

ITEM V-A: **CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT & ADMINISTRATIVE PERMIT
– 1230 MELODY LANE – TABERNACLE BAPTIST CHURCH – FILE #2005PL-153
(CUP-000018, DRP-000149 & AP-000192)**

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a school to operate within a Planned Development (PD) zone for commercial; a Design Review Permit is requested to allow the construction of an auditorium and gymnasium with associated parking, lighting, and landscaping; lastly an Administrative Permit is requested to allow a parking reduction for an individual use.

Applicant – John Milburn, Milburn Architecture
Property Owner – Pastor Bradley N. Gunter, Tabernacle Baptist Church

SUMMARY RECOMMENDATION

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

- A. Adopt the three (3) findings of fact for the Conditional Use Permit;
- B. Approve the Conditional Use Permit subject to two (2) conditions of approval;
- C. Adopt the four (4) findings of fact for the Design Review Permit;
- D. Approve the Design Review Permit subject to seventy-four (74) conditions of approval.
- E. Adopt the two (2) findings of fact for the Administrative Permit; and
- F. Approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the Infill Area of the City of Roseville at 1230 Melody Lane, near the corner of Melody Lane and Crescendo Drive (see Figure 1 below). The vacant parcel is approximately 3.4 acres in size and is bounded on the north and west by single-family residential homes, on the east by commercial development and on the south by Interstate 80.

Tabernacle Baptist church currently has a school facility and church operating at 301 West Whyte Ave. The existing facility is located approximately 500 feet west of the proposed site, and is within the city limits of Citrus Heights. According to the applicant and Citrus Heights Planning staff, the existing facility was constructed in 1978 and an expansion of the school was approved in 1996. Based on current enrollment figures and projected growth of the school and church, the church is now proposing to construct a new facility at 1230 Melody Lane. At project completion, the church located at 301 West Whyte will be used as a recreational hall for school and church activities, and the school will be used for grades 6-12.

The current request is to construct a 21,103 square-foot auditorium that will be used as a private school (for grades K-5) Monday through Friday and for church services on Sunday. In addition, the applicant proposes to construct a 15,000 square-foot gymnasium to be used for recreational sports associated

with the church and school throughout the week (Monday through Saturday). A more detailed project description is provided as Attachment 1.

Figure 1: Vicinity Map



SITE INFORMATION

Location: 1230 Melody Lane, Infill Area

Total Size: 3.4 acres

Topography: The subject parcel is comprised primarily of flat terrain and is elevated approximately 170 to 175 feet above mean sea level. The project area is undeveloped and is generally characterized by bare dirt. There are no native oak trees, vernal pools, or seasonal wetlands on the site.

Site Access: Access to the site will be provided via two driveways. An existing driveway located towards the southeast corner of the site (shared with adjacent office complex) and a proposed driveway at the southwest corner will allow full turning movements onto Melody Lane.

RCONA: On June 19, 2007, the project proponents held a neighborhood meeting for the project. Approximately eight residents attended that meeting to voice concerns about the projects potential to create noise, lighting, and security impacts. The applicant was able to address all of the neighbors' concerns, and at the conclusion of the meeting there were no outstanding issues.

ZONING/INFILL REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	Gymnasium: 20' (from Melody Lane) Auditorium: 20' (from Melody Lane)	Gymnasium: 21' Auditorium: 33'
Landscape Setbacks	Gymnasium: 20' (from Melody Lane) Auditorium: 20' (from Melody Lane)	Gymnasium: 20' Auditorium: 20'
Building Height Limit	50' maximum	Building A: 29' Building B: 27'
Parking Spaces	Gymnasium: 214 Auditorium: 122 Total: 336	230*
Compact Stalls (30% max.)	Up to 69	41
Accessible Stalls (ADA)	7	7

*The applicant is requesting a 106 parking reduction for an individual use. Further analysis is provided in the Administrative Permit section of this report.

