PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING AUGUST 21, 2008

Prepared by: Elisa Reynolds, Associate Planner

<u>ITEM III-A</u> DESIGN REVIEW PERMIT – BP/ARCO REMODEL - 1139 DOUGLAS BOULEVARD – FILE # 2008PL-063 (DRP-000264)

REQUEST

The applicant requests approval of a Design Review Permit to allow the demolition of the existing ARCO AM/PM convenience store and fuel canopy to be replaced by construction of a new convenience store, car wash, fuel canopy, and associated site improvements including parking and landscaping.

Applicant – Mike Majors, BOE Architects
Property Owner – Michael Hagar, BP/ARCO Global Alliance

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit subject to seventy-two (72) 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 the recommended conditions of approval.

BACKGROUND

The project site is located at 1139 Douglas Boulevard, at the northeast corner of the intersection of Douglas Boulevard and Harding Boulevard, within the Infill area of the City of Roseville. The 0.9-acre site is surrounded by various retail buildings on the north, Douglas Boulevard with retail and commercial uses to the south, Brake Masters with Interstate 80 beyond to the east, and Harding Boulevard with a Union 76 gas station and Roseville Square beyond to the west (See Figure 1, page 2).

In June 1983, the Project Review Commission approved a Site Review (SR 83-22) authorizing the removal of an existing service station and the construction of a "snack shack", restroom building, and new fueling canopy.

In September 1986, the Planning Commission approved a Special Use Permit that authorized the expansion of the existing snack shack/convenience store and the addition of a new fueling island at the project site. With that approval, the convenience store was expanded to approximately 2,500 square feet.

Consistent with the 1986 approval, the site is currently developed with a 2,500 square-foot convenience store, a 115-foot by 26-foot fuel canopy (3,000 square feet), 11 parking stalls, and associated landscaping and lighting. The applicant proposes to raze the site and build a new 2,900 square-foot convenience store, a new 120-foot by 41-foot fuel canopy (4,920 square feet), a new 1,150 square-foot car wash, 13 parking stalls, and associated landscaping and lighting (see Exhibits A-C).

SITE INFORMATION

Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the Folsom Road neighborhood association district, which is currently inactive.

Lot Size: 0.90 acres (approximately 40,000 square feet)

Site Access: Site access is currently provided via two driveways on Douglas Boulevard and three driveways on Harding Boulevard. Three driveways will be eliminated, which is further discussed in the Design Review Permit evaluation on page 7.

Topography/Grading: Minimal grading will be necessary to prepare the site for development of the proposed convenience store, car wash, and fuel canopy.

Fig. 1 - Adjacent Zoning and Land Use



Fig. - 2 Development Standards

Fig 2 Development Standar	Required	Proposed	
		North	5'5"
Building Setback Convenience Store	None specified	West (Harding Blvd)	20'
		South (Douglas Blvd)	140'
Building Setback Carwash	None Specified	North	38'11"
		West (Harding Blvd)	162'
		South (Douglas Blvd)	95'
Building Setback Fuel Canopy	None Specified	North	103'
		West (Harding Blvd)	20'7"
		South (Douglas Blvd)	47'3"
Landscape Setback	20' from Douglas and Harding Boulevards	Douglas Blvd	20'
		Harding Blvd	Varies from 7' to 20' **
Building Height Limit	50' maximum	23' - Convenience Store 14'6" - Car Wash 24'6" - Fuel Canopy	
Floor Area Ratio	20-40%	22.9%	
Parking Spaces			
Convenience Store	1 stall per 300 sq. ft. (10 stalls)	13 stalls, plus 100 linear feet of stacking	
Car Wash	1 per vacuum, plus100' stacking (2 stalls)		
Total Parking Required	12 stalls		
Compact	30% max	None	
Handicapped (ADA)	1	1	
Shade Cover (min.)	50%	51%	
Bicycle Spaces	1	4	

^{**} See Design Review Permit Evaluation

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

PROJECT DESIGN FEATURES

See the attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Building Elevations (Exhibit C), Color Elevations (Attachment 2) and Statement of Design Intent (Attachment 3).

