

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING NOVEMBER 15, 2007

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ITEM II-C

DESIGN REVIEW PERMIT – 1241 PLEASANT GROVE BL. (STARBUCKS COFFEE) – FILE # 2007PL-113 (DRP-000206)

REQUEST

The applicant requests approval of a Design Review Permit to construct a drive-thru coffee shop in the Arbor View Village with associated landscaping, lighting, and parking.

Applicant – RHL Design Group, Kristel Phears Property Owner – Arbor View Properties, LLC

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit subject to seventy-four (74) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site, located at 1241 Pleasant Grove, is in Arbor View Village (corner of Foothills Boulevard and Pleasant Grove Boulevard), in the Northwest Roseville Specific Plan. In June 2003, the Planning Commission approved a Design Review Permit, Tentative Parcel Map, and Tree Permit for Arbor View

Village. The plan included five one-story retail buildings totaling 42,341 square feet. To date, three of the

five buildings have been constructed. The approved plan designated the proposed Starbucks parcel as

Phase 3 and the building approved for this parcel was never built.

The 0.19 acre site is one of two possible remaining undeveloped pads in the Arbor View Village. The

remainder of Arbor View Village is retail use and has 230 parking spaces. The proposed Starbucks Coffee

project consists of an 880 square foot building with a 600 square foot patio. Additional site improvements

will include landscaping, parking, and lighting.

SITE INFORMATION

Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the Kaseberg-

Kingswood neighborhood association district, which is currently inactive.

Lot Size: 0.19 acres

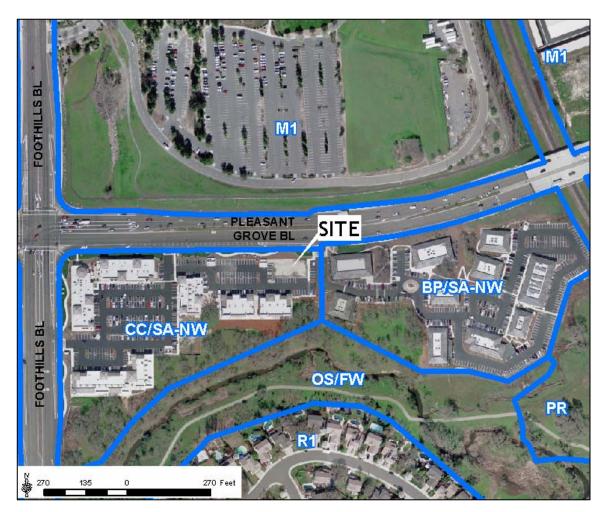
Site Access: The site can be accessed from two driveways on Pleasant Grove Boulevard and one

driveway on Foothills Boulevard.

Topography: The building pad was previously rough-graded with development of the center. Minimal

grading will be necessary to prepare the site for of the proposed building, drive-thru, patio, and

landscaping.



Vicinity Map and Adjacent Zoning:

Fig. 2 Development Standards

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	Required	Proposed
Building Setback	None specified	59'
Landscape Setback	50'	38' (with 10' decceleration lane, consistent with Arbor View Village approval)
Building Height Limit	50' maximum	20'6"
Floor Area Ratio	20-40%	11%
Parking Spaces (total)	206 (Arbor View Shopping Center)	222

	Required	Proposed
Bicycle Spaces	1	1 (see condition 28)

The proposed project is consistent with the land uses contemplated by the City's General Plan, the Northwest Roseville Specific Plan, the Zoning Ordinance, and the Community Design Guidelines.

PROJECT DESIGN FEATURES

See the attached Site Plan (Exhibit A), Grading Plan (Exhibit B), Building Elevations (Exhibit C), Floor Plan (Exhibit D), Landscape Plan (Exhibit E), and Color Elevations (Attachment 2).

DESIGN REVIEW PERMIT EVALUATION

This project is subject to the development standards of the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines (CDG) and Northwest Roseville Specific Plan. Staff reviewed the proposal for consistency with all applicable standards and found the project consistent with the intent of the requirements and guidelines in each. The following evaluation focuses on pertinent design issues.

Site Design

Building siting: Although Section 3.A.2 of the Community Design Guidelines encourages that drive-thru aisles not face primary street frontages, this site, due to its small size, could not meet both this guideline and the CDG requirement for 180 feet of stacking distance (Section 3.A.4). In order to provide 180 feet of stacking distance, especially important in this instance due to the drive-thru/walk-up only concept, the building had to be oriented as proposed. The plan includes a stone-clad knee wall that will screen vehicles and headlights from vehicles and pedestrians on Pleasant Grove Boulevard.

The location of the building also provides a large area for landscaping next to the patio that will help to screen vehicles in the drive-thru from patrons using the patio and those in the of the remainder of Arbor View Village.

Setbacks: The Northwest Roseville Specific Plan requires a 50 foot setback for non-single family residential uses along this portion of Pleasant Grove Boulevard. The proposed setback for this project is 38 feet of landscaping plus a 10 foot deceleration lane. This 48 foot setback is consistent with the existing Arbor View Village setback.

