

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING January 24, 2008

Prepared by: Ron Miller, Assistant Planner

<u>ITEM VI-A:</u> DESIGN REVIEW PERMIT & CONDITIONAL USE PERMIT – 8151 INDUSTRIAL AVENUE

- (INDUSTRIAL AVENUE OFFICE/INDUSTRIAL PLAZA) - FILE # 2006PL-026

(PROJECT# DRP-000204 & CUP-000046)

# **REQUEST**

The applicant requests approval of a Design Review Permit to allow construction of four (4) single-story warehouse/flex space buildings totaling 41,883 square feet, with associated parking, landscaping, and lighting. Approval of a Conditional Use Permit is also being requested to allow secured outdoor storage areas in association with the office/industrial plaza.

Applicant: Studio SMS, LLP. - Aarti Rangachari

Owner: Pacific Land Enterprises - Reynold C. Johnson,

Trustee, Johnson Family Trust

#### **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Planning Commission:

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with ninety-five (95) conditions of approval;
- D. Adopt the three (3) findings of fact for the Conditional Use Permit;
- E. Approve the Conditional Use Permit subject to three (3) conditions of approval.

#### **SUMMARY OF OUTSTANDING ISSUES**

Staff and the applicant have not reached agreement on the color palette for the project. While the proposed color palette includes four colors (two field colors and two trim colors), it is staff's belief that additional color options should be considered that will be bolder and provide increased contrast between colors. Additional detail is provided in the Design Review Permit discussion.

## **BACKGROUND**

The 3.3 acre project site is located in the North Industrial Planning Area (NIPA) of the City of Roseville at 8151 Industrial Avenue, approximately 550 feet north of the intersection of Galilee and Industrial Avenue. The site is bounded immediately to the west by the Union Pacific Railroad tracks, with industrial uses beyond. A concrete drainage canal borders the property to the south, with industrial and general commercial uses beyond the canal. The parcel is bounded to the north by an electrical substation, with industrial uses to the east. The nearest residential development is approximately 1,300 feet east of the project site. The project site is separated from the residential developments to the east by Industrial Avenue, a 22 acre industrial parcel, and Washington Boulevard. There are no native oaks trees present on the site. The site is undeveloped, with no previous entitlements.

The applicant is requesting approval of a Design Review Permit and Conditional Use Permit to construct four (4) single-story tilt-up concrete buildings that would provide a combination of offices, warehouse space, and secured outdoor storage on the west side of the project area.

The site has a General Plan land use designation of Light Industrial (LI), and also has a zoning designation of Light Industrial (M1). Per the Zoning Ordinance, the proposed uses, with the exception of secured outdoor storage, are permitted within the Light Industrial zone district, subject to approval of a Design Review Permit. Secured outdoor storage is a conditionally permitted use, subject to approval of a Conditional Use Permit.

# SITE INFORMATION

- **A.** Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #38, Industrial Area East This is a business RCONA that is currently inactive.
- B. Total Acreage: 3.3 acres
- **C. Site Access:** Access to the site will be provided via one (1) driveway from Industrial Avenue. Access to individual buildings is provided via drive aisles between buildings and a perimeter drive aisle. The buildings are oriented toward Industrial Avenue.
- **D. Topography/Grading:** The existing grade of the project site is approximately 8-10 feet below the grade at street level. The parcel is generally flat, with a gentle slope from northeast to southwest. The southwestern portion of the property is approximately nine feet (9') lower in grade than the northern portions of the property. Site preparation for the project will require an estimated 4,410 cubic yards of cut and 7,760 cubic yards of fill; therefore requiring 3,350 cubic yards of soil to be imported to the site.

# ADJACENT ZONING AND LAND USE



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

# **ZONING/SPECIFIC PLAN REGULATIONS**

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Building Setbacks	45' – Front	62' – Front minimum
	20' – Side	15' – Side minimum on north
	35' – Rear	side, adjacent to electric
		substation <sup>1</sup>
		59' – Rear minimum
Landscape Setbacks	20' along street frontages	Min. 50' along street frontages
	6' parking lot edge side & rear	10'-6" south side
	10' around front & sides of	15' at north side & varies from
	buildings	3' - 13' at fronts of buildings
Building Height Limit	50' unless modified by a DRP	25'
Max. Building Lot Coverage	None	Approx. 29%
Parking Spaces (Total)	104 Spaces Total	105 Spaces Total
	(22 spaces for warehouse &	
	yard areas @ 1:1000 and	
	82 spaces for office 1:250)	
% of compact spaces	up to 30% max.	32 (31%) <sup>2</sup>
# of handicapped spaces	5	7
% of shaded parking	50% min.	65%
Bicycle Spaces	6	6

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance, subject to approval of the proposed Conditional Use Permit to allow outdoor secured storage areas.

# PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Grading Plan (Exhibit C); Drainage Plan (Exhibit D); Landscape Plan (Exhibit E); Building Elevations (Exhibit F); and reduced color elevations (Attachment 1).

# **EVALUATION OF DESIGN REVIEW PERMIT**

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, North Roseville Area Design Guidelines, and the design standards of the City's Community Design Guidelines.

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

#### **ARCHITECTURAL GUIDELINES**

<sup>&</sup>lt;sup>1</sup> See discussion regarding Building Setback (side) under Evaluation - Site Design Guidelines - Minimum Setback Requirements below. P.5

<sup>&</sup>lt;sup>2</sup>See Compact Parking discussion under Evaluation, Site Design Guidelines (Vehicle Access, Circulation and Parking) below. P.6

# **Loading Docks and Service Areas**

The North Roseville Area Design Guidelines (NRADG) require that loading and service areas, and storage of items not in an enclosed, covered building are required to be screened with planting, berming and/or solid fencing to shield views from public streets, adjacent properties, parking areas or pedestrian walkways. Specific site conditions are considered when determining the appropriate screening method. Further, if fencing is used, it is to be vinyl clad galvanized chain link fencing. The fencing is to be a height that at a minimum is equal to that of the materials proposed for storage.

The applicant proposes to screen the loading and storage areas located on the west and southwest portions of the project site through use of a variety of landscaping trees and shrubbery, as well as vinyl clad eight foot (8') tall chain link fencing with slats. Vines will be planted adjacent to the fencing visible from Industrial Avenue. The vines will climb the fence and provide additional screening, as well as soften the appearance of the fence. Buildings in the Galilee Road Business Park to the south will also serve to restrict visibility of the southwestern storage area from Industrial Avenue.

## Bays and Loading Docks/Roll-up Doors

The Community Design Guidelines require that buildings with bays and loading docks should be oriented so that the bays and loading docks do not directly face the primary street frontage.

Bays (roll-up doors) are oriented toward the rear of the project, facing the railroad tracks, or on the sides of the buildings on interior drive aisles, and will not be visible from the street. Buildings C and D have roll-up doors on the south side of the buildings; however, the doors are near the rear of the buildings, which will restrict visibility from Industrial Avenue. Landscaping and the slatted fence on the south side of the project also screen visibility of the roll-up doors.

#### **Fencing**

The NRADG require that fencing and walls are to be constructed of materials compatible with the building architecture. Galvanized chain link fencing shall be vinyl clad and, if required in areas visible from adjacent developed properties, parking areas, public streets and walkways, shall be screened with trees, shrubs and/or vines.

Vinyl clad chain link fencing is currently in place along the project site's southern border, adjacent to the drainage canal. This fencing will be removed and replaced with a new vinyl clad chain link fence with slats. The new fence will be installed approximately 10 feet (10') south of the existing fence to provide space for parking and the project's south drive aisle. This fencing provides safety, security, and separation from the drainage canal adjacent to the project site to the south. The fencing will be screened with various landscape trees, shrubs, and vines.

#### **Building Architecture/Colors**

The NRADG are intended to promote high standards of architectural design within the North Roseville area and contribute to an overall sense of continuity and compatibility among the area's architectural elements.

The proposed buildings will be concrete tilt-up construction with an architectural design that provides many angled walls, and varying wall heights which will create shadows and visual interest when viewed from the street (see Attachment 1 & Exhibit A). Staff recommended additional features to create patterns of light and shadow, which was accomplished through placement of awnings.

During review of the project, staff conducted site visits to the area to observe architecture, materials and colors used on other buildings in the vicinity of the project site. As a result of these observations, it is staff's

belief that additional, bolder color options should be considered that will provide increased contrast between colors. Additionally, it is staff's belief that additional color treatment, and/or use of tile or stone at the buildings' primary entry locations would increase visual interest, and make the entry areas stand out from the remainder of the building(s). Since the buildings will be concrete tilt-up construction, staff believes that use of additional paint colors with increased contrast is the most effective and economical way to increase overall visual interest and enhance the building's entry locations.

