



Prepared by: Derek Ogden, Associate Planner

**ITEM IV-B: DESIGN REVIEW PERMIT MODIFICATION – 337 B STREET (CAPITAL 1 AUTO SALES) – FILE# DRPMOD 05-09**

**REQUEST**

The applicant requests approval of a Design Review Permit to convert an exiting vacant car wash into an automotive sales lot. The applicant will be enclosing two car wash bays and adding landscaping, lighting, and parking lot striping.

Applicant/Property Owner: Bijan Zeveh

**SUMMARY RECOMMENDATION**

The Planning Department recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Permit Modification subject to sixty-nine (69) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

Staff does not have any outstanding issues with the proposed Automotive Sales business that have not been addressed by the project design or conditions of approval. The applicant has reviewed the conditions of approval and is in agreement with all conditions.

**BACKGROUND**

The project site is located on the northwest corner of Fifth Street and B Street, within the Infill area of the City (Attachment 1). The 0.35-acre parcel is surrounded by existing development including medium density residential to the north and west, and commercial uses to the south and east.

The property is zoned General Commercial (GC) and also has a land use designation of Medium Density Residential (MDR). Automotive sales are a principally permitted use in the GC zone district. The applicant is proposing to remodel a commercial car wash facility into an automotive sales business. The project will enclose one bay and use the existing office and converted bay as a sales area. As part of the construction the exterior of the building will be remodeled. The use of the property as an automotive sales lot is not being reviewed by Staff as it is a principally permitted use of the property. At this time only the design of the project is being evaluated.

**SITE INFORMATION**

**Roseville Coalition of Neighborhood Associations (RCONA):** A notice of application/ request for comments was sent to board members of the Theiles Manor #14 neighborhood association. Staff did receive a letter in opposition to the project from the RCONA Board president Mr. Jim Dieckman (Attachment 2). Staff spoke with Mr. Diekmann about the application and requested the project be put on the June 21<sup>st</sup> agenda of the Theiles Neighborhood association meeting. Staff and the applicant attended the Theiles neighborhood meeting to discuss the project. The overall consensus from both RCONA and The Theiles NA is that the Riverside area does not need

another automobile dealership. This concern is not a new concern and is being addressed by the reinvestment measures undertaken by the Riverside Specific Plan. The Riverside Specific Plan is tentatively scheduled for Planning Commission and City Council review before the end of the year.

At the neighborhood meeting staff reviewed the design of the project with the neighbors. Staff also explained that the entitlement requested by the applicant (Design Review Permit) couldn't regulate the use of the property. After discussion about the long-term City goals for the Riverside Specific Plan and given the zoning of the project (General Commercial) the Neighborhood association agreed not to oppose the project. Given the guidelines for development being established by the Riverside Specific Plan the subject project would not meet the proposed standards. Until the Riverside Plan is adopted the Community Design Guidelines remain the appropriate tool to analyze the project. The project has been reviewed for its conformance with the Community Design Guidelines as noted in the evaluation section of this report.

**Lot Size:** 0.35 acre

**Site Access:** The project site has two existing driveways. One driveway is located on B Street and the other driveway is located on Fifth Street. The applicant will be abandoning the driveway access along B Street in an effort to reduce the traffic along this residential street.

**Topography:** The project site is a relatively flat, paved lot with existing street curb, gutter and sidewalk. The proposed site improvements include striping the parking lot, adding a sound wall, closing the B street driveway, and adding landscaping.

**Adjacent Zoning and Land Use**

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	General Commercial (GC)	Medium Density Residential (MDR 8)	Vacant Car Wash
North	Attached Residential (R3)	MDR 8	Duplex
South	Two Family Residential (R2)	MDR 8	Alano Club
East	GC	CC	Automotive Repair Shop
West	R2	MDR 8	Duplex

**Zoning and Specific Plan Regulations**

Development Standard	Required	Proposed
Building Setbacks	None	Front - 94' Side – 8' along 5 <sup>th</sup> Street Side - 31' facing north Rear – 25'
Landscape Setbacks	None	Will provide street plantings
Building Height Limit	50' maximum	13'

Development Standard	Required	Proposed
<b>Site Coverage</b>	No maximum	NA
<b>Parking Spaces (total)</b>	4	4
compact spaces (30% max.)	Up to 1 allowed	0
handicapped spaces (ADA)	1	1
Shaded parking, minimum	50%	Not available/ will be conditioned to provide
<b>Bicycle Spaces</b>	0	0

The land use and zoning are not consistent as noted above, however, as a charter city consistency between zoning and land use is not a requirement of development or use of the property. Where the zoning and land use do not match the prevailing regulation falls with the zoning. The proposed auto sales display lot is consistent with the uses permitted within the zoning designation of General Commercial (GC).

**PROJECT DESIGN FEATURES**

See attached Site Plan (Exhibit A), Elevations (Exhibit B), and Landscape Plan (Exhibit C).

