18)	3402 SF	NOT EXISTING
(THIS DISPLAY NEW)		
6 FOOD TRAILER	160 SF	160 SF
7 PROPANE SALES RACK	48 SF	48 SF
8 DISPLAY AREAS	1036 SF	1036 SF
SUBTOTAL	139510 SF	136100 SF

OILSTOP (GROUND LEVEL)	PROPOSED	EXISTING
BUILDING E - PETSMART	24686 SF	24686 SF
BUILDING F - BANK	4312 SF	4312 SF
BUILDING P - OFFICEMAX	23640 SF	23640 SF
SUBTOTAL	55549 SF	52638 SF

TOTAL	PROPOSED	EXISTING
	129860 SF	188746 SF

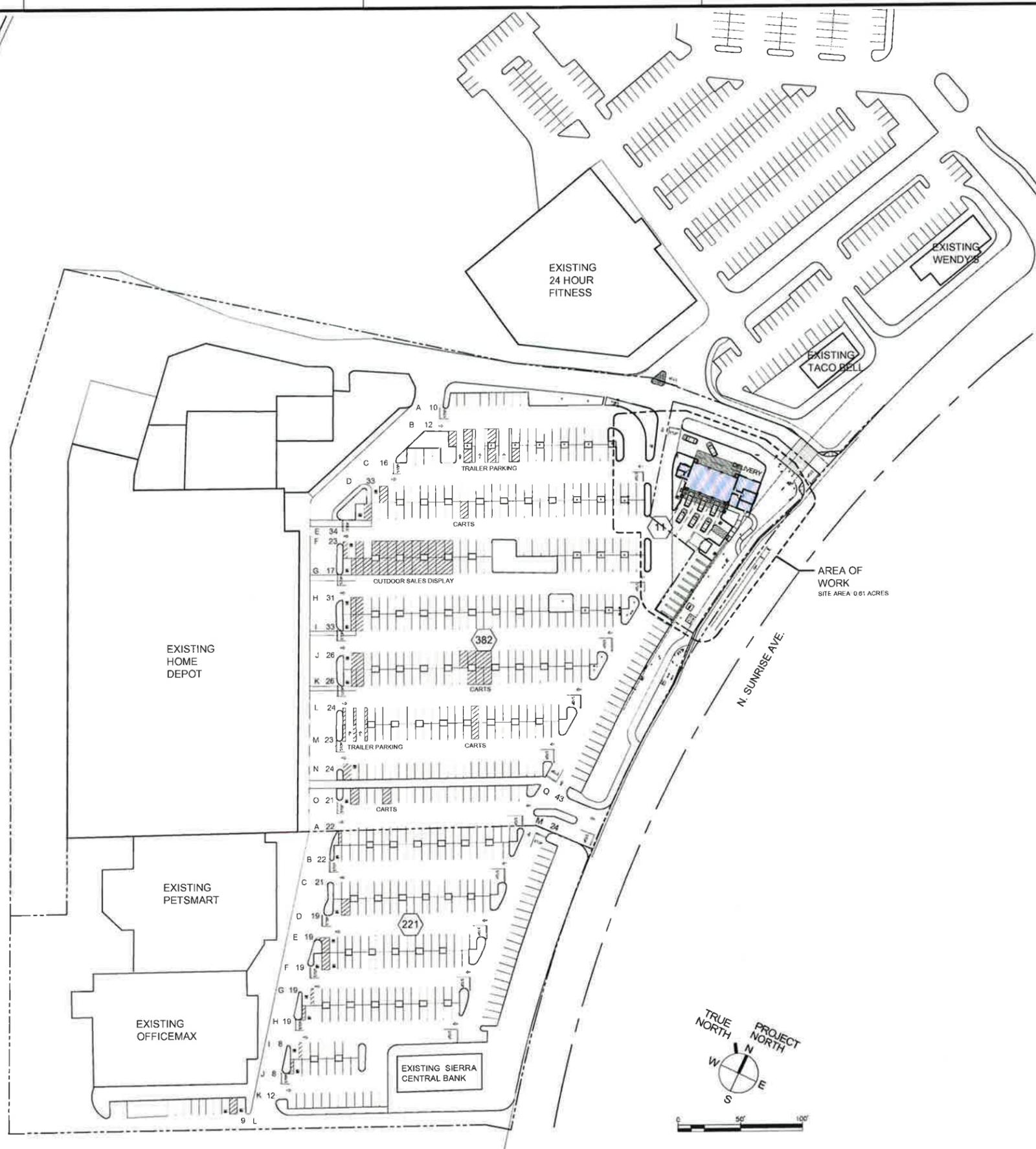
PARKING COUNT SUMMARY

PARKING REQUIRED BY CITY OF ROSEVILLE STANDARDS	PROPOSED	EXISTING
THE HOME DEPOT		
1 BUILDING @ 1 SPACE/300 S.F. (103120/300)	344 SPACES	344 SPACES
2 EXISTING GARDEN CENTER COVERED 10300	23 SPACES	23 SPACES
3 EXISTING GARDEN CTR UNCOVERED 11000	18 SPACES	16 SPACES
4 EXISTING UNCOVERED GARDEN CENTER 11000	6 SPACES	6 SPACES
5 DISPLAY AREAS IN PARKING LOT (21X30X18) 11000	3 SPACES	NOT EXISTING
6 FOOD TRAILER 1100	2 SPACES	2 SPACES
7 PROPANE SALES RACK 1000	1 SPACES	1 SPACES
8 DISPLAY AREAS 1000	4 SPACES	4 SPACES
SUBTOTAL SPACES REQUIRED	491 SPACES	396 SPACES
OILSTOP 1400 & 1BAY (2911400 + 3)	10 SPACES	NOT EXISTING
BUILDING E - PETSMART 1000 (24686/200)	82 SPACES	82 SPACES
