

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING

April 26, 2007

Prepared by: Eileen Bruggeman, Project Planner

ITEM V-A: DESIGN REVIEW PERMIT MODIFICATION, LOT LINE ADJUSTMENT AND

ADMINISTRATIVE PERMIT - 8250 SIERRA COLLEGE BLVD. (DOUGLAS RIDGE MODIFICATION) - FILE# 2005PL-127, PROJECT #S DRP-000080, LLA-000039 & AP-

000162.

REQUEST

The applicant requests approval of a Design Review Permit Modification to permit construction of two (2) four-story office buildings, where five (5) one- to two-story flex-office buildings were previously approved (one two-story building has since been constructed). The previously approved flex-office center was a total of 121,100 square feet. The proposed office complex (inclusive of the existing two-story office building) will be a total of 180,202 square feet, resulting in a net increase of 59,102 square feet. The applicant also requests approval of a Lot Line Adjustment to modify four (4) parcel boundaries to correspond to the revised building locations. An Administrative Permit is requested to authorize a parking reduction based on net leased office space.

Property Owner: Tanner Industries, John Tanner **Applicant:** Borges Architectural Group, Inc., Adam Lehner

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- C. Approve the Design Review Permit Modification with thirty (30) conditions of approval;
- D. Approve the Lot Line Adjustment with ten (10) conditions of approval;
- E. Adopt the two (2) findings of fact for the Administrative Permit; and
- F. Approve the Administrative Permit with three (3) condition of approval.

SUMMARY OF 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

Project Site: The project site is 7.77-acres located within the Infill area of the City at 8250 Sierra College Boulevard (Attachment 1). The site fronts on both Douglas and Sierra College Boulevards. The project site is generally an "L" shaped parcel on the northwest corner of Douglas and Sierra College Boulevards, but excludes the existing Shell service station and strip retail along Sierra College. Approximately 2.7-acres of the site are occupied by an existing recreational vehicle dealership (3995 Douglas Boulevard) that will be removed as part of development of the proposed project (see aerial photograph below).



Entitlement History: On November 29, 2001 the Planning Commission approved a Design Review Permit for the construction of a 121,100 square-foot flexible space office/warehouse project that includes five buildings constructed in two phases (see Attachment 2, existing Site Plan). Also approved was a Tentative Subdivision Map to merge and re-subdivide seven (7) existing parcels (totaling 7.77 acres) into seven new parcels ranging in size form 0.78 acres to 2.69 acres.

To date one of the five (5) office buildings has been constructed (Building 'A'). On-site improvements such as drive aisles, parking spaces and lighting have been installed, and pads have been graded for the future buildings.

SITE INFORMATION

- **A.** Roseville Coalition of Neighborhood Associations (RCONA): RCONA # 11 Olympus Pointe. The RCONA received notification of the application. No comments have been received to date.
- **B. Total Acreage**: Approximately 7.77 acres.
- C. Site Access: Access to the site will be provided via two (2) driveways on Sierra College Boulevard, and one driveway on Douglas Boulevard (see Exhibit B). A raised median will be installed on Sierra College Boulevard in association with this project to restrict both driveways to right-turn egress. The northern driveway between the existing office (Building 'A') and the retail building will have left-turn ingress for north-bound vehicles. An existing driveway on Sierra College Boulevard fronting Sierra College Boulevard will be removed, providing additional parking and a continuous landscape planter in this area.

The driveway on Douglas Boulevard, west of the Shell fuel station will be restricted to right-turn ingress and egress. A 140-foot right-turn deceleration taper will be constructed on Douglas Boulevard with this project. A bus shelter pad will be provided on Douglas Boulevard, east of the driveway.

A recorded reciprocal access agreement with the adjacent The Summit at Douglas Ridge office complex will provide additional access from the west. Required off-site improvements include lengthening the eastbound left-turn ingress lane from 230 to 275 feet on Douglas Boulevard, accessing the driveway in front of The Summit at Douglas Ridge office complex.

D. **Grading:** The site has previously been rough graded, with some parking lot improvements installed in the northern portion of the site. Grading and construction of site improvements associated with Building 'B' (with subterranean parking level) will include approximately 5,900 cubic yards of cut and 350 cubic yards of fill, with a net export of 5,550 cubic yards of soil. Grading and construction of improvements for Building 'C' will include 2,200 cubic yards of cut and 3,450 cubic yards of fill, with a net import of 1,240 cubic yards (Exhibits C and D). Construction of Buildings 'B' and 'C' will result in a total export of 4,310 cubic yards.

