

ITEM III.A: DESIGN REVIEW PERMIT, ADMINISTRATIVE PERMIT, AND TREE PERMIT– 1781 SANTA CLARA DRIVE – INFILL PCL 193–FMC HARDING DIALYSIS CLINIC – PL15-0370

REQUEST

The applicant requests approval of a Design Review Permit for the purpose of constructing a new 7,475-square-foot medical office building and associated site improvements. An Administrative Permit for a Parking Reduction is also requested to reduce the required parking for the medical office use. Finally, a Tree Permit is requested for minor encroachment into the dripline of one native oak tree.

Applicant – Luke Peters, Roseville Renal Construction LLC
Property Owner – Joe Youssry Kelada

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,
- B. Approve the Design Review Permit subject to seventy-two (72) conditions of approval,
- C. Approve the Administrative Permit for a Parking Reduction of eight spaces subject to one (1) condition of approval,
- D. Adopt the two (2) findings of fact for the Tree Permit, and
- E. Approve the Tree Permit subject to twenty-one (21) 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 subject property is located at 1781 Santa Clara Drive, on the southwestern corner of Sierra Gardens Drive and Santa Clara Drive (Figure 1). The property is part of the Placer Village retail and office center, the majority of which was approved for development in 1985 as part of a Rezone and Use Permit application (RZ 85-8, UP 85-25). As part of the 1985 project all four corners of the Placer Village remained undeveloped, to be built upon by specific future tenants. The southeastern and northwestern corners have been developed with a daycare and restaurant, respectively, but the other two corners have remained undeveloped.

SITE INFORMATION

Location: 1781 Santa Clara Drive

Total Size: 1.0 acre

Figure 1: Project Location



Topography and Setting: A portion of the site was previously rough-graded as part of the overall work on the Placer Village site, but the portions alongside Sierra Gardens Drive and Santa Clara Drive are steeply sloped. The grade difference between the vacant pad site and the sidewalk at the corner of Sierra Gardens Drive and Santa Clara Drive is approximately 15 feet. There are existing trees and landscaping behind the sidewalk and on the slopes of the site. The existing landscape includes two oak trees on the northwestern corner of the property. There is also a low retaining wall on the site at the foot of the slope.

EVALUATION – DESIGN REVIEW

The Design Review Permit 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. Refer to Exhibits A–C for site plans, Exhibit D for the roof plan, and Exhibit E for color elevations.

- 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.***

The property contains limited natural features, such as non-native grasses, two oak trees, several willow, and landscape trees such as redwood. The project has been designed to retain all of the trees which were planted as part of the landscape design along the roadways and also retains both oak trees. The willow, which grew in a corner of the site where irrigation runoff collects at the bottom of the slope, will be removed, as will several other trees growing near the bottom of the slope where retaining wall improvements are needed to facilitate development of the vacant pad site. The applicant will remove the existing concrete retaining wall and replace it with a two-tiered retaining wall. The wall will be constructed of split-face concrete masonry units (CMU). Site development will include the installation of stormwater collection facilities, so that irrigation runoff will no longer sit on the site. These improvements balance the desire to retain the natural features on the site, while making the adjustments needed to make beneficial use of this long-undeveloped property.

- 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.***

Off-site and adjacent improvements have already been installed around the property as part of the Placer Village development, including sidewalk, curb, and gutter; utilities; parking lots; and driveways. The project will simply tie-in to these existing improvements by creating additional parking and appropriate drive-aisles, as well as a pedestrian connection from the front of the building to Santa Clara Drive. Appropriate landscape planters have been included in the design which will all be water efficient and will also provide the required amount of parking lot shading. Lighting has been designed with the safety of users in mind, and is all designed to cast light downward to avoid spillover into adjacent commercial areas. Evidence of reciprocal parking and access agreements have been provided, as the property does

not have a driveway to a public street. The project design is consistent with the objectives of the General Plan and Community Design Guidelines. There is no Specific Plan applicable to the site.