PROJECT DESIGN FEATURES

See the attached Site Plan/Preliminary Floor Plan (Exhibit A); Grading Plan (Exhibit B); Preliminary Cross Sections (Exhibit C); Landscape Plan (Exhibit D); Elevations (Exhibit E); Operations Plan (Attachment 1); Original Design -Elevations (Attachment 2); and Reduced Color Elevations (Attachment 3).

EVALUATION

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for consistency with the goals and policies of the applicable regulations (i.e. the General Plan, the Zoning Ordinance, and the Community Design Guidelines). Analysis is provided for the Conditional Use Permit first, and is followed by review of the other permit applications.

CONDITIONAL USE PERMIT

The proposed church and gymnasium are principally permitted uses within the Community Commercial land use designation and PD67 (Commercial) zone; however, the Zoning Ordinance requires a CUP to operate a school within the PD67 zone district. Conditional Use Permits are evaluated for consistency with the City’s General Plan, conformance with the City’s Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area. Specifically, the Planning Commission must make the three findings listed below in bold italics to approve a CUP. An analysis of the request to operate a private elementary school follows each finding:

1. The proposed use is consistent with the City of Roseville General Plan.

The land use designation for the subject property is Community Commercial (CC). The CC land use designation is intended to include retail stores and businesses with a full range of goods and services that are provided to an expanded service area. Uses such as private schools are not specifically identified in the broad categorization of uses under the CC land use designation; however, the General Plan land use compatibility Table II-9 notes that Public Quasi Public uses (e.g. private schools) are compatible with Community Commercial uses. The General Plan does not identify any policies or guidelines specifically for private schools, but relies on the Zoning Ordinance through the CUP process

to address compatibility issues. With the approval of the CUP, the operation of Valley Christian Academy will be consistent with the CC land use designation.

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

The project is zoned Planned Development for low traffic generating Central Business (C2) uses. The PD 67 zone district is an outdated zoning designation that is equivalent to the current Community Commercial designation. The Engineering Division has verified that the proposed school will typically operate during off-peak hours and will not generate more than 50 p.m. peak hour trips; therefore, the use is considered “low traffic generating.”

The CC zone permits the establishment of private schools subject to approval of a CUP. CUPs are used to address potential incompatibilities between proposed uses and uses on adjacent properties. The standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a use or uses. However, with the exception of parking requirements and height limits, the Zoning Ordinance does not establish any specific guidelines for the operation of a private school in the CC zoning district. Section 19.26.090 of the Zoning Ordinance requires schools to provide a minimum number of on-site parking spaces and a specified length of loading area. Further discussion regarding parking and loading is provided in the Administrative Permit evaluation.

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

Operating Characteristics: Currently Valley Christian Academy has approximately 50 students in grades K-5 and anticipates an enrollment of 50 -70 students at the new school location. The proposed school will have four classrooms (two located in the gymnasium and two located in the auditorium). The school’s proposed hours of operation will be between the hours of 8:30 a.m. and 3:00 p.m., Monday through Thursday, and 8:30 a.m. and 12:00 p.m. on Friday, with occasional evening functions such as Christmas plays and Back-to-School nights (see Attachment 1).

Noise: The project will include a playground located at the front of the site, between the gymnasium and auditorium (see Exhibit B). This area will be utilized two or three times a day for recess (10:30 a.m.) and lunch (12:00 p.m.). Staff does not anticipate any noise impacts associated with the playground on the adjacent residents, due to its placement between two buildings and distance of over 250 feet from the nearest homes.

The closest homes to the site are approximately 50 feet from the parking lot. The proposed project will include a six-foot tall masonry sound wall and landscaping at the north and west project boundaries that will provide noise attenuation between the project site and nearby residents. This design is not unlike many other church/school sites located in neighborhoods throughout the city, of which noise complaints are rarely generated. In addition, the noise generated by the use is no different than if the site were developed with an office building similar to the adjacent complex. Based on the hours of operation and the nature of the proposed use, staff does not anticipate significant noise impacts to adjacent property owners.

Light: The proposed parking lot and building lighting will be constructed with cut-off shields to minimize off-site glare. DRP Condition #3 has been added to ensure that fixtures are installed with glare shields to mitigate potential glare impacts on the adjacent residences to the north and west. The project also includes the installation of evergreen screen trees (Holly Oaks) along all property boundaries. Upon maturity, the proposed trees will provide additional screening of light generated by the project.

