

ITEM V-A: MINOR DESIGN REVIEW PERMIT & VOLUNTARY MERGER – 609-623 VERNON STREET– MERCY ROSEVILLE APARTMENTS– FILE# PL15-0107

REQUEST

The applicant requests approval of a Voluntary Merger to merge five lots into one lot, resulting in an approximately 0.86 acre parcel. The applicant also requests approval of a Minor Design Review Permit (MDRP) to allow development of the lot with an approximately 73,687 square foot 56-unit residential apartment building with 2,706 square feet of ground floor commercial space and subterranean parking.

Applicant – Rich Ciraulo, Mercy Housing
Property Owner – Kirk Doyle

SUMMARY RECOMMENDATION

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

- A. Adopt the findings of fact for the Minor Design Review Permit;
- B. Approve the Minor Design Review Permit subject to 89 conditions of approval;
- C. Adopt the three (3) findings of fact for the Voluntary Merger; and
- D. Approve the Voluntary Merger subject to seven conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

This item is before the Planning Commission for action because the Planning Division received two requests for a public hearing for the Voluntary Merger (VM) entitlement associated with the Mercy Roseville Apartments project. Voluntary Mergers are typically reviewed administratively; however a public notice of the Planning Manager's intent to approve the project was provided to properties within 300 feet of the project site and provided surrounding property owners and tenants the opportunity to request a public hearing on the entitlement request.

The first request for a public hearing was received by Al Saraceni. Mr. Saraceni's letter requesting a public hearing, provided as Attachment 1, does not provide a reason for the request. Staff has spoken to Mr. Saraceni on several occasions since receiving the request and he expressed concern over additional development in the Downtown and the lack of adequate parking in the area to support development. The second request from Tom Strobel, Attachment 2, expressed concern over the noticing process for the project and parking impacts from the development.

BACKGROUND

The proposed project is located within the Downtown Specific Plan (DTSP) area. The DTSP is the result of the City's successful Downtown Visioning Project, which began in 2005 and included a series of workshops, community meetings, and investment of over 900 citizen hours, culminating with a clear vision for the Downtown area. In February 2006, the City Council directed staff to develop a specific plan and Environmental Impact Report (EIR) to implement the Downtown Vision. A 26 member Steering Committee was formed and tasked with finalizing the vision statement for the Downtown, identifying and prioritizing needed improvements, and producing a preferred development plan for the Downtown. The Committee worked in conjunction with the Roseville Revitalization Committee (RRC) to develop a conceptual phasing and implementation plan. From discussions and input received during multiple Steering Committee and RRC meetings, staff completed the DTSP. In conjunction with the

DTSP, the Downtown Code was created for the purpose of encouraging public and private investment within the plan area through a regulatory framework that is consistent with the Vision and the DTSP. Community input was received during the Downtown Visioning Project, at the Steering Committee and RRC meetings, as well as at the nine public hearings on the DTSP and Downtown Code.

The DTSP and Downtown Code were adopted by City Council on April 1, 2009. The DTSP provides the vision and policies for redevelopment, revitalization and intensification of the 176 acre core of Roseville, including Historic Old Town, Vernon Street, and Royer and Saugstad Parks. The DTSP assumed that approximately 1,020 new residential units and 4.4 million square feet of development would be added in the plan area over a 20-year period. A comprehensive Environmental Impact Report (EIR) that evaluated potential impacts from the assumed development in the DTSP area was also certified for the specific plan. Unique to the plan area, parcels within the DTSP area are subject to the design and development standards within the Downtown Code rather than the Zoning Ordinance.

The Mercy Roseville Apartments project site was identified as a catalyst site in the DTSP. Catalyst sites were chosen based on location, ownership, parcel size, feasibility of development, and the ability for development to further the major objectives associated with ensuring the further success of the plan area. In order to help expedite Downtown development, pre-development plans were generated for the catalyst sites (aka Pre-Design plans). The Pre-Design plans were reviewed by various City departments and outside agencies and determined to meet the standards for development in the DTSP area. Chapter 9 of the Downtown Code provides conditions for development of the catalyst site projects.

The Pre-Design for the 609-623 Vernon Street site was a three-story commercial building of approximately 30,000 square feet, with ground floor retail and two floors of office space. The DTSP does not require a Pre-Design project be constructed; rather, the intent of the Pre-Design plans is to offer an incentive to developers by outlining a predictable review process. Modifications to the Pre-Design project and/or development of catalyst sites are reviewed through the Minor Design Review Permit (MDRP) process.

