

# CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE NOVEMBER 16, 2006

Wayne Wiley, Assistant Planner

ITEM III-B:

DESIGN REVIEW PERMIT - NERSP PARCEL MC MEDICAL OFFICE BUILDING 5 (SUTTER ROSEVILLE HOSPITAL MEDICAL OFFICE) - 5 MEDICAL PLAZA - PROJECT # 2006PL-141 (FILE # DRP-000134)

### **REQUEST**

The applicant requests approval of a Design Review Permit to allow construction of a 60,000 square foot, two-story medical office building with associated parking, lighting, and landscaping.

Project Applicant: Bonnie Walker, Hammel, Green, & Abrahamson, Inc. Project Owner: Sutter Health – Joan Touloukian, Sutter Roseville Medical Center

#### **SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with eighty-two (82) conditions of approval.

## **OUTSTANDING ISSUES**

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

#### **BACKGROUND**

The project site is located at 5 Sutter Medical Plaza within the Sutter Roseville Medical campus in the Northeast Roseville Specific Plan (NERSP) (see Attachment 1).

On June 23, 1994 the Planning Commission approved a Use Permit adopting a master plan for the phased construction of the Sutter Roseville Medical Campus. The adopted Master Plan and associated Environmental Impacts Report (EIR) evaluated site development totaling 804,000 square feet at project build-out. This evaluation anticipated the construction of several new facilities, including the proposed Medical Office Building 5 (MOB 5). However, future development anticipated by the Master Plan and evaluated in the certified EIR requires approval of separate Design Review Permits.

The current request is to construct a 60,000 square foot, two-story medical office building with associated parking, lighting, and landscaping. In addition, the applicant proposes to construct a 190-stall parking field at the corner of Secrete Ravine Parkway and Medical Plaza Drive (see Exhibit A). The proposed site location, design and improvements associated with the parking field are consistent with prior approvals for the Sutter Roseville Master Plan.

# SITE INFORMATION

**A. Location:** 5 Medical Plaza, 015-450-051-000

- **B.** Roseville Coalition of Neighborhood Associations (RCONA): This parcel is located within the East Roseville Parkway Neighborhood Association. To date, the Planning & Redevelopment Department has not received any inquiries or comments regarding the project.
- C. Total Acreage: Approximately 2.58 acres
- **D. Site Access:** The project will have access off of East Medical Plaza Drive.
- **E. Grading:** The project site was previously rough graded as part of the hospital campus project. However, in order to prepare the site for the development of the medical office building and associated parking fields, additional grading will be necessary. According to the applicant, earthwork quantities will total 46 cubic yards of cut and 571 cubic yards of fill for the MOB 5 site and 776 cubic yards of cut and 1,673 cubic yards of fill for the 190-stall parking field (see Exhibit D).

# ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Current Use
Site	Planned Development for Medical Campus (PD 457)	Business Professional/Medical Campus	Vacant pad site surrounded by existing hospital and medical office buildings
North	Open Space (OS) and Community Commercial (CC)	Open Space (OS) and Community Commercial (CC)	Preserved open space and vacant commercial site
South	Attached Housing (R3), Business Professional (BP) & Single Family Residential (R1)	High Density Residential (HDR-19.4), Business Professional (BP) & Low Density Residential (LDR-4.4)	Phoenician Condominiums, Offices and single family residences
East	Open Space/Flood Plain (OS/FP)	Open Space	Preserved open space and Interstate 80/Highway 65 beyond
West	Open Space (OS) and Community Commercial (CC)	Open Space (OS) and Community Commercial (CC)	Preserved open space and vacant commercial site

The proposed project is consistent with the land uses contemplated by the City's General Plan, NERSP and Zoning Ordinance.

# **ZONING/SPECIFIC PLAN REGULATIONS**

Development Standard	Required	Proposed
Building Setbacks	None (No public streets are adjacent to the project)	20'
Landscape Setbacks	None (No public streets are adjacent to the project)	15'
Building Height Limit	As approved by the city based upon a visual impact analysis	Two-story, 57' 6" from grade
Parking Spaces (Total)	1:150 Medical Office (60,000 square feet) = 400 required for MOB 5 2,053 Total Campus Requirement	New Parking: 154 stalls & 190 stalls = *344 parking provided with MOB 5 development 2,505 spaces on campus

\* 344 spaces are proposed with the development of the subject site, with the additional required parking provided on a common parcel within the remainder of the campus (this parking has already been constructed) (see Attachment 3). The Use Permit for the Sutter Medical Campus anticipated development of the subject property and associated parking demands. A reciprocal parking agreement exists for the campus allowing for shared parking.

#### **PROJECT DESIGN FEATURES**

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), and Grading & Drainage Plan (Exhibit D).

# DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct MOB 5 and related parking fields has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines and Northeast Roseville Specific Plan.

Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. Therefore, the following evaluation focuses only on those design guidelines and/or standards that are unique to the project.

<u>Pedestrian/Bikeway Access and Circulation:</u> The CDGs state that bicycle racks shall be provided for all commercial projects in sufficient quantities to accommodate the anticipated level of bicycle traffic and as required by the Zoning Ordinance.

- The Zoning Ordinance requires a minimum of one bicycle space for every 20 required parking spaces up to 100. For each additional 100 required parking spaces or portion thereof, one bicycle space shall be provided.
- Based on the 400 parking spaces required for the site, the project is required to provide eight bicycle racks in accordance with the provisions of the Zoning Ordinance. The applicant has not proposed any bicycle spaces.
- Staff has added Condition #3, ensuring a minimum of eight bicycle spaces are provided for MOB
   The quantity and type of racks shall be indicated on the site plan.

