

PLANNING AND REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING December 14, 2006

Prepared by: Eileen Bruggeman, Project Planner

ITEM VI-B: DESIGN REVIEW PERMIT - 3990 FOOTHILLS BOULEVARD (ELK HILLS PLAZA, BLDG. 3, PARCEL 4) - FILE #: DRP 04-61

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 4,150 square foot retail building and associated site improvements on a 2.87-acre site located within the existing Elk Hills Plaza Shopping Center.

Applicant – A.R. Associates, Jack Remington Owner – Placer Valley Inc., Jerry Staveris

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with ninety-nine (99) conditions of approval.

OUTSTANDING ISSUES

There is one outstanding issue with this application. Staff is recommending re-positioning the proposed building to remove one of the proposed drive aisles to increase the amount of on-site landscaping and reduce the amount of paved area. The applicant prefers to keep the site design as proposed.

BACKGROUND

Location: The subject property is part of a \pm 9.5-acre retail commercial development (Elk Hills Plaza) located at the southwest corner of Foothills Boulevard and Baseline Road in the infill area of the City (Attachment 1). The General Plan land use designation of the subject property is Community Commercial (CC) and the zoning of the subject property is Community Commercial (CC).

The subject site is approximately 2.87 acres within Parcel 4, fronting Baseline Road (Attachment 2). The area was previously designated as an Oak Tree Preservation Area surrounded by a wrought iron fence; with the demise of the oak tree, the designation is no longer applicable, and the applicant is requesting approval of the Design Review Permit to authorize construction of a single-story, 4,150 square foot retail building.

Permit History: Elk Hills Plaza has been subdivided into four separate parcels. Parcels 1 through 3 are developed with a McDonald's drive-thru restaurant, a Shell gas station, a 12,865 square foot retail building (Parcel 3, 1251 Baseline Road), and a 16,800 square foot retail building (Parcel 4, 3992 Foothills Boulevard). Concurrent with approval of the Design Review Permit that authorized construction of the 16,800 square foot retail building, a 66,673 square foot personal storage facility (6 buildings) with a 1,200 square foot office was also authorized for construction (file #s CUP 01-17 & DRP 01-37, approved February 28, 2002). The storage facility remains un-built at this time.

SITE INFORMATION

A. Location: 3990 Foothills Blvd., 473-010-027

- **B.** Roseville Coalition of Neighborhood Associations (RCONA): Vineyard (21) This Neighborhood Association is no longer active. To date staff has received two (2) phone calls regarding the request, but has not received any written correspondence. In both instances the neighbors were asking for clarification of the request and did not raise any project related concerns.
- C. Total Acreage: Approximately 2.87 acres
- **D. Site Access:** Access to the project will be provided via two existing (2) driveways on Foothills Boulevard and one existing (1) driveway on Baseline Road. The use of these driveways is secured by reciprocal access agreements applying to the four (4) Elk Hills Plaza Parcels.
- **E. Grading:** The project site is relatively level. Minimal grading is anticipated.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE OF PROPERTY
On-Site	Community Commercial (CC)	Community Commercial (CC)	Parcel 4 – vacant, McDonald's, Shell gas station, & Elk Hills Plaza
North	Community Commercial/Special Area- Northwest Roseville Specific Plan (CC/SA-NW)	CC	Brickyard Shopping Center
South	Small Lot Residential/Development Standards (RS/DS)	Medium Density residential (MDR-7)	Single Family residences
East	Community Commercial/Development Standards (CC/DS)	CC	Walgreen's Shopping Center
West	CC	NC	Elks Lodge & Baseline Self Storage

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the retail use is principally permitted.

ZONING/GENERAL PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None required	Front – 80 ft. from Baseline Side (east/Shell Station) – 25 ft.
Building Selbacks	None required	Side (west/La Bou) – 40 ft.
Landscape Setback	20' along road frontages	20 ft.
Building Height Limit	50 feet	21ft.
Building Lot Coverage	No maximum per Zoning Ordinance	Approximately 4%

Development Standard	Required	Proposed
Parking Spaces (Total)	14 spaces total (1:300 for retail uses)	14 spaces
% of compact spaces	up to 30% max.	0
# of handicapped spaces	1	1
% of shaded parking	50% min.	53%
Bicycle Spaces	1	0

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C) and color elevations (Attachment 3).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct the proposed retail building and related parking area 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.

Typically, the Design Committee reviews requests for Design Review Permits. Staff has referred this request to the Planning Commission because implementation of the Tree Preservation Ordinance is under the purview of the Planning Commission. This site was previously the location of a large, preserved, native oak tree that was a landmark and key component of the shopping center landscape. It was determined by an arborist that the tree expired due to natural causes, and therefore, the applicant is not under any obligations to provide replacement plantings or mitigation for the loss of the tree. The outstanding issue between the applicant and staff has arisen in part because staff feels there is opportunity through repositioning of the building to acknowledge the previous natural landmark through provision of an enlarged landscape planter able to accommodate on-site oak tree plantings.