In order to encourage development in the Downtown, the DTSP allows for all projects subject to design review to be processed through the streamlined MDRP process. In the case of the Mercy Roseville Apartments project, the two requested entitlements (MDRP and VM) can both be approved administratively by the Planning Manager, but they have different noticing requirements. The MDRP notice must be posted on the project site 10-days prior to action, while the VM notice must be mailed to owners and residents within a 300-foot radius of the project site 10-days prior to action. Each notice allows interested parties to request a public hearing before the Planning Commission. The appropriate noticing requirements were followed for the Mercy Roseville Apartments project and, while a request for a public hearing was not received for the MDRP, one was received for the VM. In order to avoid confusion and provide transparency to the process, the Planning Manager has elected to elevate the MDRP entitlement to the Planning Commission so that both entitlements can be considered.

RESPONSE TO HEARING REQUEST

As mentioned above, Staff received two requests for the Mercy Roseville Apartments project to be elevated to the Planning Commission for a public hearing and consideration. The main issues raised by Mr. Saraceni and Mr. Strobel relate to potential parking impacts, appropriate noticing, and concerns related to additional development of the Downtown.

As discussed in the background section, above, the City has engaged in an intense effort to prepare for the revitalization and intensification of Downtown. Through the work of the Downtown Vision Steering Committee, which included numerous workshops and community meetings, to the adoption of the DTSP and Downtown Code, the growth and intensification of Downtown is the adopted policy direction of the City Council.

As discussed above, the two requested entitlements were appropriately noticed in accordance with Chapter 19.78 (Public Review Provisions and Approval Standards) of the Roseville Municipal Code. In addition, appropriate public notice was provided for this project's June 25, 2015 public hearing before the Planning Commission.

Parking demands for the Downtown have been studied on multiple occasions. The City's traffic consultant, Fehr & Peers, conducted a parking demand study as part of the Downtown Specific Plan (DTSP) project. The Fehr & Peers study evaluated existing demand (in 2009) and anticipated demand based on the assumed development potential identified in the DTSP. Historic Old Town and the areas surrounding the 100 and 200 blocks of Vernon Street were the only locations where a parking shortfall was identified. The DTSP identified strategies for addressing these shortfalls including providing additional public lots and garages, encouraging mixed use projects, shared parking, alternative transportation, and developing a Downtown parking management plan. Subsequent parking studies have been focused on the areas where a parking shortfall was identified. The City is currently moving forward with plans to develop a parking garage behind the 200 block of Vernon Street.

The DTSP recommends providing additional parking opportunities when the parking demand exceeds 80% of the available parking. For the blocks surrounding the Mercy Roseville Apartments project, Fehr & Peers identified parking demand to be below 20% of the available parking. Staff completed parking surveys to confirm this. As discussed in the project evaluation section below, parking demand for development of the Mercy Roseville Apartments project site has been accounted for in the Fehr & Peers parking demand study and the DTSP. Therefore, because the project complies with the Downtown Code development standards, staff does not anticipate a parking issue.

The Mercy Roseville Apartments project was previously considered in July 2010 by the now dissolved RRC as part of a Notice of Funding Availability issued jointly by the Redevelopment Agency and Housing Authority. The project was deemed at that time to meet the standards of the Downtown Code.

SITE INFORMATION

Figure 1: Site Location/Aerial



Location: 609 – 623 Vernon Street; APN's 013-152-010(& 011)-000. The project site encompasses half of the 600 Vernon Street block along the south side of Vernon Street. The site fronts onto Vernon Street, Bulen Street, and Republican Alley.