ADJACENT ZONING AND LAND USE

See following table for summary of surrounding existing uses, zoning and land use designations.

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
On-Site	General Commercial / Special Area (GC/SA)	Community Commercial (CC)	Northern portion – 2-story office building 'A', rough graded, parking lot improvements; Middle portion – auto body shop removed/vacant; Southern portion - existing RV dealership to be removed
North	General Commercial – Special Area (GC/SA) and Community Commercial Special Area (CC/SA)	CC	Sierra College Self Storage
South	GC/SA and Community Commercial (CC)	CC	Sierra Nursery and Rock; Shell gas station; Renaissance Creek retail center other side of Douglas Blvd.
East	Placer County - Commercial Planned Development, Design Corridor (CPD/DC)	Placer County - Commercial	Placer County - Office/retail development
West	GC/SA and CC/SA	CC	Sierra Nursery and Rock; The Summit at Douglas Ridge office project

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	As established with an approved Design Review Permit	35' on Sierra College Blvd 50' on Douglas Blvd

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Landscape Setbacks	20' on Sierra College Boulevard 20' on Douglas Boulevard	35' on Sierra College 50' on Douglas
Building Height Limit	50 feet maximum	61 feet to roof (73 ft. to parapet – see DRP discussion below)
Max. Building Lot Coverage	40% maximum	15%
Parking Spaces - Total (Parking ratios used)	721 spaces total (1 space/250 s.f.)	*613 spaces
% of compact spaces	up to 30% max. (184 spaces)	176 spaces (29%)
# of handicapped spaces	13	14
% of shaded parking	50% min.	60%
Bicycle Spaces	10	10 as Conditioned

^{*}Administrative Permit is requested to permit a parking reduction.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B); Grading Plans (Exhibits C and D); Landscape Plan (Exhibit E); Elevations and Building Sections (Exhibits F through I); Floor Plan Summaries (Exhibits J through L); Lot Line Adjustment (Exhibit M); photo of existing Building A (Attachment 3), and reduced color elevations (Attachments 4 and 5).

EVALUATION

Design Review Permit Modification

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Those findings are listed below in **bold italics**, followed by staff evaluation.

1. The proposed modifications are in substantial compliance with the intent of the original approvals.

The proposed project includes two (2) four-story office buildings, in place of the previously approved project containing five (5) one- and two-story office and warehouse buildings. One of the previously approved two-story office buildings has already been constructed, north of the retail buildings and adjacent to Sierra College Boulevard (Building A). The proposed change will result in a total increase of 59,102 square feet, and elimination of the flexible warehouse component of the previous project. One of the buildings, Building B, will include a level of underground parking.

Site Plan: The original plan included five (5) one- and two-story buildings (Attachment 3). The proposed plan would place Building B on the north end of the site, west of the existing Building A. The second four-story office building (Building C) will be located on the southern portion of the site, in place of the existing RV dealership (Exhibit B).

The proposed modification includes a walkway meandering through a parking lot planter that ranges between twenty-five to thirty-feet (25-30 ft.) in width. The landscaped walkway runs north-south, providing pedestrian connection from Douglas Boulevard and Building C to the plaza shared with the retail buildings, and the roundabout area in the center of the site. From the roundabout additional pedestrian connections are provided to Buildings A and B.

Increasing the building height has allowed the number of buildings to be decreased, resulting in a site coverage reduction from approximately 24% to 15%. The proposed Landscape Plan indicates that approximately 60% shade will be provided within 15 years, which exceeds the minimum Community Design Guidelines requirement to provide 50% shade over paved areas within fifteen years (Exhibit E). As part of this project the area between the two (2) retail buildings will be expanded, providing an enlarged outdoor gathering area and providing pedestrian connection between the office and retail uses.