While the applicant is proposing four colors (two field colors and two trim colors), the trim colors are nearly identical. Staff, therefore, recommends that the contrast between the two trim colors should be enhanced. Staff believes that its recommendations for enhanced color treatment will enhance the overall appearance and architectural design of the project and, will therefore; make the project more consistent with other projects in the area.<sup>3</sup>

**Condition 17d** has been added to require that 1) additional color options be provided at the time of building plan submittal, providing a bolder color palette with increased contrast between trim colors, and between trim and field colors, and 2) additional color treatment and/or stone or tile be incorporated into primary entry locations. The revised color palette and entry treatment will be subject to review and approval of the Planning Department.

The applicant is not in agreement with the recommendations or the condition as they believe the materials and colors proposed meet the intent of the Community Design Guidelines.

#### SITE DESIGN GUIDELINES

#### **Minimum Setback Requirements**

The NRADG establish minimum setback requirements which are intended to facilitate a coordinated streetscape appearance, provide ample space between facilities to ensure adequate light and privacy and provide sufficient space between the right-of-way limits, parking and buildings.

The 15' setback for the north side of Building A is less than the 20 foot (20') minimum established by the NRADG; however, the intent of the Guidelines (adequate light, privacy, sufficient space between buildings) is still achieved with the proposed 15' setback. The nearest structure to the building's north side is the fenced enclosure for the electrical substation, which is approximately 95' north of the building. An electrical power pole with overhead lines connecting to the substation is located between Building A and the fenced enclosure, thereby preventing construction of any structures between Building A and the substation. Staff therefore believes that a reduction in the recommended setback is warranted in this case.

# Vehicle Access, Circulation and Parking

Proposed projects are required to provide parking adequate to meet Zoning Ordinance parking requirements. The Industrial Avenue Office/Industrial Plaza includes four (4) buildings that will be suitable for a combination of office, storage yard and warehouse uses. The project's parking requirements are based on Zoning Ordinance parking requirements of 1 stall per 250 square feet for office, and 1 stall per 1000 square feet for warehouse uses and yard areas. The parking requirements were calculated based on an assumed mix of approximately 50% office, and 50% other industrial/warehouse uses. Based on this assumption, 104 parking spaces would be required. The applicant proposes to provide 105 stalls.

<sup>&</sup>lt;sup>3</sup> North Roseville Area Design Guidelines, Chapter 5.1, states that a project's architectural design should contribute to and overall sense of continuity and compatibility among the area's architectural elements.

As is typically the case, individual tenants would be required to provide a parking study at the tenant improvement stage to verify that the parking required by the given tenant mix is less than or equal to the parking provided for each center. The parking study would be updated as tenant spaces are leased/sold or as tenants change. As such, staff is recommending **Condition 82** to require updates of the parking study prepared for the Industrial Avenue Office/Industrial Plaza as spaces are occupied.

The Zoning Ordinance provides for up to 30% of required parking spaces to be compact spaces. The Site Plan submitted for the project reflects 32 compact spaces (31%), which exceed the zoning standard. Staff recommends that the width of parking space 61C (west of Building B) be increased by one foot, which will allow the space to be classified as "standard." This will result in 31 compact spaces, which meets the 30% zoning standard.

Staff recommends that the parking space width increase be achieved by reducing the width of the seven-foot landscape buffers adjacent to the double trash enclosure located north of parking space 60. Reducing the width of the buffers by six inches will allow enough space to adjust the position of the enclosure, thereby permitting an increase in the width of parking space 61C by one foot. The six inch width reduction will still provide a landscape buffer of six feet, six inches (6' - 6") on both sides of the enclosure which exceeds the Community Design Guidelines standard of three feet (3'). **Condition 17e** has been added to require these changes.

Zoning Ordinance Chapter 19.26.C requires that one bicycle space be provided for each 20 required spaces up to 100 spaces. For each additional 100 required parking spaces or portions thereof, one (1) one bicycle space shall be provided. Based on the project's parking requirement of 104 spaces, racks for six (6) bicycles are required. The proposed plan shows two bicycle rack locations which will accommodate a total of six (6) bicycles, but the plan does not provide a bicycle rack detail. **Condition 17c** has been added requiring bike rack detail to be included with plans submitted for building permits.