Total Lot Size: 37,550 square feet (0.86 acres)

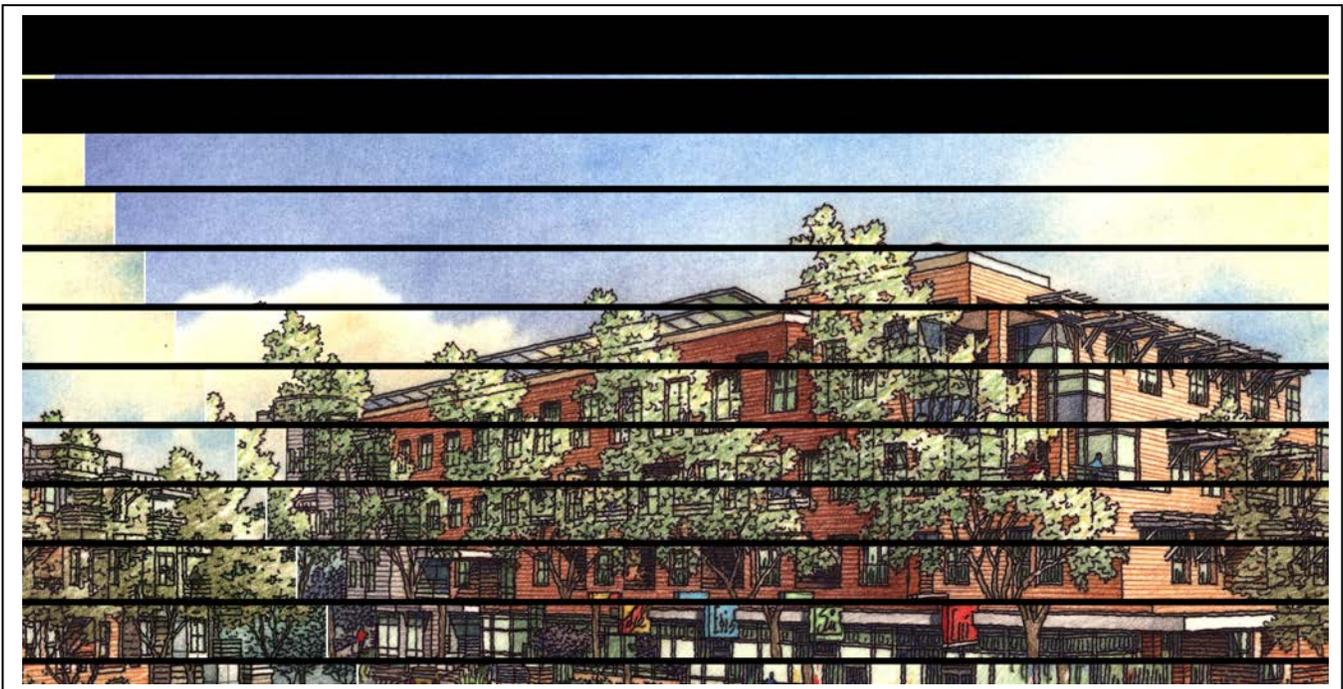
Topography: The project site is has been previously graded and is partially developed with an approximately 6,500 square foot commercial building and at grade parking lots. City sidewalks, tree wells, and on-street diagonal parking are installed along Vernon Street. Frontage improvements are incomplete along Bulen Street. The site slopes downhill from Vernon Street to Republican Alley, resulting in an approximately six foot grade difference.

Adjacent Uses: The project site is adjacent to commercial uses to the north and east, residential and residential to commercial conversions to the south, and the Rock of Roseville church to the west.

EVALUATION – MINOR DESIGN REVIEW PERMIT

The Mercy Roseville Apartments project is four stories tall with commercial frontage along Vernon Street. The building steps down to three floors with subterranean parking along Republican Alley. The building façade materials will include two colors of brick, horizontal lap siding, and painted metal trim, railings and awnings. Elevations, floor plans, preliminary grading, utility and landscape plans are provided as Exhibit A-1. Figure 2 shows a rendering of the Vernon Street and Bulen Street elevations.

Figure 2: Vernon & Bulen Street Rendering



In accordance with the DTSP, the Mercy Roseville Apartments project has been reviewed for consistency with the Downtown Code through the MDRP process. The Downtown Code includes development standards and design guidelines. The following is an evaluation of the project's conformance with the Downtown Code standards and guidelines.

Development Standards

The project is located within the DTSP Vernon Street (DT-6) district. The DT-6 district promotes development of the City’s Civic Core and the implementation of a pedestrian-oriented environment downtown. Parcels within the DT-6 district have a zoning designation of Central Business District with a Special Area overlay of Downtown Vernon Street (CBD/SA-DT-6), see Figure 1. The CBD/SA-DT-6 zoning is intended to provide flexibility in use types, which are typically found in the traditional Downtown, where a range of business, personal service, residential and mixed uses can be located to support the entire community.

