

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING MA

May 18, 2006

Prepared by: Chris Dougherty, Assistant Planner

<u>ITEM III-D:</u> DESIGN REVIEW PERMIT AND VARIANCE - RAY MORGAN COMPANY - 1580 VINEYARD ROAD -FILE# 2006 PL-028 (DRP-000104 & V-000026)

REQUEST

The applicant requests a Design Review Permit to construct a 17,794 square foot building with associated parking, lighting, and landscaping and a Variance to allow a 31 foot tall building clock tower to exceed the 24 foot high development design standard.

Applicant – Mike Brown for GBDH Design Owner –Ray Morgan Company

SUMMARY RECOMMENDATION

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

- A. Adopt the Negative Declaration;
- B. Adopt the four findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with the (96) conditions of approval
- D. Adopt the three finding of fact for the Variance;
- E. Approve the Variance

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues with this request.

BACKGROUND

The applicant is proposing to build a professional office building on the northeast corner of Vineyard Rd and Opportunity Dr (Attachment 1). The project site is 1.37 acres in size and is currently vacant. The site is located within the Infill area of the City. The land use designation is Business Professional (BP), and is zoned Planned Development for Business Park. A copy of this planned development zone is attached (Attachment 2). The parcel is in Phase 1 of the Vineyard Pointe Business Park. The Vineyard Pointe Business Park is a 43 acre business park that is part of the Vineyard Pointe development. In addition to the business park, the Vineyard Point development includes Vineyard Plaza (7 acres of commercially zoned property to the west), and Villa Cabernet (a 38 acre, 149 unit residential development immediately to the north. The Ray Morgan Company sells and services commercial copiers and imaging equipment.

SITE INFORMATION

Location: 1580 Vineyard Road – Phase 1 of the Vineyard Pointe development

Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #21, Vineyard – the Vineyard Neighborhood Association is currently inactive. To date, there have been two inquiries from

the public about this project and one letter with concerns about the project. The letter outlined the following concerns:

- A 31 foot clock tower would compromise privacy
- Overflow of light from the building into their backyard and rear windows
- Reduction of home values

The letter is provided as attachment 3.

Total Size: 1.37 acres (59,634 s.f.)

Building: The site has a grade difference of two feet with the lowest point adjacent to the streets with the high point at the building pad. Drainage is routed down the center of the parking driveways into a drain inlet. The site has been previously rough graded and is generally level with few grasses and no trees.

Site Access: The project site will be accessed from two driveways, one facing Vineyard Road and one facing Opportunity Drive. There is currently a shared driveway for this parcel and the adjacent parcel to the east facing Vineyard Rd. The storage facility adjacent to the proposed project does not utilize the driveway. This plan includes the relocation of the driveway to ease access into the parking area.

ADJACENT ZONING AND LANDUSE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Planned Development (PD for Business Park)	Business Professional (BP)	Vacant
North	Planned Development (PD- For Residential)	Low Density Residential (LDR 6.8)	Single Family Residence
South	Light Industrial (M1)	Light Industrial (LI)	Commercial
East	Planned Development (PD – For Commercial)	Business Professional (BP)	Self Storage
West	Planned Development (PD- For Commercial)	Community Commercial (CC)	Commercial Potential

The proposed use is consistent with the Business Professional land use contemplated by the City's General Plan, and the Planned Development designation of the Zoning Ordinance.

Development Standard	Required	Proposed
Building Setbacks from streets	35 feet to Vineyard Rd 25 feet to Opportunity	35 ft 9 in – Vineyard 25 ft 6 in- Opportunity
Building Setbacks from residential zones	30' min. from property line	64'7"'
Landscape Setbacks from Foothills and Vineyard	Evergreen screening trees 30 feet high at maturity at a maximum of 30 feet apart adjacent to residential property	Evergreen screening trees 30 feet high at maturity at a maximum of 30 feet apart adjacent to residential property
Building Height Limit	24 ft.	31' 4" to top of clock tower feature*

Development Standard	Required	Proposed
		24' Building
Parking Spaces (Total)	(Business Professional 1:250) 51 (Warehouse 1:1000) 5	56
% of compact spaces	up to 30% max.	8 (14%)
# of handicapped spaces	3	3
% of shaded parking	50% min.	55%
Bicycle Spaces	Not specified	Not specified

^{*}The Variance to authorize the building to exceed the design standard is evaluated later in this report.

EVALUATION

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit to construct a 17,794 square foot building with associated parking, lighting, and landscaping and a Variance to allow a 31 foot tall building clock tower to exceed the 24 foot high development design standards has been based on the applicable development standards within the City's Zoning Ordinances, the City's Community Design Guidelines, and the development standards of the PD for Business Park District.

As proposed and conditioned, the project complies with the applicable guidelines identified in the above listed documents. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Design Committee.