The applicant is in agreement with these conditions.

#### **Pedestrian Access and Circulation**

The City's Community Design Guidelines (CDG) recommends use of design features to clearly mark pedestrian pathways. Walkways adjacent to buildings and main entrance areas to buildings will be of brushed concrete. Paths of travel within asphalt parking areas and drive aisles will be marked with striping to identify the path of travel.

#### **Design Review Permit Conclusion**

Section 19.78.060(B) of the Zoning Ordinance requires that four findings 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 can be made for the proposed Design Review Permit. The four findings for the Design Review Permit are contained in the Recommendation section of this report.

#### Conditional Use Permit

#### **EVALUATION AND FINDINGS**

Conditional Use Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area. Specifically, the Planning Commission must make the three findings of fact listed below in **bold italics** to approve a Conditional Use Permit (CUP). An analysis of the request for outdoor storage in the M1 zone follows each finding:

# 1. The proposed use is consistent with the City of Roseville General Plan and the North Industrial Planning Area.

The land use designation for the subject property is Light Industrial (LI). The LI land use designation is typically intended to provide for industrial uses that generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding properties. Primary uses include research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g. auto body repair, landscaping material sales, retail and wholesale lumberyards), and associated administrative offices.

As a use conditionally permitted by the Zoning Ordinance, the proposed outdoor storage yard areas are consistent with the Light Industrial land use designation established in the General Plan.

# 2. The proposed use conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.

The Zoning Ordinance contains development standards relating to parking, driveways, setbacks and building height limitations. In addition, the Community Design Guidelines and NRADG provide guidance on other design and layout issues, which are addressed in the Design Review Permit portion of this report.

The Light Industrial zone allows for outdoor storage yards upon approval of a CUP. The CUP allows the Commission to condition the project to assure compatibility with surrounding land uses. Typical concerns related to outdoor storage include visibility of the materials or equipment and noise associated with the heavy equipment required to move the material.

The NRADG establishes standards for design and height of storage area screening walls or fences. The NRADG states that storage-related screen walls are to be, at a minimum, of a height equal to that of the materials or equipment proposed for storage.

The proposed facility is not in close proximity to any residential neighborhoods. The storage areas will be only partially visible from Industrial Avenue to the east, Galilee Road Business Park to the south, and the Union Pacific Railroad tracks and beyond to the west. As discussed above, the contents of the yard will be screened by an eight-foot tall, vinyl clad chain link fence with slats, and landscaping. Since the site is surrounded by other light industrial uses and the railroad tracks (no sensitive receptors), noise impacts from equipment moving material within the yard is not expected to result in significant impacts. Staff concludes that the project is consistent with the Zoning Ordinance and the Community Design Guidelines.

Staff recommends Conditional Use Permit **Condition 3** to restrict the height of stored materials to ten feet to ensure that the proposed fence and landscaping provide adequate screening.

3. The location, size, design and operating characteristics of the proposed use is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The four separate secured storage areas are approximately 12,200 total square feet, and are located on the west sides of Buildings A, C, and D, visible only from the railroad tracks. A portion of Building D's outdoor storage area wraps around the south side of the building and would be visible from the Galilee Road Business Park approximately 95' south of the project site.

The secured storage areas will be used to store outdoor materials and equipment associated with tenants in the above-referenced buildings. The storage areas associated with Buildings A and C will be accessed via gates on the west side of the buildings, while Building A's storage yard will be accessed via a gate adjacent to the south side of the building. Uses surrounding the site are predominantly light industrial in nature and are not expected to be adversely affected by the construction or operation of the storage yard areas. Because the specific uses that will occupy the buildings have not been identified, the specific materials that will be stored are unknown. However, the subject CUP does not allow storage of hazardous materials; a separate CUP will be required should future tenants need to store hazardous materials. Conditional Use Permit **Condition 3** has been included, which addresses these restrictions/requirements.

Based on the analysis presented above, staff finds that the proposed use will not be detrimental to the health, safety, or welfare of persons residing or working in the area or be detrimental to public or private property or improvements.

## **Conditional Use Permit Conclusion**

Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for the proposed Conditional Use Permit.