BUILDING F - BANK 1250 & 1BAY (4312/250 + 2)	19 SPACES	14 SPACES
BUILDING P - OFFICEMAX 1300 (23640/300)	79 SPACES	79 SPACES
SUBTOTAL SPACES REQUIRED	190 SPACES	175 SPACES
TOTAL SPACES REQUIRED	681 SPACES	571 SPACES

PARKING PROVIDED	PROPOSED	EXISTING
THE HOME DEPOT		
OILSTOP	11 SPACES	NOT EXISTING
BUILDING E - PETSMART	122 SPACES	137 SPACES
BUILDING F - BANK & P - OFFICEMAX	88 SPACES	86 SPACES
TOTAL SPACES PROVIDED	221 SPACES	223 SPACES

NOTE: PARKING SPACES REMOVED FROM HOME DEPOT PARKING LOT FOR OILSTOP DEVELOPMENT 52 SPACES TOTAL OF WHICH 11 SPACES REMAIN ON OILSTOP PROPERTY NET #1 SPACES REMOVED RELATIVE TO SHARED PARKING AGREEMENT.

PREPARED MAY 9, 2013



PROPOSED SITE PLAN

A 1" = 60'-0"

DESIGN COLLABORATIVE
ARCHITECTURE
189 KING HEAVEN LANE, 202
NEVADA CITY, CALIFORNIA 95959
TEL: 530.401.0057

CLIENT
TOM LYON
113 Los Robles Street
Davis, California 95618

PROJECT
OILSTOP
AT: 300 N. SUNRISE AVE.
ROSELILLE, CA
APN: 048-451-007-0000

SHEET TITLE
PROPOSED SITE PLAN

DATE: 6-10-13
SCALE: AS NOTED
WDR: LD
JOB:
SHEET:
A1
OF SHEETS:

2013-08-19
 Building Color - KM4019-1
 Trim Color - KM4001-1
 Landscape Trellis Color - KM3869
 KM = Kelly Moore