<u>Architecture/Visual Impact Analysis:</u> The City's evaluation of the building design for MOB 5 is based on the goals and policies of the Community Design Guidelines (CDG) and the NERSP.

- The intent of the CDGs is to promote high quality building designs that consist of durable and maintainable materials, which provide an aesthetically pleasing appearance to the public.
- The building design incorporates a taupe, khaki, and green stucco finish, cultured stone, score lines, recessed windows, and a standing seam metal roof (see Exhibit C).
- The architectural design of the proposed building includes materials, colors and massing that is consistent with the existing buildings on the campus.
- The NERSP states that the city, based upon a visual impact analysis, shall approve building heights for the project.
- The proposed medical building is two stories and 57' 6" tall. This height exceeds the prescribed height limits noted in the Zoning Ordinance by 7' 6". However, the NERSP allow exceptions to this standard for medical buildings located within the Sutter Roseville Campus.
- Staff finds the proposed height of MOB 5 consistent with other buildings located within the Campus. In addition, the location of the proposed medical building will allow only minor visibility of the building from off campus.

- MOB 5 will be visible from the adjacent buildings located within the interior of the site, and will have
  minimal visibility beyond the campus. The project will be largely screened from public view due to
  its location at the rear of the campus and by the existing oak woodlands located to north end of the
  site.
- In addition, the proposed building will be surrounded by the existing hospital, parking garage and bed tower, all of which exceed the height maximums noted in the Zoning Ordinance (similar to MOB 5) (see Attachment 4).
- As noted above, the development of the subject parcel was anticipated. The proposed plan is consistent with the expected development plan and relates well to the adjacent developed parcels. In addition, the height and scale of MOB 5 is consistent with the existing buildings on the campus.
- The colors, materials and design of the proposed project are consistent with the intent of the CDG and NERSP. Staff supports the architectural design as proposed.

# **DESGIN REVIEW PERMIT CONCLUSION**

Zoning Ordinance Section 19.78.060(B) requires four findings of fact 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 of this report.

# **ENVIRONMENTAL DETERMINATION**

The project is consistent with the approved Master Plan and EIR for the Sutter Roseville Medical facility, which was approved on February 1991 (SCH# 90020142). The Roseville Hospital Replacement EIR project description assumed a mix of medical office buildings on the hospital campus totaling 804,000 square feet. When totaled together, the existing medical office buildings and the proposed medical office building are within the scope of the approved project description. No further environmental review is required.

#### RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the Design Review Permit 5 Medical Plaza –
   Sutter Roseville Hospital MOB 5 Project # 2006PL-141 (File # DRP-000134);
  - 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.
  - 2. 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, NERSP, 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, NERSP, 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.

B. Approve the Design Review Permit for 5 Medical Plaza – Sutter Roseville Hospital MOB 5 – Project # 2006PL-134 (File # DRP-000134) with eighty-two (82) conditions of approval.

#### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2006PL-141:**

- 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 **November 16**, **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 **November 16**, **2008**. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning & Redevelopment)
- 3. A minimum of eight (8) bicycle racks shall be provided onsite, within close proximity to MOB 5. The quantity and type of racks shall be indicated on the site plan. (Planning & Redevelopment)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 5. 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)
- 6. 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)
- 7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

# **Prior To Building Permits:**

- 8. Parking stalls shall meet, or exceed, the following minimum standards:
  - 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. (Building)
- 9. 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)
- 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)
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 13. 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)
- 14. 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)
- 15. 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)
- 16. 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)
- 17. 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)
- 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. (Building)
- 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.
  - A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
  - d. All Access to the floodplain as required by Engineering and the Streets Department
  - e. 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. 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 borrow earthen material shall be imported. If the borrow 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)

- 24. 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)
- 25. The drainage outfall shall be designed per City standards and constructed within the property limits of the site. From the end of the outfall structure, a drainage swale shall be extended down to the receiving water or a point determined by the City. The swale shall be lined with a permanent geotextile fabric, which allows vegetation growth, and designed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and the City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
- 26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 27. 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)

- 28. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
- 29. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
- 30. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
- 31. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 32. 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)
- 33. 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)
- 34. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 35. 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)
- 36. The portion of the existing 22' sewer easement located within the proposed building pad shall be abandoned prior to issuance of building permit. (Environmental Utilities)

- 37. The proposed building shall utilize existing water and sewer stubs to the site. (Environmental Utilities)
- 38. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Sutter Roseville Medical Center Mob 5 to be reviewed and approved by the Transportation Commission. (Transportation)
- Bike parking shall be provided per the Zoning Ordinance. The project shall include a minimum of four
   (4) bike lockers or another acceptable form of long-term bicycle parking as determined by the Transportation Division and Planning Department. (Planning, Transportation)
- 40. 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)
- 41. 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)
- 42. 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)
- 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
  - c. 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 and Prior to 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 preventors 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. A 12.5-foot wide public utilities easement along all road frontages.
  - b. Water and sewer easements. (Engineering, Environmental Utilities, Electric)
- 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, 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 Secret Ravine 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 Sutter Roseville Medical Center Mob 5 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. 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)
- 62. 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)
- 63. 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)
- 64. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 66. 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)
- 67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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:**

- 73. 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)
- 74. 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)

- 75. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 76. 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)
- 77. 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)
- 78. 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)
- 79. 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)
- 80. 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)
- 81. 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)
- 82. 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;
  - 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)

#### **ATTACHMENT:**

- 1. Vicinity Map
- 2. Parking Calculations
- 3. Perspective Renderings

#### **EXHIBITS**:

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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 & Redevelopment Director at, or prior to, the public hearing.