# **ENVIRONMENTAL DETERMINATION**

The Roseville Planning and Redevelopment Department prepared an Initial Study and Negative Declaration for this project which concluded that the project would not have a significant effect on the environment. The Negative Declaration was posted with the City Clerk's office on January 3, 2008. The document is available for review at the Planning and Redevelopment Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until January 24, 2008. To date, no comments on the document have been received.

#### RECOMMENDATION

The Planning and Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the Negative Declaration;
- B. Adopt the four findings of fact as stated below for the DESIGN REVIEW PERMIT 8151 INDUSTRIAL AVENUE (INDUSTRIAL AVENUE OFFICE/INDUSTRIAL PLAZA) - FILE # 2006PL-026 (DRP-000204);
  - 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 of the shopping center.
  - 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 and the Community Design Guidelines.
  - 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 and the Community Design Guidelines.

- 4. The design of the public services, as approved, including but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.
- C. Approve the DESIGN REVIEW PERMIT 8151 INDUSTRIAL AVENUE (INDUSTRIAL AVENUE OFFICE/INDUSTRIAL PLAZA) FILE # 2006PL-026 (DRP-000204) with ninety-five (95) conditions of approval;
- D. Adopt the three (3) findings of fact stated in the staff report for the CONDITIONAL USE PERMIT 8151 INDUSTRIAL AVENUE (INDUSTRIAL AVENUE OFFICE/INDUSTRIAL PLAZA) FILE # 2006PL-026 (CUP-000046);
- E. Approve the CONDITIONAL USE PERMIT 8151 INDUSTRIAL AVENUE (INDUSTRIAL AVENUE OFFICE/INDUSTRIAL PLAZA) FILE # 2006PL-026 (CUP-000046) with the three (3) conditions listed below.

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (DRP-000204):

- 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 **January 24**, **2010**. 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 **January 24**, **2010**. (Planning)
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning)
- 3. The electric service to this facility will be provided from a primary riser on a pole behind the parcel on the west side. This will loop through multiple transformers and tie to a switch at the north end of the parcel. (Electric)
- 4. A 35' public utilities easement (PUE) will be required centered under all pole lines. (Electric)
- 5. Access to the pole line along the entirety of the west side of the parcel must be provided. (Electric)
- 6. Trees placed within the PUE containing overhead electric lines will be restricted to a maximum height of 15' at maturity. (Electric)
- 7. Street lighting will be installed, per Roseville Electric design, at the developer's expense. (Electric)
- 8. 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)
- 9. There shall be one fire department connection per building as required per RFD standard. (Fire)
- 10. The City's Stormwater Quality Design Manual was adopted in August 2007. This project will be required to provide storm water and runoff treatment per the City's Stormwater Quality Design Manual. (Engineering)
- 11. 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)

- 12. 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)
- 13. 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)
- 14. 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:

- 15. 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:
    - 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)
- 16. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 17. 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) All installed fencing will be required to be vinyl clad chain-link fence with slats. (Planning)
  - b) All parking lot lighting shall be provided by metal halide fixtures. (Planning & Police)
  - c) The Site Plan shall include a bicycle rack detail. Sufficient space shall be provided to accommodate a minimum of six (6) bikes. Bike racks shall be in highly visible and convenient locations, to the satisfaction of the Planning Department. (Planning & Transportation)

- d) A revised color palette is to be provided at the time of building plan submittal, showing additional color choices and more contrast between proposed trim colors and between trim and field colors. Additional color treatment is to be added to each building's primary entry location. The revised color palette and primary entry color treatment will be subject to review and approval of the Planning Department. (Planning)
- e) Parking space 61C is to be converted to a Standard Parking Space. The landscape buffers adjacent to the double trash enclosure located north of parking space 60 are to be reduced to a width of 6' 6" to provide space necessary to increase the width of parking space 61C. Parking space 61 shall be re-labeled as a "standard" parking space. The Parking Calculations on plans submitted for plan check shall be revised to reflect this change. (Planning)
- 18. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 19. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 20. 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)
- 21. 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)
- 22. 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)
- 23. 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)
- 24. **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)
- 25. 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)
  - 26. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
  - 27. 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.