Site Design and Parking:

- Parking for the Ray Morgan Company building consists of 56 spaces including three spaces designed for handicap access. The building will be used as a combination of professional office and warehouse. 12,794 square feet of the building will be used for office and requires 51 parking spaces, and 4,960 square feet will be used for warehouse and requires 5 spaces. The site plan for the proposed building has 56 spaces outlined and meets the parking requirement (Exhibit B).
- The CDG require there be no more than 30 percent of compact parking spaces and that they should not be grouped together. There are 8 compact spaces out of the 56 parking spaces for the project representing 14 percent of the parking spaces. Six of the compact spaces are grouped together at the driveway entrance off of Opportunity Dr. While this is in conflict with the CDG, staff believes that this will ease vehicular access into the parking area.
- The PD zone requires that exterior walls be made of wood, brick, stone, masonry, or concrete construction. The exterior walls of the Ray Morgan building will be constructed from stucco with brick accents, this conforms to the PD standards
- The PD zone limits building and structure height to a maximum of 24 feet high. The building height is 23 feet with two corner parapets at a height of 24 feet, and a clock tower at a height of 31 feet 4 inches. The attached elevation shows the parapets on the front corners of the building at a height of 25 feet. Staff has placed a condition (12b) to limit the building, with the exception of the clock tower, to 24 feet in height. The architectural elements conform to the previously approved commercial project to the west. The clock tower is addressed in the Variance below.
- The setbacks for the PD zone are as follows: a 35 foot landscaped area along the Vineyard Rd frontage, a 25 foot landscaped area along Opportunity Dr., and a rear yard setback of 30 feet for properties that abut a residential property. The project conforms to all setbacks outlined in the PD zone.
- The PD zone design guidelines express a directive to control exterior lighting to prevent spillover into adjacent properties. A condition (12a) has been placed on the exterior lighting of the project to limit the height of the exterior fixtures along the property boundary to 10 feet and

provide adequate shielding to prevent spillover into the adjacent residential properties. This is consistent with the commercial project to the west.

Landscaping:

- The PD zone includes a requirement to provide a seven foot (7') tall masonry screen wall (existing) and landscape requirements of sufficient size to buffer impacts and screen views of the commercial property from adjacent residences. The attached site plan (Exhibit B) incorporates revisions from the original submittal that provide a widened landscape planter (increased from 5' to 10' wide) adjacent to the property boundary shared with the residential properties north of the project site. Staff believes that this is inline with the intent of the PD zone.
- The landscaping along the Vineyard Rd frontage is conditioned (5) to be consistent with the previously approved commercial center to the west. This will provide conformity throughout the streetscape. This is reflected on the attached landscape plan (Exhibit E).
- The PD zone requires evergreen trees every 30 feet along the masonry wall on the north side of the project site to provide screening to the adjacent residential lots. This is not reflected on the attached landscape plan, but staff has placed a condition (4) for this requirement to be met.

Architecture:

- The Ray Morgan Company building architecture consists of stucco exterior walls with brick accents and metal roofing. The glass is glazed light green. The architecture style and colors are consistent with projects in the area. A color materials board will be available for the committee's review at the meeting of May 18th. Staff does not recommend any changes.
- Staff received a letter from a resident about this project with concerns about exterior lighting on the clock tower. To address these concerns staff has placed a condition (12c) to prohibit exterior lighting on the clock tower.

DESIGN REVIEW PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(B) requires four finding of fact to be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section on this report.

VARIANCE

The Planned Development zone for Business Park has specific design standards for buildings that include setbacks, and building heights. Phase 1 limits building and structure height to a maximum of 24 feet high. The Ray Morgan Company building is proposing a clock tower that is 31 feet 6 inches in height, therefore, a Variance must be granted to allow the increased building height.

Section 19.78.060(G) of the Zoning Ordinance requires that three findings be made in order to approve a Variance. The required findings for a Variance are listed below in **bold italics**, followed by an evaluation.

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.

The Ray Morgan Company building is in Phase 1 of the Vineyard Pointe development, the design standards for Phase 1 limit building height to 24 feet. The intent of these design standards was to buffer the industrial projects to the south from the residential parcels to the north. The clock tower is an architectural element on the front of the building and will not be visible from the residential lots behind. The Variance will not increase the development rights of the applicant because there is no additional conditional space and no additional storage space created by the clock tower. Staff believes that the

design of building is within the intent of the zoning and would not impact the residential parcels adjacent to the project site.

2. The granting of the Variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

As noted above, the proposed clock tower on the Ray Morgan Company building will only be visible from the front of the building and not from the residential lots behind the building; the applicant has provided a sight-line analysis of the clock tower to demonstrate this (Exhibit C). Therefore, staff believes that the Variance will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.