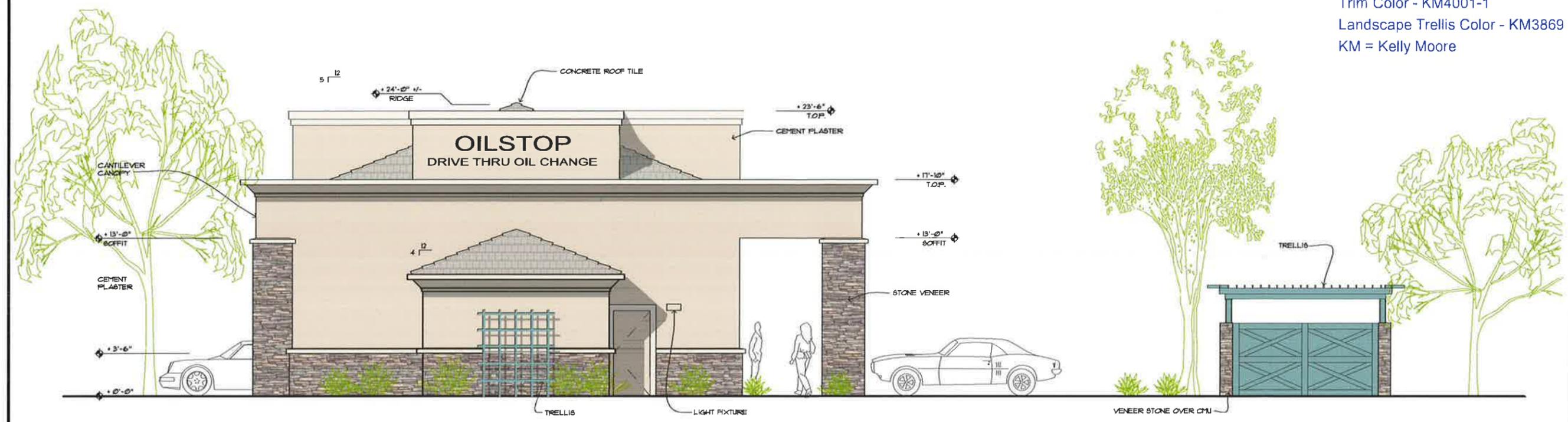
DESIGN COLLABORATIVE
 ARCHITECTURE
 150 KING HIRAM LANE, 202
 NEVADA CITY, CALIFORNIA 95958
 TEL. 530.401.0057

CLIENT
 TOM LYON
 118 Los Robles Street
 Davis, California 95618

PROJECT
 OILSTOP
 AT: 330 N. SUNRISE VE
 ROSEVILLE, CA
 APN: 648-451-007-0000

SHEET TITLE
 NORTH & WEST
 EXTERIOR ELEVATIONS

DATE 6-10-13
 SCALE AS NOTED
 MCR LD
 JOB
 SHEET
 A10
 OF SHEETS



A WEST ELEVATION FACING HOME DEPOT
 1/4" = 1'-0"



B NORTH ELEVATION
 1/4" = 1'-0"

CONCRETE PAVING & TEXTURED CONCRETE ACCENT
 DARK GREY INTEGRAL COLOR

SITE LIGHTING
 LITHONIA, BUILDING MOUNTED, DARK BRONZE HOOD AND FRAME, TRANSLUCENT LENS, MOUNTED AT 3 FT. ABOVE FINISH GRADE. EXISTING PARKING LIGHT STANDARDS IN THE ADJACENT PARKING LOT AND DRIVEWAYS WILL PROVIDE ADDITIONAL LIGHTING

BUILDING & LARGE ELEMENTS
 MEDIUM KNOCK-DOWN TEXTURE CEMENT PLASTER FINISH, HOLLOW METAL MAN DOORS, ROLL-UP METAL DOOR INTO DELIVERY AREA: KELLY MOORE [] COLOR

ROOF TILE
 CONCRETE TILE, SLATE-FLAT PROFILE "ROCKY MOUNTAIN GREY" BY WESTILE, MEDIUM GREY COLOR

VENEER STONE
 EL DORADO STONE, "RUSTIC LEDGE-CASCADE" COLOR

SECTIONAL VEHICLE BAY DOORS
 ALUMINUM FRAME (NATURAL ANODIZED ALUMINUM COLOR), CLEAR GLASS AND ALUMINUM PANELS, OVERHEAD DOOR COMPANY