Architecture: The architectural design, building materials and finishes proposed with the current project are similar to those previously approved for the Douglas Ridge project, including extensive use of reflective, blue-colored glass and a light color paint. These materials and colors will promote compatibility between the proposed four-story office buildings and the existing office Building 'A' (please see Attachments 4-6, and Exhibits F and H for more detail). While compatible in materials and color with the existing office building, the proposed office building materials and design will be of higher quality, the buildings will be taller, and they will have more extensive and visible entry features.

Height Exception: The proposed four-story office buildings will exceed the fifty-foot (50 ft.) maximum height limitation established by the Zoning Ordinance for the General Commercial zone district. In this case, the fourth-floor roofs and parapets will exceed the permitted building height; the roof heights are approximately 61 feet for both buildings, and the mechanical screens/parapets will be 73 feet and 70 feet for Buildings 'B' and 'C', respectively.

An exception from the zone district height standards may be approved through the Design Review Permit process, during which circumstances or other mitigating factors unique to the project are evaluated.



Building 'C' fronting Douglas Boulevard

The proposed building heights exceed the two- and three-story office buildings that are typical along the Douglas Boulevard corridor. For comparison, the adjacent, three-story The Summit at Douglas Ridge office buildings to the west are approximately 53 feet in height.

In reviewing the request for a height exception, staff has taken the following points into consideration:

- The pad grades of the residences to the west (beyond The Summit at Douglas Ridge) are approximately 20 feet higher than the finish floor elevation of the proposed Building 'B'. The 20-foot grade difference, combined with the horizontal separation between the residences and the office building, reduce the perceived height of the building. Additionally, views of the proposed Building B will be partially obscured by the existing office building at The Summit.
- North of the site is the Sierra College Self-Storage facility. Similar to the residences to the west, the
 residences to the north are horizontally separated from the Building B by over 500 feet, and share a
 similar grade difference of 20 feet (i.e., the residences are 20 feet higher).

The height of the proposed four-story buildings will exceed the height of adjacent buildings and the Zoning Ordinance standard; however, the proposed buildings are not out of character for the Douglas Boulevard corridor. The height of the buildings will make them visible from adjacent residential properties, but is mitigated by the high level of architectural quality and effective site design. As such, staff recommends approval of the building heights as proposed.

Mid-Rise Ordinance Applicability: The buildings will be subject to the provisions of the recently adopted Mid-rise Fire Protection Ordinance. The applicant is aware of this requirement, has been in communication with the Fire Department, and is designing the building accordingly.

Public Artwork and Plaza Areas: The Community Design Guidelines (CDG) encourages the use of public art in visible locations, related in scale and concept to the project. Art may include a variety of forms, such as sculptures, murals or fountains. The CDG also stipulates that projects with multiple buildings should be clustered together to create pedestrian plazas and gathering areas.

The original plan for flexible office and warehouse uses did not include locations for public artwork or plaza areas.

On March 16, 2006, the Design Committee approved construction of an outdoor plaza and arbor as part of a requested Design Review Permit Modification for the adjacent retail buildings fronting Sierra College Boulevard (file #2006PL-001). The outdoor plaza between the two (2) retail buildings will be installed with remodeling of the retail buildings (construction plans are currently being reviewed for issuance of Building Permits).

The proposed project will tie into and extend the approved retail plaza area. Through enhanced paving, landscaping, and provision of a location for either artwork or a fountain, the plaza area will provide an attractive outdoor gathering area and pedestrian connection between the retail and office buildings, and the parking areas (Exhibit B).

2. The proposed modifications comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable Specific Plan.

Parking: The Zoning Ordinance requires that the amount of off-street parking provided is based on use type, or as otherwise determined by Design Review Permit approval (Section 19.26.030 A. 5). The

Community Design Guidelines state each site shall provide parking spaces in accordance with the Zoning Ordinance.

One level of underground parking is proposed within Building 'B' (north side of site). Consistent with criteria established through recent approvals of other parking structures, elevated lighting levels will be required for the underground parking level (**Condition 21**). In addition, as part of the Building Permit plan check process the applicant will be required to meet with the Police Department Crime Prevention Office to incorporate any additional security measures as needed (**Condition 22**).

One of the possible additional security measures may include gating of the lower level parking. The Zoning Ordinance does not allow gated parking to be counted toward meeting the off-street parking requirement. However, consistent with the City Council's recent approval of the Blue Ribbon Corporate Center Committee recommendations, the underground parking will be included in the calculation of provided parking. This exception can be permitted through the parking reduction request. Note that Planning staff is currently preparing Zoning Ordinance amendments that address the Council's direction on this and other issues relating to the Corporate Center Committee's recommendations.