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 building has been design to fit with the existing center while providing an updated and modern appearance. The building includes the use of dark brick and tile roofing in order to tie in with the existing center, which uses dark materials and tile roofing. The remainder of the building will be stucco, in two different neutral tones. The applicant has ensured that all visible sides of the building include variations in the materials, colors, height, bulk, size, and relief of the building, to provide visual interest. The front entrance of the building is the southern elevation, which includes a porte cochere to cover the drop-off area for patients, and a landscape planter for additional interest.

The northern elevation, and a portion of the eastern elevation, contain less variation and no windows, as these portions will be screened from view by the steep slopes and existing trees. Motorists along Sierra Gardens Drive will only be able to see the topmost portions of the building, and pedestrians will only see the upper half, while the rest of the view will be of the visible portions of the retaining wall and the associated landscaping. Staff agreed with the applicant there was no need to continue the brick materials and windows around the lower portions of these building faces, as they would not be visible in any case.

The project design is consistent with the applicable goals, policies, and objectives set forth in the General Plan and Community Design Guidelines.

4. *The design of the public services, as approved, including but not limited to, trash enclosures and service equipment, are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.*

The applicant has worked closely with City staff to ensure that all public services on the site have been designed to meet City standards without detracting from the appearance of the site. The trash enclosure will be located at the back of the site, along the landscaped slope and near existing trees, where it will be largely screened from public views. Due to the fact that motorists and pedestrians will be elevated up to 15 feet higher than the site, City staff worked with the applicant to slightly raise the height of the parapet edges on the roof, to ensure that roof-top equipment will not be visible from the street. The design of public services and equipment is harmonious with the site and building design.

EVALUATION – PARKING REDUCTION

Section 19.26.030.C.3 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for an Individual Use. An applicant may apply for an Administrative Permit to allow a parking reduction for an individual use where they believe the number of parking spaces required for their use as specified in the Zoning Ordinance is not applicable because their use functions differently than the generic use type. The applicant has the burden of proof for providing documentation substantiating their request. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.

The Zoning Ordinance Off-Street Parking regulations only include one standard for medical use: Medical Services, General. The standard is designed for the typical medical office, such as a General Practitioner or Pediatrician's office. These users generally see high volumes of clients during business hours, with many clients being seen or waiting for appointments in any given hour. For this reason, the Zoning Ordinance has a 1 space/150 square feet of building area parking requirement for medical uses. Based on this requirement, the proposed project would require 50 parking spaces. The applicant has provided evidence that a dialysis clinic does not operate like a typical medical office. They operate other dialysis clinics, and were able to provide information on expected operations at this proposed facility (refer to Exhibit F).

The facility will include 10 staff at any one time. Dialysis is a long procedure, so clients are typically at the center for 3–4 hours at a time. Thus, the applicant indicates that each of the 16 treatment stations in the building can only accommodate 2 or 3 patients a day, for a maximum of 50 clients seen per day and a maximum of 16 clients at one time. Furthermore, many patients receiving dialysis are not medically able to drive, and are dropped off either by a paratransit service or by a friend or relative. Surveys of their other facilities indicate that only 32% of clients drive themselves to treatment. Given all of these operational characteristics, the applicant indicates that only 23 parking spaces would actually be required (8 for self-driving patients, 10 for staff, and 5 for overlap or temporary parking during drop-off for those who don't use the porte cochere). Though only 23 are required based on this analysis, the applicant is providing 27 on-site spaces and also has access to 15 additional off-site spaces via a reciprocal parking agreement with the Placer Village center. Thus, there are 27 on-site spaces and 15 off-site (Placer Village) spaces, for a total of 42 parking spaces. In total, the applicant is requesting a reduction of eight spaces from the Zoning Ordinance requirement for 50 spaces. Given the fact that the Dialysis Clinic does not function like a traditional medical office use, staff supports the reduction.