LANDSCAPE TRELLIS, REFUSE ENCLOSURE METAL GATES & ROOF
 CASTAWAY COVE™ KM 4839 COLOR
 16" SQUARES, 2" TUBE STEEL

2013-08-19
 Building Color - KM4019-1
 Trim Color - KM4001-1
 Landscape Trellis Color - KM3869
 KM = Kelly Moore

REVISIONS	BY

DESIGN COLLABORATIVE
 ARCHITECTURE
 59 KING HIRAM LANE, 202
 NEVADA CITY, CALIFORNIA 95959
 TEL. 530.401.0087

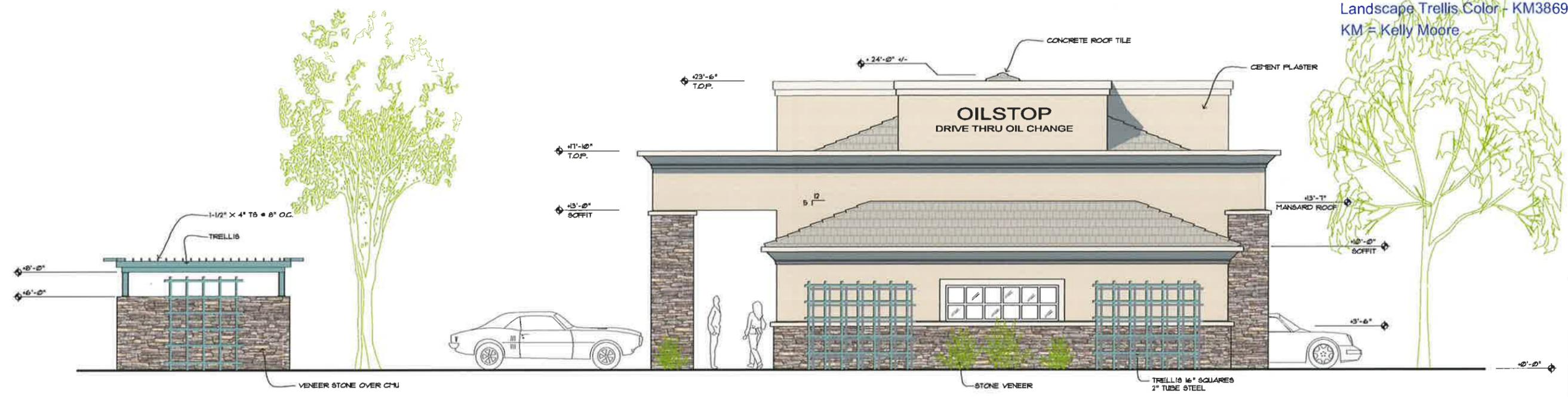
CLIENT
 TOM LYON
 113 Los Robles Street
 Davis, California 95618