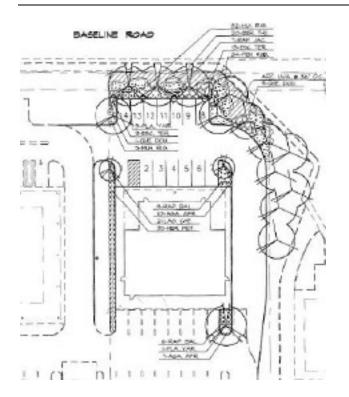
As proposed and conditioned, the project complies with the applicable Community Design Guidelines. The Design Review Permit evaluation section will focus on those Design Guidelines that warrant additional review and consideration by the Planning Commission.

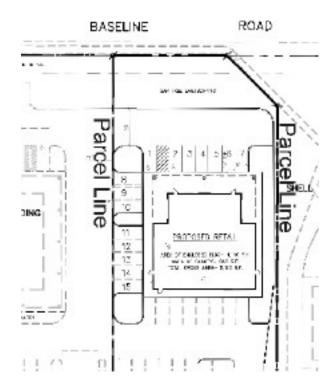
Site Design

The proposed building will have drive aisles on all four sides of the building. The applicant has stated the requested design avoids dead-end drive aisles, improves site accessibility, and provides the option for a drive-thru window, if a future use such as a bank should desire such a feature. On the left side of the following page is a reduction of the proposed landscape plan (Exhibit B).

Staff is recommending approval of the proposed retail building, but with the site design revised as indicated on the right side of the following page (Attachment 5). The building size and configuration is retained, but is shifted east to remove the fourth drive aisle, creating:

- On-site landscape planters that are not dependent on agreements with the adjacent property owners and is responsive to the adjacent property owner's concerns (see discussion following on page 5);
- Opportunities for parking on the west side of the building, allowing removal of parking fronting Baseline Road; and
- With removal of parking fronting Baseline this allows expansion of the planter adjacent to Baseline Road (to approximately 38 ft.) to accommodate additional on-site oak tree plantings.





Proposed Site/Landscape Plan

Modified Site Plan (Attachment 5)

Access: Inclusion of a fourth drive aisle does not equate with improved site access. It is true the modified site plan would create a dead-end drive aisle, but there would be room to create a turn-around area, and there would a small number (7) of parking spaces in the area. Due to current parking constraints, drive through uses such as a bank or fast food cannot be accommodated.

Landscaping: A standard streetscape landscape setback is proposed adjacent to Baseline Road (minimum 20 feet), with fourteen (14) parking spaces provided in front of the building.

East of the shared property line the applicant proposes to install landscaping off-site, on the Shell station property (Exhibit B). The applicant has provided a draft agreement indicating Shell Corporation would grant Mr. Staveris access to install and maintain the off-site landscaping. Mr. Staveris indicates the owner (Mr. Petty) would not provide written approval until after Mr. Staveris secures approval of the entitlement (Attachments 6 and 7).

The modified site plan would allow creation of a ten-foot wide planter (10 ft), sufficient to provide landscape buffering and screening between the two uses.

A shared landscape planter is shown west of the proposed building, straddling the parcel line shared with the building where La Bou is located (1251 Baseline Road). The landscape plan indicates installation of a row of shrubs on Mr. Staveris' side of the parcel line, but does not include any landscape plantings for the remainder of the planter (Exhibit B). The owner of the adjacent retail building has indicated she does not wish to share responsibility of the planter with Mr. Staveris (Letter from Marcia Goldenfeld, Attachment 4).

The modified site plan would remove the shared landscape planter, and in its place create three (3) parking lot planters, and seven to eight (7 - 8) parking spaces that would all be entirely within the parcel owned by Mr. Staveris (total of 14 – 15 parking spaces).

Adjacent Property Owner Concerns: The owner of the Shell station (Mr. Petty) has not provide written concerns, however, the owner of the retail building west of the subject site (Marcia Goldenfeld) did provide a letter listing three (3) concerns (Attachment 4). In addition to not wishing to have shared landscaping on her property, she also wishes to see the two retail buildings in-line, and using exterior building materials matching in color and quality.

The proposed building would be slightly closer to Baseline; the modified site plan makes the slight correction in alignment. The submitted elevations (Attachment 2 and Exhibit 3) indicate the colors and materials matching the existing building would be used.

Recommendation: As previously mentioned, at this site was a large oak tree that was a landmark and a distinctive part of the shopping center landscape. Staff recommends approval of the requested Design Review Permit, but with inclusion of **Condition 9a** to require re-positioning of the building as suggested in Attachment 5. With removal of the fourth drive aisle the amount of landscaping typically required of a new project could be provided, with additional parking (fifteen stalls as compared to fourteen), and meet the adjacent property owner's request to not share maintenance responsibility with Mr. Staveris. The additional landscape setback adjacent to Baseline Road could be used for installation of replacement oak trees (**Condition 9b**).

The applicant is not in favor of inclusion of Conditions 9a and 9b.

Parking

The proposed plan provides fourteen (14) parking stalls. The parking requirement in the Zoning Ordinance requires one stall per 300 square feet of general retail uses (1:300), or fourteen stalls (14).