2. Overflow parking will not impact any adjacent use.

As described above, the property has sufficient on-site spaces for the use, and also has access to additional off-site parking via a reciprocal parking agreement. Overflow parking will not impact any adjacent use.

EVALUATION –TREE PERMIT

Section 19.66.030 of the City of Roseville Zoning Ordinance indicates that any activity affecting one or more native oak trees requires approval of a Tree Permit. The applicant proposes improvements which will result in encroachment of less than 20% into the dripline of one of the two native oak trees on the site. The Zoning Ordinance states that for encroachment, the project should be evaluated to determine ***“whether or not the degree of encroachment is likely to result in the subsequent decline of the affected protected tree or create a future risk to public safety or pose a hazard to adjacent structures.”*** Section 19.78.060 of the City of Roseville Zoning Ordinance requires that two findings be made in order to approve or conditionally approve a Tree Permit. The two findings are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to the findings.

1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.

2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

The oak tree is located on the northwestern corner of the property, and has a diameter at breast height of 32 inches. A small corner of the retaining wall alongside a parking space edges into the dripline, for less than 5% encroachment. Staff discussed attempting to avoid this encroachment altogether, but this would have required loss of another parking space. The applicant elected to retain this space, given that a parking reduction had already been requested and the encroachment is considered minimal. The arborist reviewed impacts and determined this encroachment will not result in decline of the tree or be detrimental to the public health, safety, or welfare (refer to Exhibit G). The arborist's recommendations have been included as conditions of approval have been included to ensure that appropriate protections will be in place during construction to avoid impacts to the oak tree.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT – 1781 SANTA CLARA DRIVE – INFILL PCL 193–FMC HARDING DIALYSIS CLINIC – PL15-0370**.
- B. Approve the **DESIGN REVIEW PERMIT – 1781 SANTA CLARA DRIVE – INFILL PCL 193–FMC HARDING DIALYSIS CLINIC – PL15-0370** subject to seventy-two (72) conditions of approval.
- C. Approve the **ADMINISTRATIVE PERMIT** for a Parking Reduction of 8 spaces – **1781 SANTA CLARA DRIVE – INFILL PCL 193–FMC HARDING DIALYSIS CLINIC – PL15-0370** subject to one (1) of condition of approval.
- D. Adopt the findings of fact as stated in the staff report for the **TREE PERMIT – 1781 SANTA CLARA DRIVE – INFILL PCL 193–FMC HARDING DIALYSIS CLINIC – PL15-0370**.
- E. Approve the **TREE PERMIT – 1781 SANTA CLARA DRIVE – INFILL PCL 193–FMC HARDING DIALYSIS CLINIC – PL15-0370** subject to twenty-one (21) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

- 1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **February 18, 2016**, and if not effectuated shall expire on **February 18, 2018**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 18, 2019**.
- 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 Development Services Department – Engineering Division. (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 have a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission, including all conditions of approval. (Planning)
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 preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)

- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape ordinance. (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
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. 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)
 15. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
 16. 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)
 17. 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)

18. 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)

19. 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 by a shed map that defines that area tributary to this site, and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance and enter into a maintenance agreement with the City for the proposed BMP's. (Engineering)
20. 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)
21. 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. In addition, all curb ramps adjacent to the project site shall be brought up to current ADA standards. (Engineering)
22. 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)
23. The project shall be addressed as 1781 Santa Clara Drive. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Public Works)
24. 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)
25. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for FMC Harding Dialysis Clinic to be reviewed and approved by the Transportation Commission. (Public Works)
26. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)
27. The applicant shall provide a bench for potential Dial-A-Ride clients. The bench shall be located under the covered entryway at the front of the building. (Alternative Transportation, Building)