Parking: Currently, Arbor View Village has 230 parking spaces. The construction of this project will result in a loss of 8 spaces for a total of 222. Based on the existing and anticipated uses in the center, a total of 204 parking spaces will be required. The vacant suites in the center have been calculated at 1 space per 200 square feet, consistent with Zoning Ordinance parking requirements. As these vacant tenant spaces are leased the parking will be reevaluated to ensure that the center has sufficient available parking.

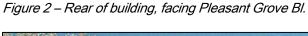
Pedestrian Amenities: Section 3.A.5 (b) of the CDG encourages site layouts that provide pedestrian access from off-site circulation systems. The proposed project provides pedestrian access from Pleasant Grove Boulevard and from the project to the other buildings in the complex.

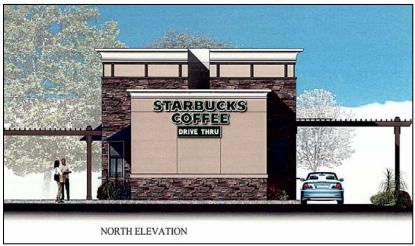
Architecture

The applicant proposes an 880 square-foot building with a 600 square foot patio and drive-thru. This is a drive-thru/walk-up only facility. There is no indoor seating provided for customers; however, one public restroom is provided and accessed off of the patio. The building will complement the existing buildings in Arbor View Village with similar awnings, cultured stone, paint colors, and architectural design. The exterior of the building will be painted stucco with cultured stone on the front and a 3'6" wainscoting around the remainder of the structure (see figures 1 and 2 below). The applicant has provided a wood trellis over the patio and drive-thru to increase the small structure's visual mass and provide shade for walk-up patrons who wish to use the outdoor seating.



Figure 1 – Front of building, facing parking lot





Landscaping:

Section 3.A.11 (c) encourages the use of "plantings, berming, and screen walls" to provide screening. This project includes a knee wall (3 feet high) to screen vehicles in the drive-thru aisle from Pleasant Grove and other buildings on the site. The knee wall wraps around the drive-thru starting at the clearance bar on the

east side of the building and continuing to the pick-up window on the west side of the building. The knee wall will be cultured stone to match the building.

A large bermed planting area is provided between the drive-thru lane and the patio seating. This bermed planting area will screen the drive-thru from those using the outdoor seating.

DESIGN REVIEW PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(B) requires four finding 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

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), new construction of small structures in urbanized areas.

RECOMMENDATION

The Planning and Redevelopment Department recommend the Design Committee take the following actions:

- A. Adopt the four findings of fact as stated below for the Design Review Permit 1241 PLEASANT GROVE BL. (STARBUCKS COFFEE) – FILE # 2007PL-113 (DRP-000206)
 - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
 - 2. The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, and the Northwest Roseville Specific Plan.

- 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, and the Northwest Roseville Specific Plan.
- 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 1241 PLEASANT GROVE BL. (STARBUCKS COFFEE) –
 FILE # 2007PL-113 (DRP-000206) subject to seventy-four (74) conditions of approval;

CONDITIONS OF APPROVAL for DESIGN REVIEW PERMIT (DRP-000206)

- 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 November 15, 2009. 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 15, 2009.
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, 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)
- 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)
- 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, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.

- ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
- iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 8. Signs and/or striping shall be provided on-site as required by the Planning 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. (Planning)
- The Landscape plan shall comply with the Northwest Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. 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)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

Prior to the issuance of Building Permits:

- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 15. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

- 16. *Multiple Building Complexes*. As part of the required **Site Accessibility Plan**, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 18. *Restaurants or other food services.* The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 19. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be

installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.

- c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 23. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 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. "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)"

- 26. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 27. 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)
- 28. The project shall include a minimum of one (1) bicycle rack. (Transportation, Planning)
- 29. 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)
- 30. 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)
- 31. 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)

- 32. 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)
- 33. 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)
- 34. 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
- 35. 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)
- 36. 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)
- 37. 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:

38. 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)
- 39. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Public utilities easement along all road frontages.
 - b. Water, sewer, and recycled water easements. (Electric, Engineering, Environmental Utilities)
- 40. 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)
- 41. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 42. 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.
- 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)

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

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

- 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)

- 44. This project falls within the Commercial land use category of the Pleasant Grove 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)
- 45. 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)
- 46. 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)
- 47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 48. 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)
- 49. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 51. Restaurants **or other food services.** The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 52. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

- 54. 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)
- 55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 56. 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)
- 57. 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)
- 58. 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.
- 59. 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)
- 60. 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:

- 61. 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)
- 62. 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)
- 63. The project shall comply with all required environmental mitigation identified in the Northwest Roseville Specific Plan EIR and General Plan EIR. (Planning)
- 64. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 65. The parking lot striping and signage shall be maintained in a visual and legible manner. Stripes shall be solid with no copy. (Planning)
- 66. 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)
- 67. 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)
- 68. 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)

- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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)
- 73. 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)
- 74. 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. Color Elevations

EXHIBITS:

- A. Site Plan
- B. Grading Plan
- C. Elevations
- D. Floor Plan
- E. Landscape Plan

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Design 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 Director at, or prior to, the public hearing.