

ITEM III-A: DESIGN REVIEW PERMIT – 998 SUNRISE AVENUE – SUNRISE POINTE PAD BUILDING – PL14-0580

REQUEST

The applicant requests approval of a Design Review Permit for a new 5,000-square-foot retail pad building, including a vehicle drive-through.

Applicant – Jamie Horton, Patterson Properties
Property Owner – Stephen Patterson, Patterson Properties

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact for the Design Review Permit and
- B. Approve the Design Review Permit subject to seventy-five (75) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

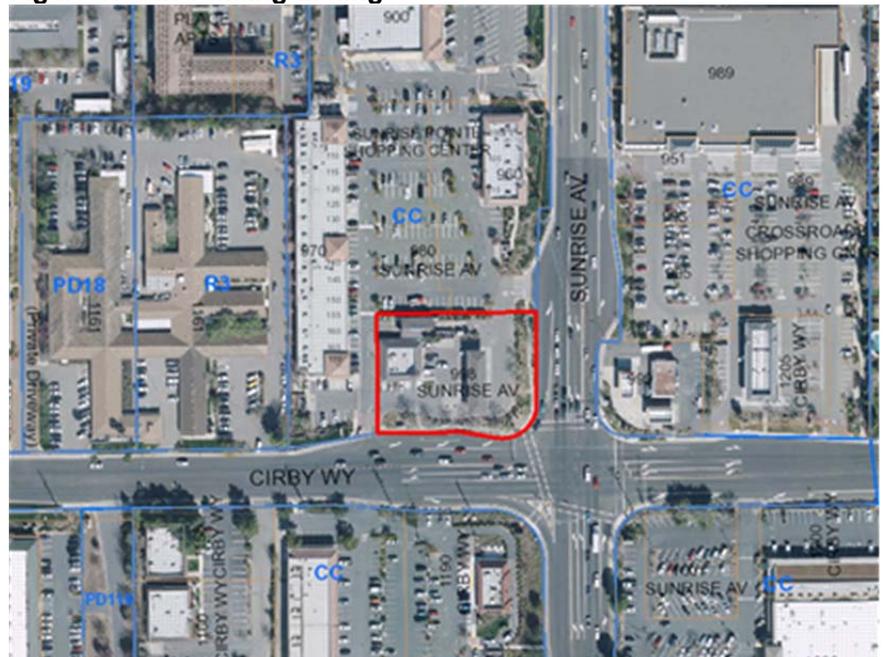
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The property lies within the City's Infill Area and is located in the Sunrise Pointe Shopping Center, on the northwest corner of Sunrise Avenue and Cirby Way. The property is zoned Community Commercial (CC) and the land use designation is also Community Commercial (CC) (see Figure 1). This property is associated with the larger Sunrise Pointe Shopping Center to the north and west of the property.

In July 1995, the Planning Commission approved a Special Use Permit (SUP) to allow a gas station facility with a 2,343 square foot convenience market, 1,008 square foot car wash and six (6) gas pumps on the property (SUP95-08). Upon approval of the SUP, the Design Committee, in July 1995, approved a Site Review application for the gas station facility (SR 95-02). The remainder of the Sunrise Pointe Shopping Center was approved by the Design Committee in June of 2001 and included an 18,000 square foot drug store and two retail buildings totaling 22,000 square feet (DRP 01-10). The approved fuel station, associated convenience market and car wash

Figure 1: Surrounding Zoning



were constructed and occupied this site from 1996 until it was demolished in August of 2014. The property owner is now requesting a Design Review Permit to build an approximately 5,000 square-foot retail pad building on this corner property, which would include a drive through facility for a coffee retailer.

SITE INFORMATION

Location: 998 Sunrise Ave.

Total Size: 0.92 acres

Topography and Setting: The site is flat and surrounded on all sides by developed property. Parking lot entry/drive aisles are located adjacent to the west and north of property. The site is bordered by the existing Sunrise Pointe Shopping Center to the west and north.