PROJECT
 OILSTOP
 AT: 330 N. SUNRISE VE.
 ROSSELLE, CA
 APN: 848-451-007-0000

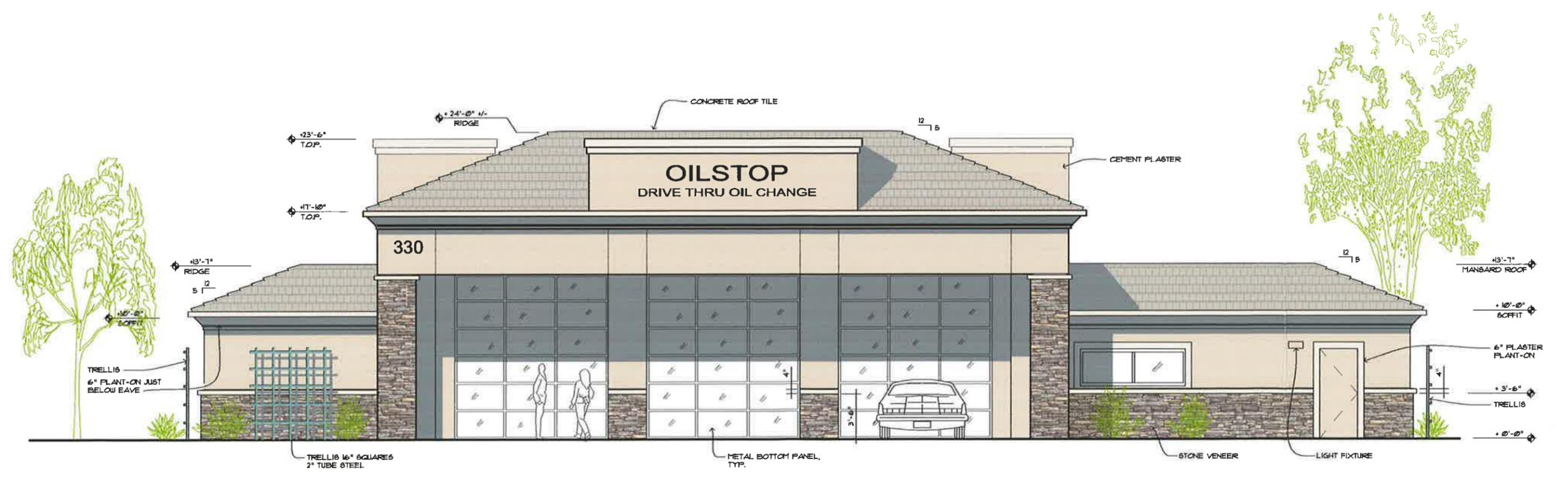
SHEET TITLE
 EAST & SOUTH
 EXTERIOR ELEVATIONS

DATE	8-10-13
SCALE	AS NOTED
WDR	LD
JOB	
SHEET	
OF	

A11



A EAST ELEVATION FACING NORTH SUNRISE AVE.
 1/4" = 1'-0"



B SOUTH ELEVATION
 1/4" = 1'-0"

