



**PLANNING & REDEVELOPMENT DEPARTMENT STAFF  
REPORT  
DESIGN COMMITTEE MEETING May 18, 2006**

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Wayne Wiley, Assistant Planner

**ITEM III-C:      DESIGN REVIEW PERMIT– 201 WEST IVY STREET – STERLING IRON WORKS –  
FILE# 2005PL-110 (DRP-000074)**

**REQUEST**

The applicant requests approval of a Design Review Permit to construct a 3,111 square foot office/warehouse building with associated site improvements.

Applicant/ Property Owner – Michael Mack, Sterling Iron Works Inc.

**SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with eighty-three (83) 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. To date, staff has received no public comment on the project.

**BACKGROUND**

The project site is located near the corner of West Ivy Street and Ivy Street within the Infill Area of the City of Roseville (Attachment 1). The proposed building will be located on a .14-acre (5,994 square foot) vacant pad. The subject property is located between two vacant parcels and backs up to a light manufacturing building. The site is across the street from the Church Street Station residential project, which is currently under construction. The applicant is requesting approval of a 3,111 square foot building consisting of a 328 square foot office and 2,783 square foot workshop. The proposed workshop will include the light manufacturing of component parts that are welded together to construct custom iron railing and gates. The hours of operation for the business will be Monday through Friday from 7:00 am to 5:00 pm.

**SITE INFORMATION**

**Location:** 201 West Ivy Street, Infill Area, APN 012-183-007

**Roseville Coalition Of Neighborhood Associations (RCONA):** This parcel is located within the Roseville Heights Neighborhood Association. To date, the Planning & Redevelopment Department has not received any inquires or comments regarding the project.

**A. Total Acreage:** Approximately .14 acres

**B. Site Access:** One driveway from West Ivy Street will provide access to the project site.

**C. Grading:** Minimal grading will be required to balance the site and accommodate parking spaces, pedestrian walkways, and landscaping.

**ADJACENT ZONING AND LAND USE**

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Light Industrial, MI	Light Industrial, LI	Vacant
North	Attached Housing, R3	High Density Residential (HDR 13.4)	Church Street Station (Under Construction)
South	MI	LI	Light Manufacturing
East	MI	LI	Vacant
West	MI	LI	Vacant

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	20'	33'
Landscape Setbacks	20'	10'
Building Height Limit	50' maximum	25'
Site Coverage	Up to 50% (2,997 sq ft.)	52% (3,111 sq ft.)
Parking Spaces	5 spaces total 1:250 Professional Office (328 sq. ft.) = 2 1:1,000 Warehouse (2,783 sq. ft.) = 3	5
Compact Stalls (30% max.)	Up to 1	0
Accessible Stalls (ADA)	1	1
Bicycle Racks	1	0

**PROJECT DESIGN FEATURES**

See attached Site Plan/Landscape Plan (Exhibit A) and Elevations (Exhibit B).

**DESIGN REVIEW PERMIT EVALUATION**

The evaluation of the Design Review Permit to construct an office/warehouse building at 201 West Ivy Street has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the recommendation section of this report.

As proposed and conditioned, Staff believes the project meets the intent of the Community Design Guidelines (CDG). The following sections of evaluation focus on the pertinent design issues.

**Site Design:** The CDG encourages project designs that lead to developments which will maximize the efficiency and utility of the project, present an appealing appearance to public view, and minimize any adverse impacts to adjacent properties.

- Staff has identified two issues regarding the site design. The project site exceeds the expected floor area ratio (FAR) of 50%. Staff has evaluated the potential impacts of the increased FAR and finds that site accessibility and circulation will not be negatively impacted.
- In addition, the applicant has not identified the location of a bicycle rack. The CDG requires that bicycle racks be provided onsite. Staff has included Condition #4 to ensure that a bicycle rack be located in a highly visible and convenient location, not obstructing pedestrian walkways.
- Staff has also included conditions #5 and #6, requiring a black wrought iron fence around the property and a decorative gate design for the entry gate located to the west of the building. With the noted conditions, the proposed site achieves a balance between appearance and function that will improve the appearance of the streetscape in the neighborhood.
- Staff finds the proposed site plan consistent with the intent of the CDG and supports the request as proposed.

**Streetscape Design, Parking, and Landscaping Guidelines:** The CDG encourages project designs that are sensitive to the streetscape presence and presents an appealing theme along the sidewalk/street through setbacks, landscaping, building placement and architecture.

- The CDG requires a minimum landscape setback of 20 feet, measured from the back of curb. The proposed building setback is approximately 33 feet and includes five (5) parking spaces and a 10' landscape planter. Four (4) Crep Myrtle trees and a variety of shrubs and ground cover will be planted within the landscape planter, consistent with the CDG (Exhibit 2).
- Given the small size of the parcel, Staff finds the reduced landscape setback of 10 feet acceptable. This setback is similar to other similarly sized Infill parcels.
- The CDG recommends streetscape designs include primary trees, secondary trees, and accent trees throughout a project site. Due to the constraints of the site, Staff finds the proposed location of the parking spaces and the landscape planter acceptable.

**Architecture:** The intent of the CDG is to promote high quality building designs that consist of durable and maintainable materials, which provide an aesthetically pleasing appearance to the public.