Consistent with similar office projects in the adjacent Northeast and Southeast Roseville Specific Plan areas, the applicant is requesting a parking reduction based on net leaseable tenant space. The parking reduction is discussed in the evaluation of the Administrative Permit. With approval of the Administrative Permit, the project will be in compliance with the Zoning Ordinance and Community Design Guidelines.

CONCLUSION: The two (2) four-story office buildings will be compatible with the existing office building through use of similar building materials and colors. While taller than the originally approved buildings, the four-story office buildings are appropriate in scale for the Douglas Boulevard office corridor.

Staff finds that the proposal is consistent with the prior project approvals and applicable standards. Staff recommends approval of the Design Review Permit Modification of the Douglas Ridge Modification as proposed and conditioned.

LOT LINE ADJUSTMENT

The lot line adjustment adjusts the lot lines internal to the subject site to reflect the modified building locations (Exhibit M). Four (4) lots are affected by the proposed adjustments. The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment; however, a Lot Line Adjustment must comply with the following criteria in **bold text**, which is followed by a discussion.

1. Compliance with the Zoning Ordinance for the district in which it is located.

The proposed Lot Line Adjustment would be consistent with the General Commercial/Special Area (GC/SA) zoning on the property. There are no standards for minimum commercial lot size or building setbacks. The resultant parcels would allow for the development of commercial offices buildings that would comply with the development standards of the zone and with the Design Review Permit.

2. Compliance with local building regulations.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. The lot line adjustment is requested to ensure that the lot line locations do not conflict with existing or proposed buildings. Therefore, there are no conflicts with the local building regulations.

3. Provisions for relocation of existing infrastructure or easements.

The Planning Department has forwarded this proposal to various City departments and utilities for review and comment. The Planning Department did not receive any comments related to infrastructure or easements. The Lot Line Adjustment will not affect any existing or result in a need for any new infrastructure or easements, and therefore complies with this criterion.

4. Compliance with the City of Roseville General Plan

The subject property has a land use designation of Community Commercial (CC). The General Plan does not identify minimum lot sizes for commercial properties. Therefore, the proposed project is consistent with the General Plan.

Lot Line Adjustment Conclusion

The proposed Lot Line Adjustment is consistent with the applicable criteria outlined by the City's Subdivision Ordinance. Approval of the lot line adjustment will ensure that the lot line locations do not conflict with existing or proposed buildings. Staff has not identified any issues relative to the request and recommends its approval.

ADMINISTRATIVE PERMIT

The Zoning Ordinance establishes parking requirements based on the type of use. Based on 180,202 gross square feet of professional office use, the number of required parking spaces is 721 spaces. The proposed project will provide 613 parking spaces.

An applicant may apply for an Administrative Permit to allow a reduction of the required amount of parking when they can provide evidence that their use functions differently than the generic use type and associated parking standards.

Section 19.26.030 C. 3. of the Zoning Ordinance requires two findings to be made for a parking reduction for an individual use parking reduction. The required findings are listed below in *italicized bold print* and are followed by an evaluation.

1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.

The applicant is requesting that the parking requirement be calculated based on the net leaseable square footage of the office buildings. Net square footage typically excludes uses such as common halls, bathroom facilities and foyers. The parking requirement proposed for this project would be calculated based on an 85% efficiency ratio, resulting in a 15% parking reduction (or 108 parking spaces).

Other office projects in the City have been parked based on net leaseable square footage, in particular, office buildings within the adjacent Northeast Roseville Specific Plan area (NERSP). The NERSP contains language that permits parking based on net square footage for office uses.

A similar parking requirement was approved for the Eureka Corporate Center, located at the corner of Eureka Road, Rocky Ridge Road and Lead Hill Boulevard within the NERSP area (file #MPP 96-02). Consistent with NERSP parking requirements for office buildings, the approval was based on the amount of net leaseable square footage for each of the twelve office buildings. The net square footage of the buildings in the Eureka project ranged from 84% to 90% of the gross square footage.