The site lies at the northwest corner of the Sunrise Avenue and Cirby Way intersection. Commercial shopping centers are located to the east (across Sunrise Ave.) and to the south (across Cirby Way). To the west is an elderly care facility and to the north are residential properties as well as a fast food restaurant and drive through facility.

EVALUATION AND FINDINGS

The evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

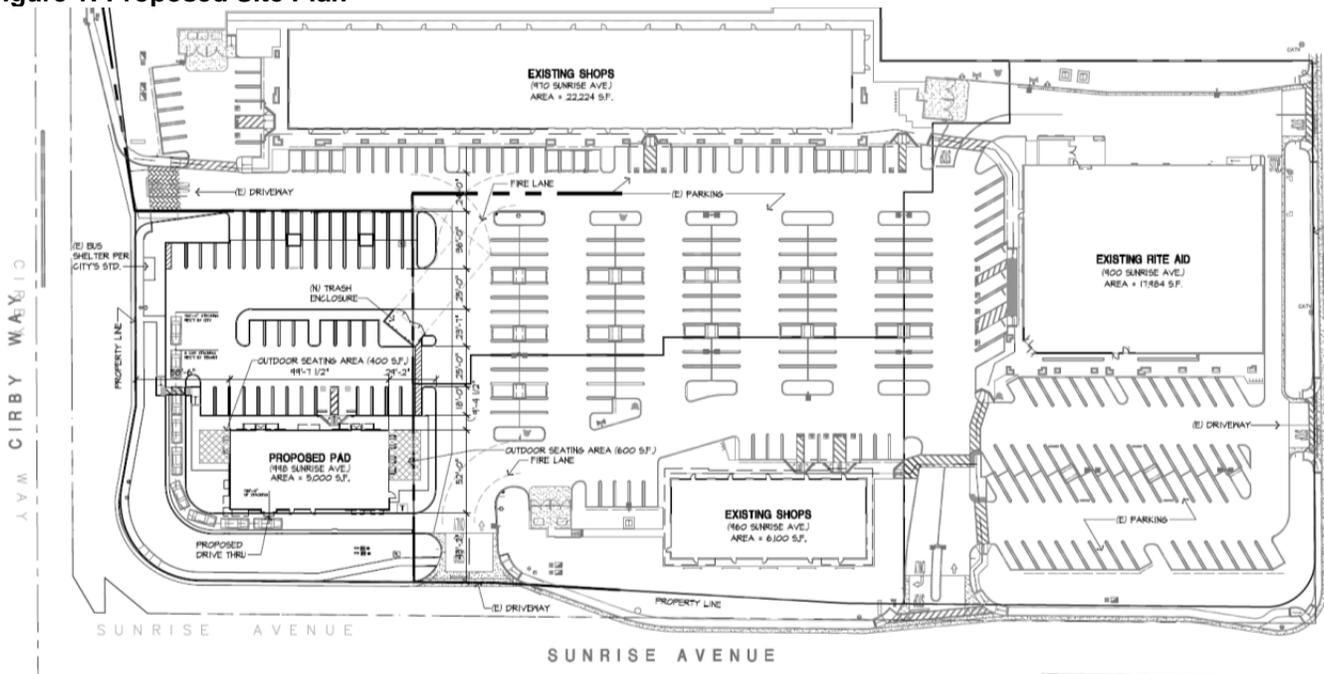
Until August of 2014, the project site was occupied by a fuel station and associated facilities. The site has recently been demolished and cleared in anticipation of the proposed development. There are no natural features of value on the site which should be preserved. The project has been designed consistent with City standards related to drainage improvements, and will allow beneficial use of this parcel which is currently vacant.

