



*PLANNING & HOUSING DEPARTMENT STAFF REPORT
DESIGN COMMITTEE MEETING August 18, 2011*

Prepared by: Gina LaTorra, Associate Planner

ITEM III-A: DESIGN REVIEW PERMIT MODIFICATION – 1950 JUNCTION BL. – ST. CLARE CHURCH MODIFICATION– FILE #2011PL-048 (PROJECT #DRP-000387)

REQUEST

The applicant requests approval of a Design Review Permit Modification to: revise the approved master plan for St. Clare Church; approve the design of the Parish Hall expansion; relocate the future Rectory building to be closer to the existing Sanctuary building; increase the amount of on-site parking; provide a driveway with parking spaces running along the perimeter of the site; and provide a driveway connection to Baseline Road.

Project Applicant: Jack Paddon, Williams & Paddon Architects
Project Owner: Roman Catholic Diocese of Sacramento

SUMMARY RECOMMENDATION

The Planning & Housing Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification with 80 conditions of approval.

OUTSTANDING ISSUES

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

BACKGROUND

On April 6, 2000, the Design Committee approved a Design Review Permit (DRP 99-66) for construction of the 26,000 square foot St. Clare Church sanctuary building. The project also included a conceptual master plan for build out of the site, which included a private elementary school, multi-purpose building, and rectory. On May 13, 2004, the Planning Commission approved a Design Review Permit Modification (DRPMOD 03-77) to formalize the previous conceptual master plan and allow build out of the site with a 13,000 square foot parish center, 17,000 square foot multi-purpose building, 30,000 square foot elementary school and a 3,000 square foot rectory building (see Attachment 1). Additional improvements included adding 114 new parking spaces, landscaping, lighting, playing fields and playground areas. The Planning Commission also approved a Conditional Use Permit to allow a private elementary school within the Public/Quasi-Public zone district.

St. Clare Church has been constructing the project in phases. The property is presently developed with the sanctuary building, approximately 9,600 square feet of the 13,000 square foot Parish Hall, and a parking area with 439 parking spaces accessible from Junction Boulevard. The applicant has found that additional parking is needed onsite and the elementary school is not a priority at this time. The current request includes the redesign of the remaining phase of the Parish Hall (4,920 s.f.), relocation and elevations of the Rectory building, and the addition of 227 parking spaces in a new parking area accessible from Baseline that would provide a connection to the existing parking lot. This application would not modify the future plans for the classroom building or multi-purpose building.

SITE INFORMATION

Location: The project site is located in the North Roseville Specific Plan (NRSP) area at the intersection of Junction Boulevard and Baseline Road. The site is adjacent to Woodcreek West Apartments to the north, Junction Boulevard and single family residential to the east, Baseline Road and Placer County single family residential to the south, and both single family residential and a vacant Public/Quasi Public (P/QP) zoned property owned by the Dry Creek Elementary School District to the west (see Figure 1).

Total Acreage: approximately 15 acres

Surrounding Land Use and Zoning: Figure 1



Access: The project site is currently accessed via two driveways on Junction Boulevard. The project will be adding one standard 35-foot wide “Type A-7” driveway on Baseline Road. Frontage improvements, including landscaping and a sidewalk have already been completed to City standards on Baseline Road. With the addition of the new driveway, minor adjustments will be made to the Baseline Road landscaping and sidewalk to accommodate for the driveway and to provide a seamless pedestrian path.

Roseville Coalition of Neighborhood Associations (RCONA) and Neighborhood Outreach: The subject property is located within the Junction West Neighborhood Association. This neighborhood association is not active. The church outreached to the adjacent neighbors and shared the project plans. The church informed staff that the neighbors were in support of the project. Notice of the Design Committee meeting was also mailed to properties within 300 feet of the subject site. No comments had been received at the time this report was prepared.

ZONING/SPECIFIC PLAN REGULATIONS

The project site is located within the North Roseville Specific Plan (NRSP). The NRSP land use for the project site is Public/Quasi-Public (P/QP). The site also has a zoning designation of P/QP. The community assembly use type is principally permitted in the P/QP zone district. The project will not be modifying the use types anticipated onsite with this application.

The development standards for the project are outlined in the following table.

St. Clare Church Development Standards

Development Standard	Required	Proposed
Building Setbacks	35' along Baseline; 20' interior setbacks	35' along Baseline, 150' interior setback
Landscape Setbacks	35' along Baseline; 20' interior setbacks	35' along Baseline, 20' interior setback
Building Height Limit	50'	24'
Parking Spaces	457 (at build out)	668
# of handicapped spaces	13	24
% of shaded parking	50%	56%

As demonstrated in the above table, the project complies with the applicable development standards.