An additional example of a project within the NERSP area where the parking requirements have been based on the net leaseable square footage include the office buildings within Creekside Town Center (located at Roseville Parkway, on Creekside Ridge). In that particular case, a 90% efficiency rate is assumed for parking calculations

An example adjacent to the NERSP area within the infill area (similar to the Douglas Ridge Modification project) is the Granite Bay Pavillions project that was approved in February 2006 (file # 2005PL-067). The applicant for the Granite Bay Pavillions requested authorization to use 90% net square footage to calculate their parking requirement. As part of their request the applicant provided a parking survey of three (3) office projects located in the NERSP to verify that offices parked on net square footage versus gross square footage provide adequate parking. The survey counted parking spaces at 11 a.m. and 4 p.m. over a three (3) day period. The results of the survey indicated that the offices had an average of 60% of their parking lot in use at any given time. A parking lot is generally considered full when it reaches 85% occupancy or greater.

Based on these examples of previously approved projects and experiences with the built projects, staff is confident that calculating parking requirements based on the net lease-able square footage will provide adequate on-site parking.

Condition 1 states the parking reduction is based on 85% net square footage. **Condition 3** clarifies that the parking reduction is based on occupancy of the three office buildings by Professional Office uses. Medical Office use or any other use with a more restrictive parking requirement than Professional Office Use (one space per 250 square feet) is not permitted unless additional parking spaces are provided, or a new parking reduction is approved.

Staff has expressed concern to the applicant that while the intention at this time is to provide common area amenities (i.e., an employee exercise room, several building conference rooms), at some future date it may become more desirable to convert the spaces to lease tenant spaces. To address this concern **Condition 2** of the Administrative Permit is included with the applicant's concurrence to require that the common area amenities are not permitted to be converted to tenant spaces such that the net lease-able square footage of the complex remains 85% or less of the gross square footage.

2. Overflow parking will not impact any adjacent use.

There are reciprocal access agreements recorded between the subject site and the adjacent The Summit at Douglas Ridge office project to the west, and with the retail center to the east that is also owned by the applicant.

The parking calculations for the office project allocate 613 parking spaces for the office buildings, and 93 parking spaces for the retail buildings. Eighty-four (84) parking spaces are located between the front of the retail buildings and Sierra College Boulevard, and nine (9) parking spaces are along the north side of the retail buildings.

The two (2) retail buildings consist of a total of 24,273 square feet. Based on a parking requirement of one parking space per 300 square feet of retail use (1:300), the parking requirement is 81 parking spaces. The allocated 93 parking spaces fulfill the parking requirement if all of the uses remain retail uses.

At this time the space formerly occupied by the Classic Jukebox is vacant; the Conditional Use Permit and associated parking reduction approved to permit the operation of the Jukebox at that location have expired. A nightclub could not open at the same location without first securing approval of a new Conditional Use Permit. However, a restaurant use would be permitted in this zone district. A

restaurant is required to provide one parking space per 100 square feet (1:100). The amount of parking available for use by the retail buildings may in the future limit the amount of square footage that could be allocated to restaurant use or other use with a higher parking demand (e.g., a bank) in the future. An additional parking reduction would be required for these types of uses.

Staff has discussed this possible limitation on future tenants within the retail buildings with the property owner.

Administrative Permit Conclusion

Several office buildings that provided parking based on net lease-able square footage exist and are providing adequate parking within the NERSP and SERSP areas. Additional projects in the infill areas have also been approved to use this method of calculating parking requirements. As indicated by the applicant there is demand for additional common area amenities (i.e., employee exercise room, common area conference rooms) that support use of this parking requirement calculation method.

The applicant is providing a level of amenities to attract tenants that require that level of office facilities. Similar to other office project in the area they wish to provide an amount of parking that is commensurate with the amount of net lease-able square footage, and not be a disadvantage in comparison to the other office projects.