The proposed project includes a four-story 73,687 square foot 56-unit residential apartment building with 2,706 square feet of ground floor commercial space and subterranean parking on a 0.86 acre site. Mixed-use residential projects are principally permitted in the CBD/SA-DT-6 district. Future uses within the commercial space will be evaluated for compliance with the Downtown Code through the Tenant Improvement building permit process.

The Mercy Roseville Apartments includes 14 one bedroom units, 25 two bedroom units, and 17 three bedroom units. The project was evaluated for compliance with the Downtown Code CBD/SA-DT-6 development standards, as follows:

Standard	Required	Proposed
Front Setback	0 -10 feet	0-10 feet
Side Setback	0 feet	6-8 feet
Rear Setback	0 feet	6 feet
Maximum Height	Five Story (75 feet)	Four Story (53 feet)
Minimum FAR	2.0	2.0
Maximum FAR	4.0	
Minimum Density	20 units /acre	47.6 units/acre
Maximum Density	As determined by the FAR for mixed-use developments (or 36 units/acre for strictly residential projects)	
Parking	Commercial= 1 space/500 sq.ft. = 5 spaces	88 (5+14+63+6) – 18 (12-3-3) = 70 parking spaces required 65 spaces provided on-site
	1 bedroom = 1 space/unit = 14 spaces	
	2 & 3 bedrooms = 1.5 spaces/unit = 63 spaces	
	Projects with 10+ residential units shall provide 1 guest space/every 10 units = 6 spaces	
Parking Incentives: reduce the amount of parking required on-site (see Chapter 3 of the Downtown Code)	2.5 spaces per 7,500 sq.ft. of lot area = 12 spaces	5 spaces provided via in-lieu parking fees, as conditioned
	3 space per 3 or more merged lots = 3 spaces	
	Project located within ¼ of existing transit stop receives up to 20% parking reduction = 3	
	A minimum of 1 parking space/unit shall be provided on-site, remainder spaces can be provided via a parking in-lieu fee	
Open Space	50 sq.ft./unit = 2,800 sq.ft.	6,300 sq.ft. courtyard + private balconies
Special Provision	Vernon Street is a retail frontage street and shall provide at least 80% of the ground floor frontage spaces for commercial.	82% commercial frontage along Vernon Street

The DT-6 development standards encourage buildings to be built to or near the property lines, higher density development than other areas of the City, and require commercial uses along Vernon Street. Parking incentives, which support the pedestrian oriented urban vision for Downtown, reduce the amount of required parking for the project. Additionally, the developer can pay fees in-lieu of providing parking on-site. The parking in-lieu fees go towards the construction of new parking facilities in the

DTSP area. The parking incentives, including credit for lot area, merging the parcels, and the project's close proximity to transit, reduce the Mercy Housing Apartments parking requirement from 88 to 70 spaces. The project provides 65 parking spaces on-site and the developer will pay in-lieu fees for the remaining five spaces. The project has been conditioned to require that parking in-lieu fees are paid at time of building permit issuance. As demonstrated in the above table, the project complies with the development standards for the DT-6 district.

Design Guidelines

The Downtown Code includes design guidelines (Chapter 5) that apply to all improvement projects in the Downtown area, including exterior remodels and new buildings. The Downtown Code overall design principles are intended to promote sound architectural practices, encourage buildings to retain or repeat traditional façade components, develop a steady rhythm of façade widths, create a comfortable scale of structures, and distinguish between the upper and lower floors. The following discussion highlights the project's compliance with the Downtown Code design guidelines:

- 5.3 Site Planning – The building provides a commercial storefront, with a five foot setback, and an entrance to the residential units along Vernon Street. An outdoor plaza space is planned at the corner of Vernon and Bulen to offer outdoor seating opportunities for the commercial space, as encouraged by the Downtown Code. The building provides a continuous storefront along Vernon Street, with the exception of the two residential units, which account for less than 20% of the façade width. The units have been elevated five feet from grade consistent with the guidelines. Canopies above the commercial space and building entrances will provide overhead cover for pedestrians. On-site parking and service areas, such as the trash enclosure and electric transformer, have been located at the rear of the building. Mechanical equipment will be screened from view. The project respects the adjacent buildings through consideration of mass, rhythm and setbacks. The façade breaks add visual interest to the building elevation and segregate the building into shorter sections to respect the historic rhythm of the property widths. The building footprint is U-shaped and wrapped around the rear courtyard, which increases the setback from the adjacent residential uses and offers screening opportunities. The natural topography of the site allows for tuck-under/subterranean parking accessed from the alley.
- 5.4 Architectural Guidelines – Commercial space is provided along Vernon Street to encourage pedestrian activity. The residential units are elevated above the pedestrian realm and include patios. The public entrance to the residential units is located along Vernon Street. The first floor is defined with tall storefront windows and a canopy. The façade is divided into smaller increments by incorporating façade breaks and varying the setback. The window design varies, adding visual interest to the building and distinguishing between the different floors. Balconies are incorporated into the building design to break up the building mass and provide visual surveillance of the street. The building provides a well-defined base, middle, and top. The building materials include color and texture, are of high quality, and are harmonious with adjacent buildings.
- 5.5 Plaza, Paseos, & Courtyards – The project incorporates several site amenities including a street level plaza along Vernon Street to encourage outdoor dining and a private residential courtyard to the rear of the building that includes a play area and deck.
- 5.7 Storefront Design – The project devotes the majority of the Vernon Street frontage to commercial space. Storefront entrances are recessed and/or covered with a canopy. At least 65% of the commercial façade consists of transparent windows and doors. The project mixes contemporary design with traditional by incorporating high quality materials of brick, horizontal lap siding, aluminum and glass.

- 5.8 Landscape Guidelines – The project includes a balance of trees, shrubs, groundcover, vines and hardscaping to enhance the architecture. The existing street trees along Vernon Street will be preserved. Additional street trees will be planted along Bulen Street as part of the sidewalk improvements required of the project. The project has been conditioned to comply with the Water Efficient Landscape Ordinance requirements and the final landscape plans will be reviewed for conformance with the Downtown Code standards.
- 5.9 Lighting – Lighting levels should be sufficient for safety yet should not cause light spillage onto adjacent properties. As conditioned, the exterior lighting details will be reviewed with the building permit and will be reviewed for conformance with the Downtown Code.

In addition to the design guidelines listed above, the project is subject to the Mixed-Use Projects regulations found in Chapter 7.2 of the Downtown Code. The intent of allowing mixed-use projects in an urban setting is to establish residential users within close proximity to commercial land use, and to create reciprocity between these use types. The objective of the mixed-use regulations is to ensure projects provide bona-fine storefronts along street frontages to maintain a pedestrian orientation at street level, provide internal compatibility between the different uses within the project, and minimize the effects of any exterior noise, odors, glare, vehicular and pedestrian traffic, and any other potentially significant impacts. The following is a discussion on the project's compliance with the applicable mixed-use project regulations.

- Mix of Uses – The project provides for two different use types, residential and commercial. The residential use accounts for more than 80% of the building, however the building has been designed to meet the minimum standards for a commercial use type on Vernon Street and, as discussed above, the project complies with the design guidelines. The project will provide a transition between the Oak Street residential properties and the commercial uses on Vernon Street. The proposed mix is therefore appropriate for the site.
- Ownership – The project is under unified ownership and controlled by Mercy Housing.
- Consistency with DTSP – The mixed use project is located in the Vernon Street district and is permitted by the DTSP.
- Site Design – The project complies with the Downtown Code design guidelines for site design.
- Open Space Requirement – The project exceeds the minimum 2,800 square feet of open space requirement by providing approximately 6,300 square feet of open space in the courtyard plus private balconies for a majority of the units.
- Landscaping, Street, Utilities, and Public Services – The final landscape and utility plan will be reviewed to comply with City standards.
- Notice to Occupants – As required by the DTSP EIR Mitigation Monitoring Program (and as conditioned), the property owner is required to provide written notice to the future residential tenants that they may be subject to levels of noise, odors, fumes, lighting and other effects at higher levels than would be expected in residential areas.
- Parking – The project provides the required number of parking for the residential and commercial uses and reductions to the overall parking count do not exceed 20%.

Minor Design Review Permit Findings

Pursuant to the DTSP and the Downtown Code, and based on the evaluation in this report, the following findings of fact can be made for the Mercy Roseville Apartment project:

1. The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code; and
2. The proposed improvement complies with all applicable standards and requirements of the Downtown Code, with the applicable goals, policies and objectives set forth in the General Plan and the Downtown Specific Plan.