- 28. 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)
- 29. 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)
- 30. 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)
- 31. 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)
- 32. This site shall be accessed by a standard right turn curb flare leading to a standard Type A-7 commercial driveway. The driveway shall be modified to accommodate an18-foot ingress lane, two 11-foot egress lanes, a center median, and 30-foot radii curb returns. The minimum required driveway throat depth shall be 70-feet. An 8-foot pedestrian walk shall be placed along the site frontage south of the driveway. (Engineering)
- 33. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub or natural drainage coarse. (Engineering)
- 34. 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) as required by the City's Stormwater Quality Design Manual. All drainage outfalls shall be constructed with adequate velocity attenuation devices. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

- 35. 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)
- 36. Standard pedestrian railing shall be installed at the top of the retaining walls. (Engineering)
- 37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
- 38. 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)

#### PRIOR TO THE APPROVAL OF IMPROVEMENT PLANS:

- 39. 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)
- 40. 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)
- 41. 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)
- 42. The applicant shall pay for all applicable water and sewer fees to include the NIRSP for NCRSP reimbursement fee. (Environmental Utilities)

- 43. 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.
  - d. Each building shall have its own domestic water and sewer services. (Environmental Utilities)
- 44. A transition sewer manhole must be installed in conjunction with the sewer pump station to allow for gravity flow from the site to the City sewer system. (Environmental Utilities)
- 45. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Industrial Avenue Office/Industrial Plaza to be reviewed and approved by the Transportation Commission. (Transportation)
- 46. 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)
- 47. 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)
- 48. 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)
- 49. 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)
- 50. 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)
- 51. 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 (Electric)

- 52. 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)
- 53. 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)
- 54. 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:**

- 55. 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)
- 56. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 25' foot wide public utilities easement along all road frontages.
  - b. Water, sewer, and reclaimed water easements.
  - c. Water and sewer easements. (Electric, Engineering, Environmental Utilities)
- 57. 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)
- 58. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 59. 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 supplies 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)
- 60. All projects with multiple tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. The project shall be addressed as follows:

Site: 8151 Industrial Avenue

Building A: 8161 Industrial Avenue Building B: 8171 Industrial Avenue Building C: 8181 Industrial Avenue

Building D: 8191 Industrial Avenue (Engineering)

- 61. 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)
- 62. 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)
- 63. 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)
- 64. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 65. 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)
- 66. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Industrial Avenue Office Plaza be reviewed and approved by the City Manager. (Transportation)
- 67. 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)
- 68. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 69. 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)
- 70. No grading is to take place within 10' of any pole line without the written permission of Roseville Electric. (Electric)

- 71. All structures will be constructed to maintain a minimum 15' radial clearance from all overhead conductors. (Electric)
- 72. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 73. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 74. 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)
- 75. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 76. 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)
- 77. 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)
- 78. 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.
- 79. 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)
- 80. 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:

81. 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)

- 82. A parking study shall be submitted with each request for a tenant improvement. The tenant mix for the entire site shall not result in a parking requirement that exceeds the number of spaces provided on site. The parking study shall include the following minimum information for each building:
  - a) Total building area.
  - b) A breakdown of spaces with the area (square feet) and use(s) of each area.
  - c) Required parking for each space. If spaces are vacant, the parking study shall calculate estimated parking requirements.
  - d) Total required parking.
  - e) Total parking provided.
  - f) Net available remaining parking. (Planning)
- 83. Signs shown on the elevations and/or site plan are not approved as part of the Design Review Permit. A Planned Sign Permit Program will be required for the building complex prior to approval of any tenant Sign Permit requests. A separate Sign Permit will be required for all tenant signage. (Planning)
- 84. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 85. 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)
- 86. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
- 87. 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)
- 88. 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)
- 89. 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)
- 90. 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)

- 91. 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)
- 92. 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)
- 93. 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)
- 94. 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)
- 95. 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 (e.g. fencing, etc.);
  - 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)

# CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP-000046):

- 1. The CUP will be effectuated upon the effectuation of DRP-000204, and shall expire concurrent with DRP-000204. (Planning)
- 2. The storage yards shall be limited to 12,243 square feet total, as shown in Exhibit A. (Planning)
- 3. Materials stored within the yard shall not exceed ten (10) feet in height. Furthermore, the storage of hazardous materials is not approved with this request, and will require approval of a subsequent CUP. (Planning)

#### **ATTACHMENTS**

1. Color Elevations

#### **EXHIBITS**

- A. Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Drainage Plan
- E. Landscape Plan
- F. Building Elevations

Note to Applicant and/or Developer: Please contact the Planning and Redevelopment Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.