Based on the information provided and as conditioned the proposed Administrative Permit is in conformance with the findings outlined above. Staff has not identified any issues relative to the parking reduction request and recommends approval.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Department prepared an Initial Study and Mitigated Negative Declaration for this project in accordance with the California Environmental Quality Act (CEQA) and the City of Roseville CEQA Implementation Procedures. The document was posted with the City Clerk's office on April 6, 2007, and is included as Exhibit A. The document is available for review at the Planning Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until April 26, 2007. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the two findings of fact stated in the staff report for the DESIGN REVIEW PERMIT MODIFICATION 8250 SIERRA COLLEGE BLVD. (DOUGLAS RIDGE MODIFICATION) PROJECT # DRP-000080;
- C. Approve the DESIGN REVIEW PERMIT MODIFICATION 8250 SIERRA COLLEGE BLVD. (DOUGLAS RIDGE MODIFICATION) PROJECT # DRP-000080 as shown in **Exhibits B L** with the following thirty (30) conditions of approval;
- D. Approve the LOT LINE ADJUSTMENT 8250 SIERRA COLLEGE BLVD. (DOUGLAS RIDGE MODIFICATION) FILE # LLA-000039 as shown in **Exhibit M** and subject to the following ten (10) conditions of approval;

- E. Adopt the two findings of fact stated in the staff report for the ADMINISTRATIVE PERMIT 8250 SIERRA COLLEGE BLVD. (DOUGLAS RIDGE MODIFICATION) PROJECT # AP-000162; and
- F. Approve the ADMINISTRATIVE PERMIT 8250 SIERRA COLLEGE BLVD. (DOUGLAS RIDGE MODIFICATION) FILE # AP-000162 and subject to the following three (3) condition of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT PROJECT #DRP-000157

- 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 **April 26, 2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **April 26, 2009**.
- 2. The project is approved as shown in Exhibits B L and as conditioned or modified below. (Planning)
- 3. All Conditions of Approval for the Design Review Permit for the Douglas Ridge project (DRP 99-51) as approved by the Planning Commission on November 29, 2001, shall be made part of this application request and shall be completed and accepted by the City PRIOR TO THE ISSUANCE of either a Temporary Occupancy Permit, or a Final Occupancy Permit. (Engineering, Building)

PRIOR TO BUILDING PERMITS

- 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. (Engineering, Environmental Utilities, Finance)
- 5. 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)
- 6. 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). Accessible routes of travel shall be provided between buildings and shall be the most practical direct route between accessible entrances. (Building)
- 7. 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.
- 8. The project proponent is required to construct the following frontage and roadway improvements:
 - a. Remove and replace the existing driveways located on Douglas Boulevard with a new standard Type A-7 driveway located at the western property line. The new driveway shall have a minimum throat depth of 100-feet and shall be accessed by a right turn lane. The eastern end of the right turn lane shall be tapered to match the existing curb line and to connect the sidewalk. The frontage of Douglas shall be widened to accommodate the dimensions of a six lane arterial roadway with dual left turns and a bus turnout/right turn lane (Standard Drawing ST-13). The sidewalk along the frontage of Douglas Blvd shall be eight-feet in width and shall be placed adjacent to the new curb. A city standard bus shelter pad shall be installed on Douglas Blvd. 70-feet west of the eastern property line. (Engineering)

- b. The left turn lane, which accesses the eastern driveway at 3701 Douglas Boulevard, shall be extended to a length of 275-feet, plus a 120-foot taper. (Engineering)
- c. The driveways located on both sides of Sierra College Boulevard shall be restricted to right turn movements only, except the northern driveway and the driveway accessing the gas station on the southeast corner of Sierra College Blvd. and Douglas Blvd., which shall maintain left turn ingress. Raised median improvements shall be constructed on Sierra College Boulevard to restrict turn movements. (Engineering)
- d. Construct a 180-foot curb flare into the southern Sierra College Boulevard driveway. The curb flare shall be 10-foot wide at the driveway. A 6-foot wide sidewalk shall be placed monolithic to the new curb and gutter. Existing parking shall be modified to accommodate the curb flare and sidewalk. (Engineering)
- e. The center driveway located on Sierra College Boulevard shall be removed and replaced with curb, gutter, and 6-foot wide sidewalk. In lieu of closing this driveway, the project proponent has the option to relocate the driveway to meet City standards for adjacent driveways on arterial roadways. (Engineering)
- 9. Building B shall be responsible for the construction of the improvements as listed above in Condition 8 a, b, and c. (Engineering)
- 10. Building C shall be responsible for the construction of the improvements as listed above in Condition 8 a, c, d, and e. (Engineering)
- 11. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on west bound Douglas Blvd. 70-feet west of the project's eastern property line. (shelter number 06-238) (Engineering, Transit)
- 12. Prior to the approval of the improvement plans, the project proponent shall submit the improvement plans to Placer County for review and secure an encroachment permit from the County for work to be done within County right-of-way on Sierra College Boulevard. (Engineering)
- 13. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 14. 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)"