28. 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)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
30. 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 feet 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 feet 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)
31. Water service requires a meter and backflow. (Environmental Utilities)
32. No trees are permitted to be planted over water facilities. (Environmental Utilities)
33. The existing water meter and backflow require a 3-foot clearance from curb. (Environmental Utilities)
34. 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)
35. 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)
36. 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)
37. 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)
38. 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)

39. 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. (Fire)
40. The required fire department access with a turning radii of 30 and 50 respectively shall be continued without interruption similar to the Fire Department's 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 apparatus 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. (Fire)
41. Use or increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact the Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
42. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
43. The existing electrical junction box is not traffic rated so shall be relocated or otherwise modified to the satisfaction of Roseville Electric. All such modifications or relocation shall be at the developer's expense. (Electric)
44. 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)
45. 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)
46. 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:

47. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
48. 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.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
50. 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 preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
52. 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)

53. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for FMC Harding Dialysis Clinic to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
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. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
57. 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)
58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. 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)
60. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
61. 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)
62. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

63. 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)
64. 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)

65. 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)
66. 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)
67. 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)
68. 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)
69. 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 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)
70. 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)
71. 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)
72. 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)

CONDITION OF APPROVAL FOR PARKING REDUCTION

1. This Administrative Permit for a reduction of 8 spaces is approved based on the operating conditions of the proposed use, as described in Exhibit F. Should the Harding Dialysis Clinic vacate the space or modify their operations, the parking reduction will no longer be valid. (Planning)

CONDITIONS OF APPROVAL FOR TREE PERMIT

1. No protected tree shall be removed without approval of a separate tree permit from the City of Roseville. (Planning)
2. No activity shall be permitted within the protected zone of any oak tree beyond those identified within this report. Encroachment into the protected zone is permitted as shown on Exhibit A – C. (Planning)
3. All recommendations contained in the Arborist's Report (Exhibit G) shall be incorporated as part of these conditions except as modified herein. (Planning)

Prior to issuance of any permits or any construction on-site, the applicant shall follow the pre-construction sequence below:

4. The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the property owner and contractor to inform all subcontractors of the native oak tree preservation requirements. (Planning)
5. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74), and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
6. A fencing plan shall be shown on the approved site plan demonstrating the Protected Zone for the affected tree(s). A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
7. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree(s) per the fencing plan. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

“WARNING
THIS FENCE SHALL NOT BE REMOVED OR
RELOCATED WITHOUT WRITTEN
AUTHORIZATION FROM THE PLANNING DIVISION” (Planning)

8. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)

9. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
10. All chimneys shall maintain a minimum ten (10) foot clearance on all sides from the canopy of any protected oak tree. (Planning)
11. Trenching within the PZR of a Protected Tree is not allowed, except as provided by this condition. The applicant shall comply with the utility trenching plan, as shown on the site plan submitted with this application, depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. All trenching shall be done using hand tools. No machine trenching shall be allowed in the protected zone of an oak tree. (Planning)
12. Grading shall be designed to prevent water from draining and ponding in the protected zone of the oak trees and away from the base of the trees. (Planning)

Once the beginning of construction has been approved by the Planning Division, the applicant shall follow the conditions below during construction:

13. The following information must be located on-site during construction activities:

- a. Arborist's report
- b. Approved site plan including fencing plan
- c. Conditions of approval for the Tree Permit.

All construction must follow the approved plans for this tree permit without exception. (Planning)

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the site plan, improvement plans or grading plans. (Planning)
15. To avoid root injury, any excavation within the Protected Zone shall be conducted with hand tools and under direct arborist supervision. (Planning)
16. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
17. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
18. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter

may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

19. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

After construction and Prior to Occupancy:

20. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity), that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)

Other Conditions:

21. This Tree Permit shall expire concurrently with the Design Review Permit. (Planning)

Exhibits

- A. Site Plan
- B. Grading and Utility Plan
- C. Landscape Plan
- D. Roof Plan
- E. Elevations
- F. Parking Reduction Justification
- G. Arborist Report

<p>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.</p>