Traffic and Circulation: Based on the Institute of Traffic Engineering (ITE) trip rates -7th Edition, the proposed use will generate 364 average daily trips (ADT). The current volume of Melody Lane is approximately 4,540 ADT and is constructed to support up to 6,650 ADT. As such, the 364 ADT increase to Melody Lane, resulting from the construction of the proposed project, is well below the design capacity of the street.

In addition, based on the schools hours of operation, traffic into and out of the school site will be insignificant during the school day. The school day will begin at 8:30 a.m. and end at 3:00 p.m. Staff spoke with the Pastor of Tabernacle Baptist Church about the typical traffic patterns associated with drop-off/pick-up activity at the existing school site. According to school staff, drop-off traffic typically begins 30 minutes prior to the start of the school day and pick-up traffic typically begins 15 minutes prior to the end of the school day, and lasts for approximately 30 minutes. Using the information provided, peak drop-off traffic at the proposed location should occur between 8:00 and 8:30 a.m. with peak pick-up traffic occurring between 2:45 and 3:30 p.m.

The location of the school can be accessed from two entrances off of Melody Lane, which will help provide for adequate internal site circulation. The most common route to Melody will be from Cirby (an arterial street), and will have minimal, if any, impact to nearby collector and residential streets. In addition, the applicant has informed staff that there will rarely be a need for individuals to travel between the new site and existing site. As such, staff does not anticipate much pedestrian traffic between the two parcels.

Parking: The proposed school anticipates a maximum of 100 students. Per the Zoning Ordinance, a minimum of two parking spaces per classroom plus 60 lineal feet of loading area for every 100 students is required. As such, the school is required to provide eight onsite parking spaces and 60 lineal feet of loading area. The row of parking spaces located behind both buildings provides a sufficient amount of parking and adequate loading area (see Exhibit A). However, the cumulative number of parking spaces required for the project exceeds the total number of parking spaces provided. Therefore, the applicant is requesting a parking reduction. Further detail is provided below in the Administrative Permit discussion.

Conditional Use Permit Conclusion

Staff has determined that the project, as conditioned below, will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Conditional Use Permit.

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit to construct a 21,103 square-foot auditorium and 15,000 square-foot gymnasium have been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines (CDGs). 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. The following evaluation focuses on pertinent design issues.

Site Planning & Building Siting: The proposed gymnasium and auditorium will be located approximately 21 and 30 feet from the street, respectively. The main entrances to the building will be oriented towards the parking lot. Both buildings will provide a significant streetscape presence due their size, architecture and proximity to the street. The two buildings will be developed concurrently and all necessary grading and utility improvements will be completed prior to building construction.

Vehicle Access and Circulation: With development of the site, a new driveway will be constructed at the southeast corner of the parcel. The driveway will be aligned with the existing driveway of the church and school located at 301 West Whyte Avenue and will be located approximately 150 feet from the nearest residential street (see Figure 1). The existing northeast driveway and internal drive aisle will be shared by the proposed church and the adjacent office complex (Roseville Commercial Center). The internal drive aisle will provide access between the two projects and will allow the circulation pattern proposed with the current DRP. Additionally, pedestrian traffic between the existing and proposed site is expected to be minimal. The applicant has informed staff that the new facility will provide all the necessary amenities for the proposed school and that there will be no need for children at the new location to walk to the existing site located on the other side of Melody Lane.

Grading: The proposed pad grades of the church and gymnasium are, on average, four to five feet higher than the adjacent residential properties. Staff asked the applicant to explore alternative grading designs to reduce the grade difference between uses. However, reconfiguring the project grades would result in inadequate slopes necessary for drainage into the existing drain inlets. To help mitigate the visual impact of the project, the applicant has lowered the height of the building closest to the residential properties by three feet and incorporated additional landscaping into the project design. Based on the distance of the proposed buildings from the adjacent homes, additional landscaping and reduced building height, views of the site will be effectively screened (see Exhibit C).