Staff therefore recommends approval of the MDRP as conditioned, with no recommended modifications.

EVALUATION – VOLUNTARY MERGER

The project includes a request to merge five lots into one 0.86 acre parcel, as shown in Exhibit J. In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance, the evaluation of the Voluntary Merger (VM) is based on compliance with the City's Zoning Ordinance and Building Code as follows.

1. ***The proposed Voluntary Merger complies with the Zoning Ordinance/Downtown Code for the district in which the parcels are located.***

The project is located within the Downtown CBD/SA-DT-6 zone district. The proposed VM will merge five lots into one via the removal of the lot lines located between the parcels, and will not affect any other parcel boundaries (see Exhibit J). The Downtown Code does not contain a minimum lot size for parcels within the DT-6 district but relies on the design review process to ensure that any development on the new lot meets the development standards of the Downtown Code. As discussed above, the project complies with the development standards and therefore the VM complies with the Downtown Code.

2. ***The proposed Voluntary Merger complies with the local building regulations, including the CBC.***

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. The merger will not create a non-compliance situation. Any structures proposed on the site will be reviewed for compliance with the CBC through the building permit process. As such, there are no conflicts with the local building regulations.

3. ***The proposed Voluntary Merger provides for any necessary relocation of existing infrastructure or easements.***

There is no public infrastructure or easements that will be affected by the Voluntary Merger. The preliminary utility plan shows that there is adequate space to accommodate necessary utilities for the development.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) was prepared for the Downtown Specific Plan (DTSP) and certified on April 1, 2009 (SCH# 2007102090). Development of the DTSP Parcel DT-6 district was previously evaluated in the DTSP EIR. The following table shows the DTSP anticipated amount of new

residential units and square footages for the DT-6 district and the remaining amount of units and square footage that would be available following completion of the proposed project:

Projected within DT-6		Proposed Project	Remaining
New Residential Units	332	56	276
New Square Footage	1,677,583	73,687	1,603,896

As demonstrated above, the project will minimally reduce the amount of units and square footages available for future development within the DT-6 district, but will not increase the cumulative amount of residential units or square footages beyond what was anticipated for the DT-6 district. Staff also confirmed that the amount of vehicular trips anticipated for the site will not be exceeded with this project. The Mercy Roseville Apartments project will result in 16 fewer PM peak trips than the Pre-Design project. As the project will not exceed the anticipated number of residential units, square footages, or trips, no new impacts beyond those already considered in the DTSP EIR are anticipated. The project is subject to the mitigation measures identified in the DTSP EIR Mitigation Monitoring Program, as conditioned.