3. The granting of the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.

The Ray Morgan Company building will be used as professional office with accompanied warehouse. This use is permitted in the PD zoning for the Vineyard Pointe development. The proposed clock tower is strictly an architectural element of the building and will not contain signage or any other advertisement. Therefore, staff believes that the increase in the height of the clock tower would not result in the granting of a special privilege not enjoyed by other buildings, business or persons in the area or the City.

VARIANCE CONCLUSION

The Zoning Ordinance requires that three findings of fact be made in order to approve a Variance. Based on the analysis contained in this staff report, the required finding can be made for the proposed Variance.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. At this meeting the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration will circulate for a 20-day public review period beginning on April 28, 2006 and ended on May 18, 2006. The Initial Study / Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

RECOMMENDATION

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

- A. Adopt the Negative Declaration
- B. Adopt the four (4) findings of fact as listed below for the Design Review Permit Ray Morgan Company 1580 Vineyard Rd. FILE# 2006 PL-028 (DRP-000104);

- 1. The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
- The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
- 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.
- C. Approve the Design Review Permit Ray Morgan Company 1580 Vineyard Rd. FILE# 2006 PL-028 (DRP-000104) with the (96) conditions of approval.
- D. Adopt the three (3) findings of fact as listed below for the Variance Ray Morgan Company 1580 Vineyard Rd. –FILE# 2006 PL-028 (V-000026);
 - 1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.
 - 2. The granting of the Variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.
 - 3. The granting of the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.
- E. Approve the Variance Ray Morgan Company 1580 Vineyard Rd. –FILE# 2006 PL-028 (V-000026).

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT DRP-000104

- 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 May 18, 2008. 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 May 18, 2008. (Planning)
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning)
- 3. Relocate the landscaped island nearest to the trash enclosure to the south to adjacent to the trash enclosure to allow ease of exiting a parked vehicle. (Planning)

- 4. Provide evergreen trees such as Redwoods or Deodora Cedars along the north border of the property at least every 30 feet for screening. (Planning)
- 5. Match the street side existing landscaping to the adjacent projects, as it relates to street trees, shrubs, and use of turf. (Planning)
- 6. 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)
- 7. 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)
- 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)
- 9. 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:

- 10. 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--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:
 - 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)
- 11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 12. 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)

- a. North facing elevations shall be revised to indicate a maximum mounting height of ten feet for exterior fixtures. The light fixtures shall be fitted with flat lenses.
- b. The parapet height shall be limited to 24 feet.
- c. Exterior lighting is prohibited on the clock tower
- 13. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 14. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 15. 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)
- 16. 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)

Prior to the issuance of Building Permits:

- 14. 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)
- 15. 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)
- 16. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 17. 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)
- 18. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (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. 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)
- 21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

- a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
- b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
- c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (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. The driveway located on Opportunity Drive shall be a 35-foot wide, City standard A-7 driveway. (Engineering)
- 24. 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)
- 25. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 26. 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)
- 27. **Prior to the approval of the Improvement Plans**, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)
- 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 for 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' 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 reclaimed 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)
- 31. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Ray Morgan Company to be reviewed and approved by the Transportation Commission. (Transportation)
- 32. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 33. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 34. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 35. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
- 36. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 37. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 38. Applicant shall provide a minimum of four new or existing fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 350 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)

- 39. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 40. 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)
- 41. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
- 42. 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)
- 43. 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
 - electrical panel one-line drawings
- 44. 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)
- 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 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)
- 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 and sewer easements
- 49. 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. (Engineering, Environmental Utilities, Electric)
- 50. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 51. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building, (Building, Environmental Utilities)
- 52. 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)

- 53. This project falls within the commercial land use category of the Dry Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 54. 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)
- 55. 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)
- 56. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 57. 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)
- 58. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Ray Morgan Company to be reviewed and approved by the City Manager. (Transportation)
- 59. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 60. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 61. Restaurants **or other food services.** The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 62. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 63. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 64. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 65. 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)

- 66. 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)
- 67. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 68. 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)
- 69. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 70. 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)
- 71. 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)
- 72. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
- 73. 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)
- 74. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. 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. 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)
- 75. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 76. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 77. 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)
- 78. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 79. 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)
- 80. 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)
- 81. 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.
- 82. 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)
- 83. 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:

- 84. 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)
- 85. 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)

- 86. 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)
- 87. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 88. 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)
- 89. 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)
- 90. 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)
- 91. 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)
- 92. 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 of not and if site remediation is required. (Fire)
- 93. 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)
- 94. 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)
- 95. 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)
- 96. 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. Vineyard Pointe Design Standards
- 3. Color Elevations
- 4. Resident Letter

EXHIBITS

- A. Initial Study and Negative Declaration
- B. Site Plan
- C. Building Elevation
- D. Grading Plan
- E. 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.