PROJECT DESCRIPTION

The proposed project will allow construction of the approximately 5,000 square foot Parish Hall expansion building, allow the redesign and relocation of the Rectory Building, and allow the addition of 137 parking spaces. Landscaping and lighting improvements will also be completed in the project areas. Development of the remaining portion of the site would require future approval of a Design Review Permit Modification.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Preliminary Grading Plans (Exhibit B), Preliminary Planting Plan (Exhibit C), Photometric Plan (Exhibit D), Parish Hall expansion Elevations (Exhibit E), Rectory Building Elevations (Exhibit F), 2004 Master Plan (Attachment 1), and photos of the existing St. Clare Church architecture (Attachment 2).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit Modification for the project has been based on the applicable development standards within the City's Zoning Ordinance, North Roseville Specific Plan (NRSP) Guidelines, and the City's Community Design Guidelines (CDG) including the "priority shall" requirements. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. The following discussion is provided as clarification on areas of interest.

SITE PLAN

The site plan would deviate from the 2004 master plan by increasing the amount of available on-site parking, moving the Parish Hall expansion and the Rectory away from the adjacent properties and towards the Sanctuary, and removing the soccer field to make room for the perimeter drive aisle and parking spaces. The plan also moves the development closer to Baseline and centralizes the church activities. New vehicle traffic will be introduced closer to the residential properties, but additional landscape buffers and gates have been added to reduce the potential impacts to the residents. There is an existing six-foot tall masonry wall along the property line that will also act as a buffer. The driveway and parking spaces will only be used during peak service times; otherwise the gates will remain closed to limit traffic in the area. The site plan remains in substantial conformance with the original plan and complies with the applicable guidelines and regulations.

ARCHITECTURE

The applicant has provided final architecture for the Parish Hall expansion building and the Rectory building. The proposed buildings are designed to coordinate with the existing architectural style of the church buildings and will incorporate the same stucco finish and red mission tile roofing. The buildings also incorporate covered walkways, consistent with the mission architecture style. The Rectory building has been redesigned to fit in the new location and blend with the architecture of the adjacent buildings, with the intent of creating a seamless transition between the existing church and new building. The proposed architecture of the two buildings is consistent with the Community Design Guidelines, and as such, staff does not recommend any modifications.

PARKING

The Zoning Ordinance outlines the parking requirements based on the use types on the project site. The church has found that they need additional parking during their peak service times, beyond what is required by the Zoning Ordinance and what was previously approved for the project site. This project will not be introducing any new use types or increasing the required on-site parking. As mentioned, the project will be providing an additional 227 parking spaces, which is 211 more spaces than is required. Access to the parking will be via the new driveway on Baseline or through the existing parking lot at the north of the site. The new driveway will be located where the existing emergency vehicle access is located. The parking spaces will be illuminated to meet City standards of at least 1 foot-candle and will be at least 50% shaded by new landscape trees.

LANDSCAPING

The site has landscaping around the existing buildings and parking area and within the landscape setback along Baseline Road and Junction Boulevard. Additionally, evergreen trees were planted along the north and west property lines to screen the site from the adjacent residential properties. The proposed landscape plan will maintain the existing landscaping and will add landscaping around the new Parish Hall and the new parking and driveways. The proposed landscaping blends with the existing planting palette. The project has been conditioned to meet the Water Efficient Landscape Requirements, and the final landscape will be reviewed for conformance to these requirements during the building permit phase. The project is conditioned to add additional screen trees along the north and west property lines where large gaps exist due to dead or removed trees. The landscape plans reflect the addition of those trees. The proposed landscaping complies with the NRSP, the Community Design Guidelines, and the conditions of the previously approved DRP.

Since approval of the 2004 master plan the City adopted a Stormwater Quality Ordinance. The project is introducing landscape swales along the perimeter of the site to comply with the ordinance requirements. The swales have been designed to meander around the existing screen trees so they can be preserved. The Public Works Engineering division has reviewed the project and has added standard conditions to ensure the improvement plans remain in compliance with the ordinance.

UTILITIES

Water, sewer and electric services are already provided to the site for the existing buildings. Following approval of the 2004 master plan, the church installed a publicly maintained sewer line within what was anticipated to be the drive aisle from Baseline Road. With the proposed plan, the sewer line would run under the parking spaces. The Environmental Utilities department prefers that public lines run in drive aisles for ease of maintenance. The applicant has agreed to take over responsibility of the line to comply with this policy. The Environmental Utilities Department is agreeable and the project conditions of approval reflect this.

PHASING

As mentioned, this DRPMOD entitles the construction of the Parish Hall expansion, the Rectory building, and the new parking areas. The previous design review permit modification (DRPMOD 03-77) addressed the architecture of the future school building and multi-purpose building. Additional design review is not needed for construction of the buildings unless the architecture and landscaping are being modified. Each phase of construction is required to provide the required parking. The Conditional Use Permit (CUP) for the operation of the school was effectuated with the construction of the Parish Hall. The standard conditions of approval for phased projects require that the undeveloped area be fenced and hydro seeded. No modifications are required.