**DESIGN REVIEW PERMIT EVALUATION**

This project is subject to the development standards of the City’s Zoning Ordinance and the design standards of the City’s Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. Below is a brief discussion of the three areas were the Planning Commission may wish to review the project further:

**Site Access:** The CDG encourage reciprocal access and discourage curb cuts. Staff has encouraged the applicant to close the driveway along B Street to provide more on street parking for the residents of the Theiles neighborhood, and to reduce the traffic on this residential street.

**Setbacks:** When a commercial project is located adjacent to residences, the CDG encourage adequate planter areas to buffer impacts and undesirable views. The applicant is proposing to provide a 4’4” wide planter along the northern property line. Staff has concerns about the internal width of this planter and has recommended increasing the internal planter width to five feet (condition #3). The applicant is in agreement with this condition. The applicant will also be installing a 6-foot tall masonry wall along the northern property line to help buffer the project from the neighboring residences.

**Building Elevations:** The applicant is proposing to remodel the existing car wash building and one wash bay into an office for the sale of automobiles. The building will be a stucco finish with a stone wainscot at the bottom of the building (Exhibit B). The applicant has also added metal awnings over the windows for architectural interest. As a second option, the applicant has indicated a desire to completely enclose all four service bays for the washing of automobiles. Staff believes this option would be an improvement over the existing design because the residential properties to the west would be buffered from the operations of Capital 1 automotive sales. By enclosing the wash bays all car washing will be done inside the building and thus will reduce the impacts on the neighboring properties. Staff has added condition #4 to require the new elevations of the building to match the proposed elevations.

## **ENVIRONMENTAL DETERMINATION**

This project is exempt from the environmental review per Section 305 of the City of Roseville California Environmental Quality Act (CEQA) Implementing Procedures, and Section 15332 of the CEQA Guidelines, infill development

## **RECOMMENDATION**

The Planning Department recommends that the Planning Commission take the following actions:

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

- A. Adopt the two (2) findings of fact as listed below for the Design Review Permit Modification – 337 B Street – Capital 1 Auto Sales - FILE #DRPMOD 05-09;
  1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*
  2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines.*
- B. Approve the Design Review Permit Modification 337 B Street – Capital 1 Auto Sales - FILE #DRPMOD 05-09 with the sixty-nine (69) conditions of approval.

## **CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION (DRPMOD 05-09):**

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 **July 28, 2005**. 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 **July 28, 2005**. (Planning and Redevelopment)
2. The project is approved as shown in Exhibits A - C and as conditioned or modified below. (Planning and Redevelopment)
3. The landscape planter along the northern property line shall be increased to an internal width of five (5) feet. (Planning & Redevelopment)
4. The car wash bays maybe completely enclosed with rollup doors on the eastern elevation of the building. The revised elevations for the automotive sales office shall match the rest of the building and the wainscot shall be a stone or brick veneer. (Planning and Redevelopment)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
6. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
8. 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 BUILDING PERMITS:**

9. 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--8 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, signages, 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)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning and Redevelopment)
11. 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 and Redevelopment)
12. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning and Redevelopment)
13. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning and Redevelopment)
14. 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 and Redevelopment)

15. 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 and Redevelopment)

**Prior to the issuance of Building Permits:**

16. 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)
17. 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)
18. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), 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)
19. 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.
20. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
21. Standard Handicap ramps shall be installed at all curb returns per City Standards. In the event that the existing curb return shall at the corner of 5<sup>th</sup> Street and B street does not meet handicap accessible standards, it will have to be removed and replaced with a standard City pedestrian ramp. (Engineering)
22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
23. "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)"
24. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
25. The carwash drain shall be connected to the sanitary sewer system for disposal of waste water. Sewer connections must be verified prior to plan approval. (Environmental Utilities)

26. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
27. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
28. 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
29. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
30. 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)
31. 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:**

32. 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)
33. 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)

34. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
  - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
  - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
  - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
  - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
35. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
36. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
37. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
38. Water and sewer utilities shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
39. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)



40. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
41. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
42. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
43. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
44. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
45. 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)
46. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
47. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
48. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
49. 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)
50. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
51. 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)
52. 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)

53. The existing electric panel does not appear to be a commercial rated panel. If this is the case, the panel will need to be replaced with a commercial panel with test bypass section and the service will need to be converted to an underground service. If it is already a commercial rated panel with test bypass, and the developer is not intending to upgrade or change the panel, then the overhead service may remain. (Electric)
54. If the service is not commercial with bypass section then the service is required to be converted to underground, the service point will be a #30 service box placed by the developer approximately 4 feet from the base of the existing service pole #0518. The exact location will be determined on the electrical design. (Electric)
55. 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.
  - a. 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.
56. One ¾" 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)
57. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

58. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
59. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
60. 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)
61. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
62. 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)
63. 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)
64. 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)

65. 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)
66. 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)
67. 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)
68. 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)
69. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

**ATTACHMENTS:**

1. Vicinity Map
2. Letter in Opposition
3. Color Elevation

**EXHIBITS:**

- A. Site Plan
- B. Elevation
- C. Landscape Plan

**Note to Applicant and/or Developer:** Please contact the Planning Department 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 Director at, or prior to, the public hearing.