- 15. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 16. No permanent structures will be allowed within existing public water or sewer easements. All sewer services that are not designated for current or future use must be abandoned. (Environmental Utilities)
- 17. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Douglas Ridge to be reviewed and approved by the Transportation Commission. The project shall include bike lockers or another acceptable form of long term bicycle parking as determined by the Transportation Division. (Transportation)
- 18. The required fire flow for the protection of the proposed project is 3250 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type III-N rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 19. Applicant shall provide a minimum of six (new or existing) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 250 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 20. The turning radii for the City of Roseville's Fire Department are 30 interior and 50 exterior. Markings shall be continuous without interruptions. Radii shall also include turns from all driveways from the public streets for this phase.
- 21. Lighting within sub-surface parking areas shall provide a maintained minimum of: five (5) foot candles of light in general parking and pedestrian areas; ten (10) foot candles of light on ramps and in corners; and fifty (50) foot candles of light at entrance and exit areas. (Planning & Police)
- 22. The developer shall meet with the City of Roseville Police Department Crime Prevention officer to discuss security strategies, and shall incorporate measures as warranted into the sub-surface parking garage design. (Planning & Police)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

23. The project shall be addressed as follows:

- a. Building B 3991 Douglas Boulevard
- b. Building C 3995 Douglas Boulevard

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)

- 24. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Douglas Ridge to be reviewed and approved by the City Manager. (Transportation)
- 25. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 26. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)
- 27. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 28. 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." This shall include modifying the landscape plan to show the existing overhead line along the western property line with trees that grow to a maximum height of 15' at maturity. (Electric)
- 29. The landscape islands along the western property line shall be modified to line up with the existing utility poles to provide the required clearances to the poles and down guys. (Electric)

OTHER CONDITIONS OF APPROVAL:

30. The project shall comply with all required environmental mitigation identified in the Douglas Ridge Modification project Mitigated Negative Declaration. (Planning)

- 1. The Douglas Ridge Modification Lot Line Adjustment (file LLA-000039) shall be approved as shown in Exhibit M, subject to the following conditions. (Planning, Engineering)
- 2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
- If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorders Office. (Engineering)
- 4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 5. Prior to the recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$75. (Engineering)
- The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

- 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 (Environmental Utilities, Electric, Engineering)
- 8. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
- 9. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
- 10. 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)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT #AP-000161

- This Administrative Permit approval authorizing a 108 space parking reduction based on 85% net square footage for the Douglas Ridge Modification runs with the associated Design Review Permit Modification (file #DRP-000080). The Administrative Permit shall expire upon the expiration of the DPR, or shall be effectuated upon the effectuation of the DRP. (Planning)
- Requests to convert common areas (i.e., exercise room, conference room, foyer, hallway, etc.) to individual tenant space shall not be approved without prior review and approval by the Planning Department. The applicant shall provide appropriate documentation to demonstrate the net lease-able square footage of the complex remains at 85% or less of the gross square footage. (Planning, Building)
- This Administrative Permit approval is based on occupancy of the three office buildings by Professional Office uses. Medical Office use or any other use with a more restrictive parking requirement than Professional Office Use (one space per 250 square feet) is not permitted unless additional parking spaces are provided, or a new parking reduction is approved. (Planning, Building)

ATTACHMENTS

- 1. Vicinity Map
- 2. Approved Site Plan, Nov. 29, 2001
- 3. Photo of existing Building A
- 4. Color Elevations Building B
- 5. Color Elevations Building C

EXHIBITS

- A. Douglas Ridge Modification Mitigated Negative Declaration
- B. Site Plan
- C. Grading Plan North
- D. Grading Plan South
- E. Landscape Plan
- F. Elevations Building B
- G. Building Section Building B
- H. Elevations Building C
- Building Section Building C
- J. Floor Plan Summary Building A
- K. Floor Plan Summary Building B
- L. Floor Plan Summary Building C
- M. Lot Line Adjustment

Note to Applicant and/or Developer: Please contact the Planning 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.