dwg. no. J-1343

PRELIMINARY GRADING PLAN

OILSTOP
330 N. SUNRISE AVE
APT. 104
ROCKLIN, CALIFORNIA
CITY OF ROSEVILLE

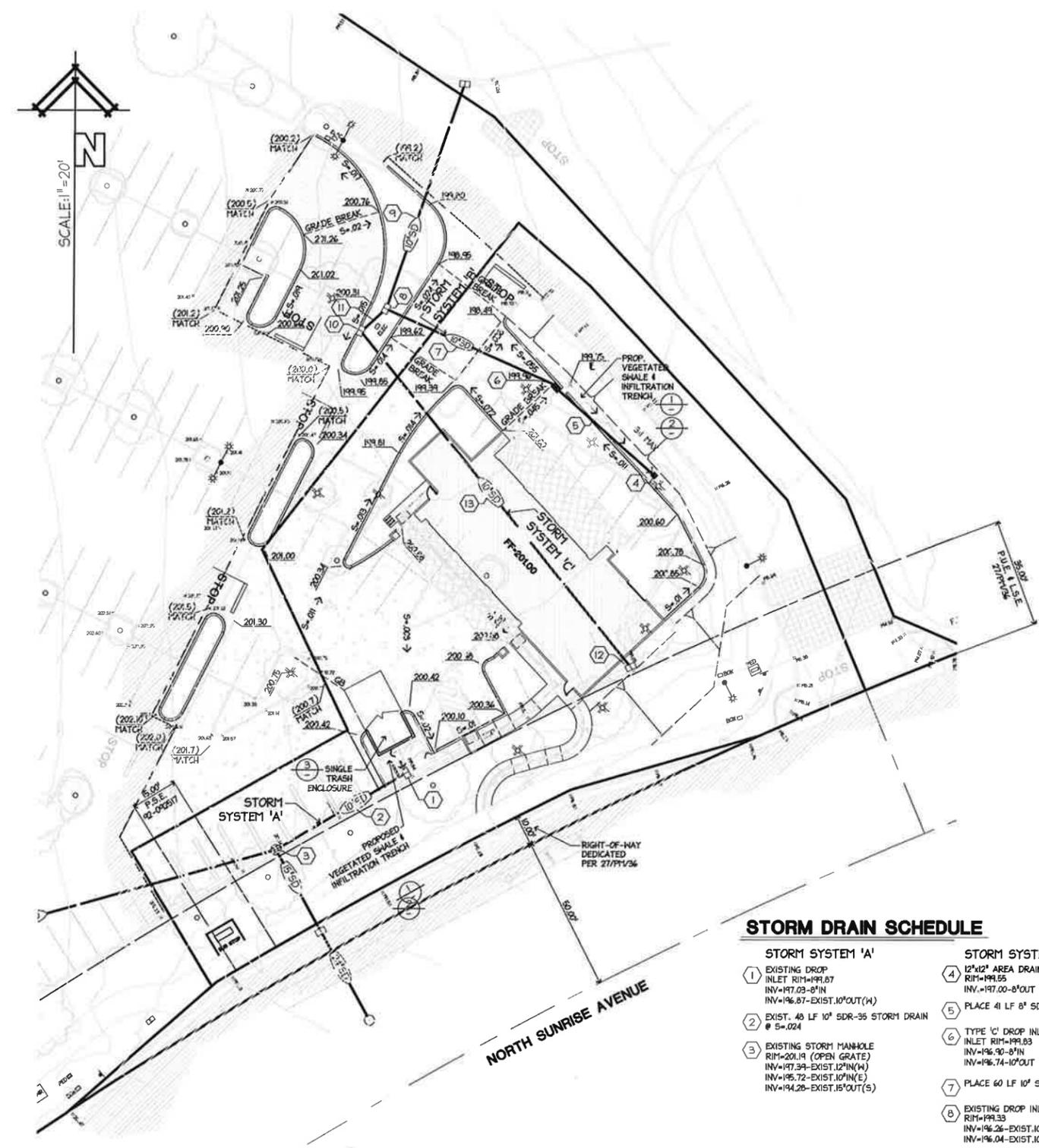
scale
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date
AUGUST 2013



designed WGS/CMG
drawn CMG
checked WGS
approved WEM
RCE 23429

datum

c2
of
2

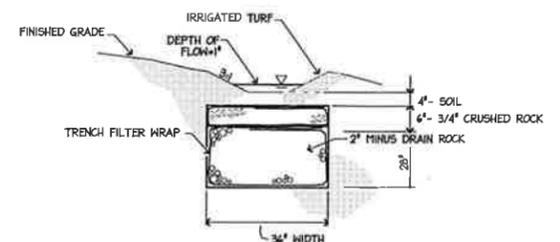


EARTHWORK QUANTITY
CUT = 1066 c.y.
FILL = 0 c.y.

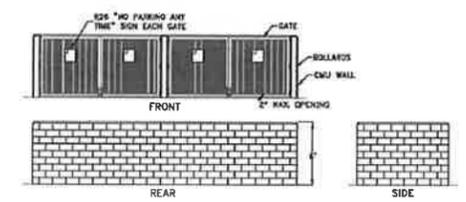
EXISTING TREE
TREE BASE ELEVATION
TREE CANOPY LIMITS
TREE REMOVAL DESIGNATION
TREE TO REMAIN
TREE TO BE REMOVED
TREE PREVIOUSLY REMOVED