Sound Wall: The CDGs recommend that commercial sites that abut single-family residential areas provide a masonry wall along the project boundary to provide physical separation, security, privacy, and noise attenuation. As such, the proposed project will incorporate a six-foot tall, tan, pre-cast concrete sound wall at the north and west property lines. The wall will run approximately 500 feet along the westerly property line and 200 feet along the northern property line. The proposed location of the wall will effectively screen views of the subject site from the adjacent residents and help attenuate noise.

Landscaping: As shown on Exhibit D, the project proposes a 20-foot wide landscape corridor along Melody Lane, a ten-foot and eight-foot wide landscape planter along the northern and western property lines, and parking lot shade trees. The landscape corridor will include London Plane, Red Maple, and Crabapple trees. In addition, the landscaping internal to the site will include Afghan Pine, Crape Myrtle, Valley Oak, and Holly Oak trees with other shrubs and groundcover. As proposed, the landscape plan is consistent with the design intent of the CDG and no changes are recommended.

Architecture: Staff has worked closely with the project proponents to revise the building design to achieve consistency with the CDG. Initially, the project did not meet the intent of the Community Design Guidelines (see Attachment 2). Through subsequent revisions, additional articulation, materials, and colors, the architect has designed a project that will provide an aesthetically pleasing appearance to the public (see Attachment 3).

Figure 1: Original Design

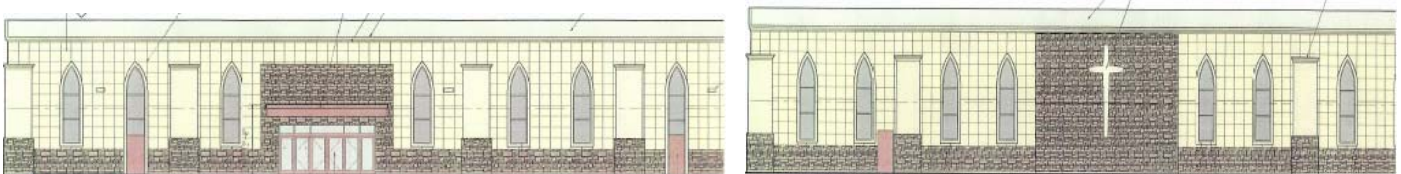


Figure 2: Revised Design



The proposed building design incorporates a polyurethane veneer. The polyurethane stone veneer is a simulated stone constructed out of rigid foam panels. The use of this material on building facades has not been utilized in Roseville. As such, staff contacted cities where this material has been used. According to the comments received from various city staff from San Diego and Colorado Springs, the proposed material is durable and architecturally sound. The material is waterproof and impact resistant. Photos of a commercial center that integrated the polyurethane veneer into the project's design are provided as Figure 3.

Figure 3



In addition to the sierra brown and mixed rock tan polyurethane stone veneer, the proposed building design will incorporate stucco, popped-out pilasters, recessed windows, exterior glazed dual-pane windows with anodized aluminum systems and pebble tan standing seam metal roofing. The buildings design incorporate four main colors and several architectural features that will provide for depth and building articulation.

Design Review Permit Conclusion

Based on the modifications made to the building's architecture and the incorporation of additional landscaping into the project's design, staff finds the project consistent with the intent of the CDG. Zoning Ordinance Section 19.78.060(B) requires four findings of fact be made in order to approve a Design Review Permit. With the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ADMINISTRATIVE PERMIT

The Zoning Ordinance parking requirement for the site totals 336 spaces (see Exhibit A – Preliminary Floor Plan). As proposed the site will provide a total of 230 parking spaces, resulting in a shortfall of 106 spaces. However, staff believes parking provided will satisfy the actual demand for parking generated by the proposed project due to varying hours of operation of the church, school, and athletic events. Section 19.26.030.C.2 of the Roseville Zoning Ordinance provides for parking reductions for individual uses with approval of an Administrative Permit (AP). In order to approve the AP, the following findings must be made:

- 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.***

Based on visual observations of the existing facility, the church indicates that approximately 75-100 cars per service (held from 9:00 a.m. to 2:00 p.m.) can be expected. Anecdotal observations by staff of other church operations indicate that the average vehicle is occupied by two people. Applying that person per vehicle ratio to the church, which has a congregation size of 300, the average peak demand for church parking would be 150 spaces. Given the project site's proximity to a residential neighborhood, it is also reasonable to assume that a small percentage of area residents will walk to the facility. On Easter Sunday, 2006, the church's attendance totaled approximately 300 people and to date, that has been the church's largest attendance. As such, the anticipated parking demand will be less than the parking requirement established by the Zoning Ordinance for the church. Additionally, the proposed gymnasium will operate weeknights and on Saturdays. The gymnasium will be used for school sporting events and recreational activities for church members. The church indicates that sporting events will not overlap with church activities.

The proposed school is a use associated with the auditorium and has a parking requirement of eight spaces. The school's hours of operation are from 8:30 a.m. to 3:00 p.m. Monday through Friday. The hours of operation will not coincide with the church or with recreational activities held in the gymnasium, and a sufficient amount of parking will be available onsite. Therefore, no impacts are anticipated with the operation of the school.

The main hours of operation for the church, which have been identified as 8:00 a.m. to 2:00 p.m., include Sunday service and some weekend evenings. The gymnasium will be used primarily during the week (Monday through Friday) for school classes and evening sporting events. Since the hours of operation for the gymnasium are substantially different from that of the church, and the fact that the two operations are not expected to overlap, staff believes the proposed parking will adequately meet demand.

2. Overflow parking will not impact any adjacent use.

While staff finds the number of parking spaces provided for the site adequate, in the event there is a need for overflow parking, traffic will be directed away from the adjacent residential neighborhood and to the church's existing site, located on the other side of Melody Lane (see AP Condition #4). As such, staff does not anticipate any substantial impacts to the adjacent commercial development.

Administrative Permit Conclusion

Staff concludes that the number of parking stalls provided is sufficient to meet the parking demand of the proposed church and school. Based on the different peak hours of operation for the church and school, dual use of the parking lot will provide an adequate number of parking spaces for both participating uses. With the available mid-day surplus, overflow parking will not impact any adjacent property. Therefore, the two criteria for approval of the parking reduction are satisfied.

ENVIRONMENTAL DETERMINATION

In reviewing the site specific information provided for this project, the City of Roseville Planning & Redevelopment Department has analyzed the potential environmental impacts created by this project and determined that the impacts are considered to be less than significant. Based on the results of an Initial Study checklist, the Planning & Redevelopment Department has found the project to be consistent with the applicable conditions described in the California Environmental Quality Act Guidelines. As such, the Planning & Redevelopment Department has determined that the project is exempt from further CEQA review as an Infill Development Project pursuant to CEQA Guidelines Section 15332. The Initial Study checklist is available for review in the Planning & Redevelopment Department at 311 Vernon Street during normal business hours.

RECOMMENDATION

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

- A. Adopt the three findings of fact as stated in the staff report for the CONDITIONAL USE PERMIT – 1230 MELODY LANE, TABERNACLE BAPTIST CHURCH – FILE# CUP-000018;
- B. Approve the CONDITIONAL USE PERMIT – 1230 MELODY LANE, TABERNACLE BAPTIST CHURCH – FILE# CUP-000018 subject to the two (2) conditions listed below;
- C. Adopt the four findings of fact as stated below for the DESIGN REVIEW PERMIT – 1230 MELODY LANE, TABERNACLE BAPTIST CHURCH – FILE# DRP-000149;
 1. *The project, as approved, preserves and accentuates 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, as approved, provides open spaces, 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, the Community Design Guidelines, and West Roseville Specific Plan.*
 3. *The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is 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 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.*
- D. Approve the DESIGN REVIEW PERMIT – 1230 MELODY LANE, TABERNACLE BAPTIST CHURCH – FILE# DRP-00149 subject to the seventy-four (74) conditions listed below;
- E. Adopt the two findings of fact as stated in the staff report for the ADMINISTRATIVE PERMIT – 1230 MELODY LANE, TABERNACLE BAPTIST CHURCH – FILE# AP-000192; and
- F. Approve the ADMINISTRATIVE PERMIT –1230 MELODY LANE, TABERNACLE BAPTIST CHURCH – File# AP-000192 subject to the two (2) conditions listed below.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CUP-000018