The application is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15182 pertaining to Residential Projects Pursuant to a Specific Plan and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures and no further environmental review is needed.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report for the **MINOR DESIGN REVIEW PERMIT – 609-623 VERNON STREET – MERCY ROSEVILLE APARTMENTS – FILE# PL15-0107**
- B. Approve the **MINOR DESIGN REVIEW PERMIT – 609-623 VERNON STREET – MERCY ROSEVILLE APARTMENTS – FILE# PL15-0107** as shown in Exhibit A – I and subject to the eighty-nine (89) conditions of approval listed below;
- C. Adopt the three (3) findings of fact as stated in the staff report for the **VOLUNTARY MERGER – 609-623 VERNON STREET – MERCY ROSEVILLE APARTMENTS – FILE# PL15-0107**; and
- D. Approve the **VOLUNTARY MERGER – 609-623 VERNON STREET – MERCY ROSEVILLE APARTMENTS – FILE# PL15-0107** as shown in Exhibit J and subject to the seven (7) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR THE MINOR 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 June 25, 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 June 25, 2017.
- 2. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the Downtown Roseville Specific Plan EIR (SCH#2007102090). (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, Electric, Finance)
5. 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)
6. 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 Development Services Department – Engineering Division. (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) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Sections 1108A, 1109A, 11B-208 & Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapters 11A & 11B of the CBC.
 - iii) Exterior route of travel shall comply with CBC, Sections 1108A, 1110A, 1111A, 1112A, 1113A, 1114A, 1115A, 1116A, 11B-401 & 11B-501. (Building)
9. The project shall meet the parking requirements identified in the Downtown Code. A minimum of one parking space per residential unit shall be provided on-site. Additional required parking may be provided by paying in-lieu parking fees to the City. Shall the applicant choose to pay fees in-lieu of providing the additional parking on-site, the in-lieu parking fees shall be paid prior to building permit issuance. (Planning)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - c. The landscape plan shall comply with the Landscape Guidelines for the Downtown Roseville Specific Plan and the City of Roseville Water Efficient Landscape ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)
 - d. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
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 Code (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. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards for the commercial portion of the project. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)
23. The existing driveway on Bulen Street shall be removed and replaced with Type 2 curb and gutter. The gutter pan may be modified from City Standards to matching the existing gutter pan along Bulen Street. (Engineering)
24. The Bulen Street frontage shall be improved with a 6 ft. wide detached pedestrian path, to be constructed per City Standards. (Engineering)
25. A 20 ft. wide standard Type “D” driveway shall be installed at the access point for Republican Way. (Engineering)
26. The two existing driveways on Vernon Street shall be removed and replaced with Type 2 curb and gutter. The Type 2 gutter pan may be modified to match the existing gutter pan along Vernon Street. Sidewalk on Vernon Street shall be removed and replaced per City Standards and as shown on approved site plan. Additional diagonal parking spaces shall be provided on Vernon Street in the location of the driveways. (Engineering)
27. Republican Alley shall be removed and reconstructed adjacent to the project site. The reconstructed alley shall be per the City Design and Construction Standards or as approved by the City Engineer. (Engineering)
28. Upon completion of all utility construction within Bulen Street, the street shall be micropaved to City standards from the southern curb return at Vernon Street to the southerly property line. (Engineering)
29. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
30. 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)

31. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
32. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
33. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
34. 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)
35. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
36. The project shall be addressed as 623 Vernon Street. 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)
37. 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. (Engineering)
38. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, and sewer 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, and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
40. 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 and sewer 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)
- 41. Owner is responsible for moving the refuse to the alley for pick up. (Environmental Utilities)
- 42. The water services are to come off the 6" water main unless the 6" doesn't provide enough flow. If the city installs water stubs to the property with the rehabilitation of the 16" main, the cost to the city for the stubs is to be reimbursed by the applicant. (Environmental Utilities)
- 43. 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)
- 44. 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)
- 45. 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)
- 46. 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)
- 47. 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)
- 48. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
- 49. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 50. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior windows within the podium structure. Stairs shall be designed to accommodate first responders and their apparatuses. (Fire)
- 51. This project shall not reduce the responsibilities of the owner of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations. There shall be clear language regarding maintenance and common easements agreement for service for all rental units. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

52. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. If a fire pump is required, the room size shall be subject to the FD approval. (Fire)
53. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
54. 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
55. 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)
56. 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)
57. 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:

58. 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)
59. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water and sewer easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric, Environmental Utilities)
60. 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)
61. 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)
62. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. (Building)
63. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
64. 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)
65. 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)

66. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
67. **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)
68. 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)
69. 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)
70. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
71. 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)
72. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
73. 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)
74. 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.
75. 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)

76. 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)
77. The developer will be required to provide adequate space for a pad mounted transformer as well as the required clear space as noted in the Roseville Electric Specifications for Commercial Construction.(Electric)
78. The developer will be responsible for the installation of facilities from the existing overhead electric system on the south side of Republican alley to the site. (Electric)

OTHER CONDITIONS OF APPROVAL:

79. 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)
80. 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)
81. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
82. 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)
83. 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)
84. 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)
85. 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)
86. 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)
87. 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)

88. 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)
89. 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)

CONDITIONS OF APPROVAL FOR THE VOLUNTARY MERGER

1. The Voluntary Merger is approved as shown in Exhibit J. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

6. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
7. Any structures crossing the adjusted Lot/Parcel lines shall be removed prior to recordation of the Voluntary Merger documents. (Engineering)

ATTACHMENTS

1. Letter from Al Saraceni
2. Letter from Tom Strobel

EXHIBITS

- A. Site Plan
- B. Floor Plans
- C. Elevations
- D. Sections
- E. Massing View
- F. Project Data
- G. Preliminary Grading & Drainage
- H. Utility Plan
- I. Landscape Plan
- J. Voluntary Merger

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.