CONCLUSION

Zoning Ordinance Section 19.78.060(J) requires two findings of fact be made in order to approve a Design Review Permit Modification. 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 Modification to allow the minor changes to the master plan, Rectory, building addition and the additional parking. The two 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 Section 15301 (Existing Facilities) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the **DESIGN REVIEW PERMIT MODIFICATION – ST. CLARE CHURCH MODIFICATION – 1950 JUNCTION BL. – PROJECT # 2011PL-048 (FILE # DRP-000387)**;
 1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*
 2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.*
- B. Approve the **DESIGN REVIEW PERMIT MODIFICATION – ST. CLARE CHURCH MODIFICATION – 1950 JUNCTION BL. – PROJECT # 2011PL-048 (FILE # DRP-000387)** with 80 conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION 2011PL-048:

1. This design review permit modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on August 18, 2013. 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 August 18, 2013.
2. The project is approved as shown in Exhibits A-F and as conditioned or modified below. (Planning)

3. The project is subject to the previously approved conditions of approval for Project DRPMOD 03-77 and CUP 03-10, except as modified with this permit.
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Public Works, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way 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. (Public Works)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. 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--9 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)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

10. 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)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. 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)
 - d. The landscape plan shall comply with the North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance requirements (Ordinance 4786).
 - e. 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)
 - f. The project shall include the addition of evergreen trees (in areas where trees have died or large gaps between trees exist) within the landscape planter area along the northern and western property boundaries to provide additional screening adjacent to the single-family residences. (Planning)
12. 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)
13. 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)
14. 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)
15. For 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)
16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville

Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), 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)

17. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
18. 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.
19. 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 Public Works prior to approval of any plans. (Public Works)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
21. 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.”* (Public Works)
22. The driveway on Baseline Road shall be constructed as a standard 35-foot wide “Type A-7” driveway and shall be restricted to right turns only. A raised median 2-feet wide with stamped concrete shall be constructed from the intersection of Junction Boulevard and Baseline Road to a point 130-feet west of the driveway to the satisfaction of the City Engineer. The bus turn out shall be extended to the driveway to provide for a right turn lane. Between the existing bus “turn out” and the driveway the pedestrian path shall be adjacent to the curb. The new pedestrian path shall connect to the existing pedestrian path. Additional right-of-way shall be dedicated as necessary to accommodate the turn lane. (Public Works)
23. All necessary striping shall be installed to accommodate the improvements as specified above. (Public Works)
24. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Public Works)
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and

proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)

26. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Public Works)
27. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (Public Works)
28. 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. (Public Works)
29. 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. (Public Works)
30. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
31. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
32. The project shall be addressed as 1920 Junction Boulevard. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Public Works)
33. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
34. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for St. Clare Catholic Parish to be reviewed and approved by the Transportation Commission at such time as the project shall employ 50 or more employees. (Public Works)
35. The width of the drop-off turnout shall be reduced to ten feet and the tapered transition on the exit side of the drop-off shall be increased in length by approximately ten feet. (Engineering, Alternative Transportation)
36. 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)

37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
38. 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 recycled 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)
39. The proposed storm drain is to maintain a 5' separation from sewer manholes or cleanouts. (Environmental Utilities)
40. The sewer shall be built to current City standards, but shall be privately owned and maintained by the applicant. The existing easements shall be abandoned back to the first on-site manhole. (Environmental Utilities)
41. 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)
42. 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)
43. 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)
44. 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)
45. 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)

46. 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)
47. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
48. 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)
49. 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:

50. 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)
51. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 35 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric, Public Works, Environmental Utilities)
52. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and

reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

53. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
54. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
55. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
56. Bike parking shall meet the requirements of the City Municipal Code and California Green Building Code. (Alternative Transportation)
57. 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)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. Restaurants or other Food Service Establishment (FSE): The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
60. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
61. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease

interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

62. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
63. 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)
64. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
65. 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)
66. 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.
67. 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)
68. 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)
69. A minimum 12' wide gate, which opens towards the proposed parking lot, shall be installed within the existing block wall which surrounds the existing high voltage electric transformer. (Electric)
70. Roseville Electric requires access to all high voltage electric equipment for repair and replacement. The applicant shall design site to allow access of a 65,000lb line truck, to within 10 feet of, all existing high voltage electric equipment. (Electric)

OTHER CONDITIONS OF APPROVAL

71. 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)
72. 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. (Public Works)

73. 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)
74. 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)
75. 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 or not and if site remediation is required. (Fire)
76. 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)
77. 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)
78. 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)
79. 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)
80. 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.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. 2004 Master Plan
2. Photos of the Existing St Clare Church

EXHIBITS

- A. Site Plan
- B. Preliminary Grading Plans
- C. Preliminary Planting Plan
- D. Photometric Plan
- E. Parish Hall expansion Elevations
- F. Rectory Building Elevations

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