Other retail uses with more intensive parking demands (for example, professional office is 1:250, or food service is 1:100, or financial institutions are 1:150) would not be permitted unless additional parking is provided on the site, or a parking reduction is secured at a future time. **Condition 10** is included to clarify this requirement.

At this time food services cannot be accommodated based on the lack of available parking. Environmental Utilities has determined a single trash enclosure would be sufficient to service a general retail business(es) (**Condition 9c**). However, if in the event the situation changes and food services were permitted to occupy the building, then a double trash enclosure with a recycling bin and a grease interceptor would be required of the new use (**Condition 11**).

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 categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines (In-Fill Development Projects).

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the Design Review Permit 3990 Foothills Blvd. Elk Hills Plaza, Bldg. 3, Parcel 4 (File # DRP 04-61);
 - 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 3990 Foothills Blvd. Elk Hills Plaza, Bldg. 3, Parcel 4 (File # DRP 04-61) with ninety-nine (99) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (FILE DRP 04-61):

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **December 14, 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 **December 14, 2008**. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A C and as conditioned or modified below. (Planning & Redevelopment)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 4. 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)
- 5. 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)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

- 7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall 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)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval.
 - a. The 4,150 square feet retail building shall be repositioned on the site as shown in Attachment 5, such that seven to eight parking stalls shall be installed along the western side of the building.
 - b. The landscape setback along Baseline Road shall be used to plant replacement oak trees.
 - c. A single trash enclosure shall be constructed to accommodate refuse service for this building; the location and appearance shall be to the satisfaction of Environmental Utilities and Planning. (Environmental Utilities, Planning)
- 10. Uses proposed within the building shall comply with the Zoning Ordinance Parking requirements and the total parking demand for the building shall not exceed the number of spaces provided with this Design Review Permit. (Planning, Building)
- 11. If at some future date additional parking is provided or a parking reduction is secured and food services are permitted, then a double trash enclosure shall be required to be installed, with a grease interceptor. (Environmental Utilities, Building, Planning)
- 12. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 13. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

- 14. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 17. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 18. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 19. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 20. 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.
- 21. This project site is in an area that has been reserved as a 65-foot "Oak Tree Protection Zone" for the preservation of an Oak Tree. The Oak Tree has since died, leaving the area vacant. Additionally, there is currently a Parcel Map (PM 02-04) being processed that involves this project site. Prior to the issuance of the building permit, the Parcel Map shall have been recorded and the "Oak Tree Preservation" easement shall have been removed on the face of the Map. (Engineering, Building)
- 22. 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)
- 23. 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)
- 24. 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)
- 25. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 26. 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)
- 27. "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)"
- 28. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 29. 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)
- 30. The applicant/developer shall participate in preparing a Transportation Systems Management (TSM) Plan for Elk Hills Plaza to be reviewed and approved by the Transportation Commission. (Transportation)
- 31. 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)

- 32. 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)
- 33. 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)
- 34. 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)
- 35. 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)
- 36. 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)
- 37. The required fire flow for the protection of the proposed project is 1,500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type V-N rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 38. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow (1500 GPM) and the fire sprinkler system 500 gpm. (Fire)
- 39. Applicant shall provide a minimum of two fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed (500) 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)
- 40. 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)
- 41. 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)
- 42. 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)

- 43. 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)
- 44. 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
- 45. 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)
- 46. 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)
- 47. 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:

- 48. 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)
- 49. 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. (Electric, Engineering, Environmental Utilities)
- 50. 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)

- 51. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 52. 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)
- 53. 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)
- 54. The project shall be addressed as 1231 Baseline Road. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
- 55. 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)
- 56. 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)

- 57. 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)
- 58. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 59. 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)
- 60. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Elk Hills Plaza to be reviewed and approved by the City Manager. (Transportation)
- 61. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 63. 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)
- 64. 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)
- 65. 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)
- 66. 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)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 71. 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)
- 72. 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)
- 73. 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. (Fire)
- 74. 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)
- 75. 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)
- 76. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 77. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 78. 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)

- 79. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 80. 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)
- 81. 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)
- 82. 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.
- 83. 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)
- 84. 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)
- 85. There is no electric service to this parcel. It will be the developer's responsibility to intercept the existing primary conduit from the existing j-box, located approx. 125' west and extend it to a transformer location, then back out to the original alignment to complete a loop feed. (Electric)
- 86. The transformer location shall be shown on the landscape plan as shown on the civil plan and the landscaping shall meet all Roseville Electric minimum working clearances. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 87. 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)
- 88. 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)
- 89. A Sign Permit is required for all project signs. (Planning)
- 90. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 91. 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)

- 92. 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)
- 93. 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)
- 94. 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)
- 95. 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)
- 96. 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)
- 97. 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)
- 98. 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)
- 99. 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. Aerial Map
- 3. Color Elevations
- 4. Letter from adjacent property owner, Marcia Goldenfeld, dated December 4, 2006
- 5. Staff Recommendation for building location
- 6. Letter from Jack Remington, A.R. Associates, dated April 6, 2006
- 7. Draft Temporary License Agreement issued by Equilon Enterprises (Shell Corporation)

EXHIBITS

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations

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.