- 2. The project site design as approved provides 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, the Community Design guidelines, and the applicable Specific Plan and/or applicable design guidelines.***

Access and Circulation: The site layout has been designed to provide two (2) access points within the existing parking lot of the Sunrise Pointe Shopping Center. Overall, the Sunrise Pointe Shopping Center has five existing driveway access points, one from Cirby Way to the west, two from Sunrise Ave. to the east and two from Madden Lane to the north. Access to the project site has been designed to ensure there will be no impacts related to vehicular queuing on the adjacent public streets. The drive-through lane includes more than the 180 feet of stacking distance required by Design Guideline CC-30. Staff and the applicant have worked closely on the design of circulation and stacking through the

project site. The resulting design will provide increased throat depth at the Cirby Wy. driveway entrance, while preventing vehicle queuing from affecting the access points to the retail center and adjacent public streets. The proposed circulation plan will not negatively affect public streets or safety. The site access and circulation design has been reviewed by the Engineering Division, Fire Department and Environmental Utilities Department for refuse pick up locations. The site plan and circulation has been found to meet City standards.

Figure 1: Proposed Site Plan



Parking: Section 19.26 of the Zoning Ordinance (Off-Street Parking and Loading) requires a restaurant with a drive-through facility to provide 1 parking space for every 50 square feet of building area. The building is 5,000 square feet, of which 1,856 square feet will be dedicated to the drive through restaurant. This will require 37 parking spaces; the remaining 3,144 square feet of convenience restaurant space will require 31 spaces (1 space per 100 sq. ft. of building area). The applicant has provided 52 spaces on-site. The Sunrise Pointe center has a reciprocal parking and access agreement in place to serve the center. Based on the existing uses within the center, there will be ample parking for the restaurant pad building. The site plan shows that there will be an excess of 30 spaces within the retail center.

Landscaping: The landscaping, within the landscape setback adjacent to the site along Sunrise Av. and Cirby Wy., was removed during demolition of the fuel station in 2014. Therefore, the proposed landscaping for the project is designed to be compatible with the existing landscaping along the Sunrise Pointe frontage and with the parking lot shade trees. The existing corridor for the Sunrise Pointe center includes turf as well as bark mulch with shrubs and groundcover in the areas between the sidewalk and the retail buildings. The applicant will continue this same mix of bark and shrubs along the roadways where the landscaping is incomplete.

London Plane and Camphor are the selected tree species, while cotoneaster, lily, escallonia, flax, and carpet rose will be used as understory shrubs and groundcover. Waxleaf Privet will be used along the pavement perimeter on the southern and eastern sides of the project. This plant can be hedged, and will grow tall enough to screen the cars in the drive-through and the parking lot from view. In addition, the project drive through is approximately 2 feet below the existing street grade. This grade difference and landscape berm will be used to help screen the menu order boards and vehicle queue from public view.

Based on the Community Design Guidelines policy CC-64, trees should shade at least 50% of the paved parking areas. The parking lot is 13,304 square feet in size, and the trees and shade structures will provide 6,729 square feet of shade, which results in 51% shading. The project meets the shade requirements.

Lighting: The project will include typical building lighting and parking lot lighting consistent with the lighting associated with the existing commercial development in the area. The menu boards and order boards will also be lit, and one of these directly faces Cirby Wy. For this reason, a berm and landscape is being used to help screen the menu board from view.

3. The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved, 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, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.

The proposed building includes variations in the rooflines, architectural treatments, colors, and materials, as recommended by the Community Design Guidelines. The applicant has succeeded in striking a balance between a design reflective of the Starbucks corporate identity and a design that fits in with the adjacent commercial buildings. The selected body, trim, and storefront colors match the colors used throughout the commercial center, the pre-cast stacked stone used along the columns matches the adjacent retail project.

The design includes the use of earth tone body colors and green and brown accents. Metal and fabric awnings will also be used to break up wall planes and provide visual interest to the building. The western and eastern elevations have been included as Figure 2 below. The use of the tower element at the southeast corner of the building and some of the detailing included at higher locations along the building façade will also help to give the building greater street presence, despite being set back from the roadways.

Figure 2: West Elevation



East Elevations (Sunrise Av.)