1. The CUP shall be effectuated upon the effectuation of DRP-000149 and shall expire concurrent with DRP-000149. (Planning)
2. Associated school functions shall be operated in a manner consistent with the project description for Valley Christian Academy provided as Attachment 1. (Planning)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT DRP-000149

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 **October 11, 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 **October 11, 2009**. (Planning)

2. The development of site shall be as depicted and described in Exhibits A through E. (Planning)
3. The north and west facing parking lot light fixtures (adjacent to the residential neighborhood) shall have cut-off shields to minimize off-site glare and shall be mounted at a maximum height of 10'. (Planning & Redevelopment)
4. The shared driveway located to the southeast corner of the site shall have rights of reciprocal access with Roseville Commercial Center. Proof of this agreement shall be provided to the City prior to issuance of Building Permits. (Environmental Utilities, Electric, Engineering)
5. 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)
6. The design and construction of all improvements shall conform to the City of Roseville Design & Construction Standards dated March 2007 or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. 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)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

9. 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 route 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)
- 10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 11. 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)
- 12. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 13. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 14. 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)
- 15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 16. 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)
- 17. *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)
- 18. 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)
- 19. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

- a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed city streets, as required by Engineering.
 - b. Grading shall comply with the City Grading Ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
23. A note shall be added to the grading plans that states:
“Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
24. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
25. 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 standards. (Engineering)
26. 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)
27. 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)
28. The site shall be accessed from the two driveways on Melody Lane. The existing driveway shall be brought up to current City standards for Type A-7 driveways and pedestrian ramps. This may require the removal and replacement of the driveway. (Engineering)
29. The site shall be designed such that the post construction 100-year storm flow entering into the existing 18-inch drain pipe shall be no greater than the existing 100-year storm flow entering the same pipe. Calculations shall be provided showing existing and proposed conditions. (Engineering)

30. "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)"
31. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
32. 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)
33. 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)
34. 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)
35. A trash enclosure and recycling enclosure is required for each building. (Refuse)
36. 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)
37. 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)
38. 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)

39. 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)
40. 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)
41. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
42. 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. (Environmental Utilities)
43. 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. (Engineering, Environmental Utilities, Electric)
 - b. Water and sewer easements. (Environmental Utilities)
44. 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)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
46. 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)

47. 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)

48. The project shall be addressed as 1234 Melody Lane (Assembly Building) and 1238 Melody Lane (Gymnasium). 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)

49. 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)

50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

51. 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)

52. 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)

53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

54. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

55. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)

56. 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 Residential Construction.” These charges will be determined upon completion of the final electrical design. (Electric)
57. 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)
58. 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)
59. 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.
60. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
61. An electrical service will need to be established by extending conduits from an off-site junction box to this parcel at the developer’s expense. (Electric)
62. 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. (Electric, Engineering, Environmental Utilities)
63. 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)
64. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
65. 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)
66. 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)
67. 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)

68. 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)
69. 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)
70. 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)
71. 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)
72. 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)
73. 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)
74. 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)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT AP-000192

1. The reduced number of parking spaces authorized by this permit is based on a maximum auditorium size of 21,103 square feet and gymnasium size of 15,000 square feet. (Planning)

2. In the event overflow parking is necessary, attendants shall direct event traffic to the Church's existing parking lot located at 301 West Whyte Avenue and not into the adjacent residential neighborhood. (Planning)

ATTACHMENTS

1. Operations Plan
2. Original Design – Elevations
3. Color Elevations

EXHIBITS

- A. Site Plan/Preliminary Floor Plan
- B. Preliminary Grading Plan
- C. Preliminary Cross Sections
- D. Preliminary Landscape Plan
- E. Elevations

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