STORM DRAIN SCHEDULE

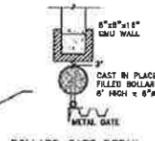
- | | |
|--|--|
| <p>STORM SYSTEM 'A'</p> <ul style="list-style-type: none"> 1 EXISTING DROP INLET RIM=199.87 INV=197.03-8"IN INV=196.87-EXIST.10"OUT(4) 2 EXIST. 48 LF 10" SDR-35 STORM DRAIN @ S=0.024 3 EXISTING STORM MANHOLE RIM=201.19 (OPEN GRATE) INV=197.39-EXIST.12"IN(W) INV=196.72-EXIST.10"IN(E) INV=194.28-EXIST.15"OUT(S) | <p>STORM SYSTEM 'B'</p> <ul style="list-style-type: none"> 4 12"x12" AREA DRAIN RIM=199.55 INV=197.00-8"OUT 5 PLACE 41 LF 8" SDR-35 STORM DRAIN @ S=0.06 6 TYPE 'C' DROP INLET INLET RIM=199.83 INV=196.90-8"IN INV=196.74-10"OUT 7 PLACE 60 LF 10" SDR-35 STORM DRAIN @ S=0.01 8 EXISTING DROP INLET RIM=199.33 INV=196.26-EXIST.10"IN(N/E) INV=196.04-EXIST.10"OUT(N/E) 9 EXIST. 74 LF 10" SDR-35 STORM DRAIN @ S=0.077 |
|--|--|



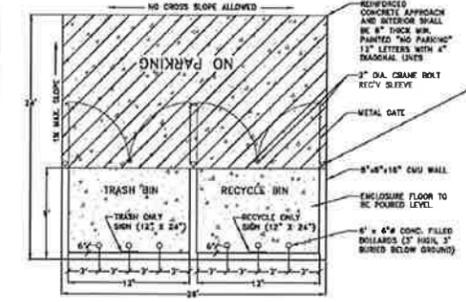
VEGETATED SWALE W/ INFILTRATION TRENCH
N.T.S.



NOTES:
1. SINGLE ENCLOSURE IS 13'-4" WIDE
2. THE EXTERIOR FINISH AND COLOR OF THE ENCLOSURE SHALL MATCH THE BUILDING PER THE DESIGN REVIEW PERMIT EXHIBITS AND/OR CONDITIONS OF APPROVAL. THE APPROVED FINISH (PER THE ARCHITECT) SHALL BE:
THE APPROVED COLOR (PER THE ARCHITECT) SHALL BE:

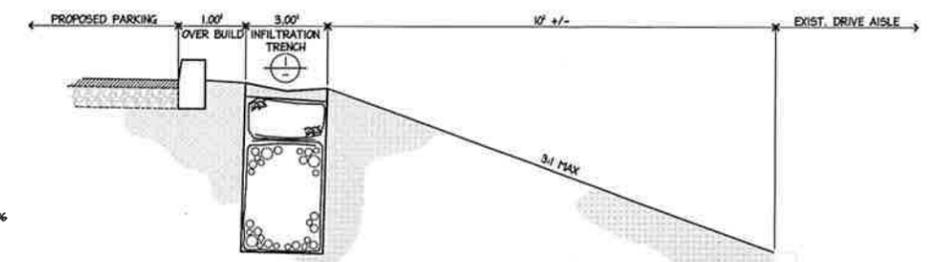


BOLLARD GATE DETAIL
DERRICK WHITEHEAD
ENVIRONMENTAL UTILITIES DIRECTOR



TRASH ENCLOSURE
SCALE: NONE
REVISED: JANUARY 2010
DRAWN BY: R. VAN NESS
APPROVED BY: D. WHITEHEAD
SW-1

3 SINGLE TRASH ENCLOSURE
N.T.S.



SECTION A
N.T.S.

- STORM SYSTEM 'C'**
- 10 EXIST. DROP INLET RIM=199.04 INV. 197.00-EXIST. 10"OUT (TO BE REMOVED)
 - 11 EXIST. 138 LF 10" STORM @ S=0.045 (TO BE REMOVED)
 - 12 EXIST. DROP INLET RIM=199.59 INV.=196.37-EXIST. 10"IN INV.=196.24-EXIST. 10"OUT (TO BE REMOVED)
 - 13 EXIST. 7 LF 10" STORM @ S=0.043 (TO BE REMOVED)