The drive-through lane on the site has been located along the eastern and southern edge of the project, nearest to Cirby Wy. and Sunrise Av. with the building located on the interior side of the drive-through lane. Staff generally recommends buildings located along the frontage, to offer the street presence recommended in the Community Design Guidelines. However, the size of the site and the location of other developments or easements which affect the site design make it infeasible to move the drive-through and place the building on the corner. The drive-through must have enough stacking depth to accommodate vehicles, and must also be designed in a manner that is conducive to safe vehicle circulation. Staff considers this design to be an improvement over the formerly-approved gas station, which had gas canopies located in the center of the site, and a small retail building located interior to the project. Although the Sunrise Pointe drive-through will be adjacent to the street, the building is nonetheless close to the corner, and has been designed to offer street presence. In addition, outdoor patio areas will be provided at both ends of the buildings, and will also help to provide an attractive streetscape. Meanwhile, the cars in the drive-through lane will be screened from view by attractive, flowering landscape plants.

After reviewing the whole of the design, staff has concluded that the project is harmonious with the other buildings in the vicinity, and 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.*

The trash enclosure for the site is surrounded on three sides by landscaping, and will be within an enclosure. All other equipment will be roof-mounted, and will sit below the roofline. The design of public services and other equipment is harmonious with the site and building designs, and is appropriately screened.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, "New Construction or Conversion of Small Structures". Consistent with the exemption classification, the project is in an urbanized area and involves the construction of a building which will be less than 10,000 square feet in size; the proposal involves approximately 5,000 square feet of building area.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT – 998 SUNRISE AVENUE – SUNRISE POINTE PAD BUILDING – PL14-0580**.
- B. Approve the **DESIGN REVIEW PERMIT – 998 SUNRISE AVENUE – SUNRISE POINTE PAD BUILDING – PL14-0580** subject to seventy-five (75) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

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 **January 15, 2017**. 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 **January 15, 2017**.

2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)
3. 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, Electric, Finance)
4. 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. (Engineering)
5. 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 Development Services – Engineering Land Development. (Engineering)
6. 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:

7. 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 about 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)
8. 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)

9. 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)
10. 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, Engineering)
 - 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 (R.M.C. Chapter 19.67). (Planning & Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
11. 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)
12. 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)
13. 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)
14. 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)
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. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
17. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
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 Engineering prior to approval of any plans. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. 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.”* (Engineering)
22. The existing bus shelter pad on the northwest corner of Cirby Wy. at Sunrise Bl. shall be improved to meet City bus stop shelter pad standard, ST-28 for 5' sidewalk. (Alternative Transportation, Engineering)
23. The applicant shall be responsible for the removal of the existing bus shelter on the northwest corner of Cirby Wy. and Sunrise Bl. (shelter number 009) and the installation of a new bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The shelter shall be installed prior to occupancy of the Sunrise Pointe Pad Building project. (Alternative Transportation, Engineering)
24. The applicant shall dedicate an Easement for bus shelter maintenance. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Alternative Transportation, Engineering)
25. 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. 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. (Engineering)
26. 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. (Engineering)

27. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. 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. (Engineering)
28. The project shall be addressed as 998 Sunrise Av. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department (Planning Division) for building/suite addressing. (Planning)
29. 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)
30. The applicant/developer shall participate in the Transportation Systems Management (TSM) Plan for Sunrise Pointe Shopping Center. (Public Works)
31. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Code. (Alternative Transportation, Building)
32. 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)"
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. 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)
35. The applicant shall install a grease interceptor. (Environmental Utilities)
36. All sewer pipes shall be 6" Vitrified Clay Pipe material (VCP). (Environmental Utilities)
37. 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)

38. 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)
39. 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)
40. 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)
41. 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)
42. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information.
43. The required fire department access with a turning radii of 30 and 50 respectively shall be continues without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information.
44. 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
45. 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)
46. 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)
47. 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:

48. 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)
49. 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. (Electric)
50. 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. (Engineering, Environmental Utilities, Electric)
51. 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)
52. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

53. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
54. 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)
55. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
56. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
57. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
58. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
60. 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)
61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
62. 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)
63. 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.

64. 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)
65. 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:

66. 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)
67. 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)
68. 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)
69. 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)
70. 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)
71. 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)
72. 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)
73. 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)
74. 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)

75. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

Exhibits

- A. Site Plan
- B. Conceptual Grading Plan
- C. Landscape Plan
- D. Building Elevations
- E. Photometric Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.