- The building design incorporates sand gold corrugated metal siding on all elevations and a split face block veneer applied to the North elevation (Exhibit C). The design integrates architectural features that enhance the building, while also incorporating durable architectural elements.
- Due to the proximity to the Church Street Station (a residential development currently under construction), Staff requests that the applicant incorporate minor changes to the building architecture to better provide architectural interest and interface with the adjacent sites.
- Staff recommends the applicant continue the split face block around the east and west elevations approximately 11' (to the first bay door on the west elevation and to the back of the office on the east elevation) in order to provide enhanced building articulation.
- Staff has included Conditions #3 to ensure that the split face block is continued around the building. A similar project located near the corner of Darling Way and Clinton Avenue (429 Clinton Avenue),

was approved by the Design Committee on June 19, 2003. Staff has included a photo of this building to better convey the anticipated design (Attachments 3).

- The colors, materials and design of the proposed project are consistent with the intent of the CDG and will enhance the surrounding neighborhood. Staff supports the architectural design as proposed and conditioned below.

### **Design Review 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 Design Review Permit.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act Guidelines Section 15303 pertaining to new construction and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

### **RECOMMENDATION**

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

- A. Adopt the four (4) findings of fact as listed below for the Design Review Permit – 201 West Ivy Street – File # 2005PL-110 (DRP-000074);
1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
  2. *The project site design does not provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
  3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is not harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
  4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the Design Review Permit – 201 West Ivy Street – File # 2005PL-110 (DRP-000074) with eighty-three (83) conditions of approval.

### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (DRP-000074):**

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 **May 18, 2008**. Prior to said expiration date, the applicant may

apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 18, 2008**. (Planning & Redevelopment)

2. The project is approved as shown in Exhibits A and B and as conditioned or modified below. (Planning & Redevelopment)
3. The split face block applied to the north elevation of the building shall continue around east and west elevations for a distance of 11'. (Planning)
4. A bicycle rack shall be located onsite in a highly visible and convenient area, not obstructing pedestrian walkways. (Planning)
5. A black wrought iron fence shall be placed around the property adjacent to the south, east, and west property lines. (Planning)
6. The gate located to the west of the building shall incorporate a decorative design and shall compliment the buildings architecture. (Planning)
7. The ground cover within the landscape setback shall be mulch and the side and rear ground cover shall consist of gravel. (Planning)
8. The applicant shall use a 90-gallon trash bin, in place of a trash enclosure. The 90-gallon trash bin shall be placed within a screened storage area or enclosure that is consistent with the architecture of the proposed building. (Environmental Utilities, Planning & Redevelopment)
9. A pad-mounted transformer will be required to feed the building and shall be placed on this parcel. (Electric)
10. Exterior walls and openings shall be protected as required by Table 5A with regard to building location to property lines. (Building)
11. There is no electrical service to this property. Power will have to be extended to this site from an existing underground conduit stub on Ivy Street. The stub is located at the base of the power pole (#SP-963) on the SW side of Ivy Street between West Ivy and Church. (Electric)
12. 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. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$1,000, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$1,000, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)
13. 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)
14. 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)

15. 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)
16. 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 have 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, signs, 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)
17. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
18. 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)
19. The Landscape plan shall comply with the Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (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. 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)

25. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
26. 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)
27. 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)
28. 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)
29. The applicant shall extend the asphalt paving from the south side of the existing edge of pavement of West Ivy Street into the site to accommodate access into this site. The pavement shall be placed to insure that storm water runoff moves across the frontage of the parcel and away from the traveled way. The road section shall be constructed to match the existing road section of West Ivy Street, or be placed with 3-inches of AC over 8-inches of base, which ever is greater, The parking stall shall be constructed wholly on the parcel and shall not extend out into the public right-of-way. (Engineering)
30. Prior to approval of plans, the owner shall enter into a deferred improvement agreement for the construction of future curb, gutter, sidewalk, standard commercial driveway, and any necessary paving of West Ivy Street along the frontage. (Engineering)
31. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
32. This site shall be designed to maintain positive drainage to West Ivy Street. Drainage from this site shall not encroach into any neighboring lots. (Engineering)

33. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
34. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
35. Project is to use existing water and sewer stubs. (Environmental Utilities)
36. The required fire flow for the protection of the proposed project is 1,500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
37. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
38. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
39. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
40. 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
41. 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)
42. 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)
43. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

44. 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)
45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 12.5-foot wide public utilities easement along all road frontages.
46. 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)
47. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
48. 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)
49. 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)
50. This project falls within the commercial land use category of the Dry Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
51. 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)
52. 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)
53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
54. 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)
55. 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)
56. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
57. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
58. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
59. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
60. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings

contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)

61. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
62. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
63. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
64. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
66. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
67. Any 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)
68. 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)
69. 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.
70. One ¾" 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)
71. 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)
72. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)

73. 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)
74. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
75. 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)
76. 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)
77. 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)
78. 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)
79. 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)
80. 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)
81. 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)
82. 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)
83. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

**ATTACHMENTS:**

1. Vicinity Map
2. Color Elevations
3. Photo of 429 Clinton Ave.

**EXHIBITS:**

- A. Site Plan and Landscape Plan
- B. 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.