DESIGN REVIEW PERMIT EVALUATION

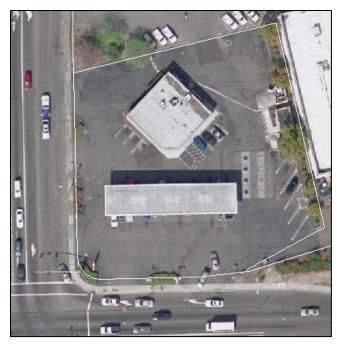
This project is subject to the development standards of the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines (CDG). Redevelopment of Infill sites is often complicated by constraints such as existing infrastructure and small parcel size. As a result, the Community Design Guidelines acknowledge that flexibility in implementation is often required to make Infill redevelopment projects successful. In this case, staff believes the project complies with all applicable guidelines with a few warranted exceptions. These areas of exception, as well as other design considerations warranting Committee consideration, are further described below.

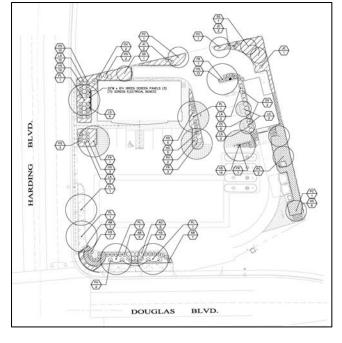
Site Design

The applicant proposes to locate the new convenience store building near the northwest corner of the parcel. The new car wash building will be located along the eastern property line, replacing the existing restroom building and trash enclosure. The new fuel canopy, though larger in size, will remain in the same location.

The new Community Design Guidelines generally encourage the siting of fuel canopies away from prominent intersections. In this case, the applicant indicates that the cost of relocating the underground fuel tanks and associated pumping and storage equipment would be cost prohibitive and could jeopardize the opportunity for reinvestment on this gateway corner. As such, staff supports the site design as proposed and believes that it will improve on-site circulation and at the Douglas/Harding intersection. Site circulation is further discussed on page 8.

Landscaping and Landscape Setback





Existing Landscaping

Proposed Landscaping

Existing Conditions

The existing landscape setback is intermittent and varies from five (5) feet to twelve (12) feet in width along Douglas and Harding Boulevards. A landscape planter spans the length of the eastern property line. The width of that planter varies from nine (9) feet wide at the north end, approximately twenty-two (22) feet wide in the middle, and eight (8) feet wide at the south end.

Proposed Setback

The landscape setback proposed along the Harding Boulevard frontage varies from seven (7) feet to twenty (20) feet. The setback will be seven (7) feet along the southern portion of the Harding frontage to accommodate the City's standard twenty-four (24) foot wide drive aisle. The landscape setback to the north of the driveway meets the twenty-foot setback recommended in the Community Design Guidelines.

The applicant proposes a twenty-foot wide planter along the southwest portion of the Douglas Boulevard frontage. Due to the location of the driveway, existing CalTrans right-of-way, and an existing access easement to the adjacent (east) property, it is not practical to provide additional landscaping along the southeast Douglas Boulevard frontage. The Community Design Guidelines allow flexibility to deviate from the 20-foot requirement in circumstances where it is not practical or feasible to provide 20 feet of landscaping.

Staff supports the proposed landscape setback for two reasons:

- 1. The proposed landscape setback exceeds both the existing landscape setback at the project site and the existing landscape setbacks along both Harding Boulevard and Douglas Boulevard in the surrounding area.
 - The average landscape setback for commercial development along Douglas and Harding Boulevards is approximately 15 feet wide, as measured at 10-foot intervals for 400 feet along both Douglas and Harding and then averaged. The average landscape setback proposed along Douglas and Harding Boulevards with this project is 15'5" wide.
- 2. Staff believes that the quality of the landscaping proposed meets the intent of the "priority shalls" described in the Community Design Guidelines.

The Community Design Guidelines state that landscaping shall be used extensively throughout the site to achieve multiple objectives, including:

- a. Adding texture to walls and other vertical surfaces and screening undesirable views.
 The applicant proposes the use of a "green screen" to visually screen the electrical equipment located on the west side of the building from view from Harding Boulevard.
- b. Providing shade in public spaces and parking lots. As noted above, the project provides 51% shading of the parking stalls and drive aisles as required by the Community Design Guidelines. The applicant has also provided numerous sycamore and ash trees along the public sidewalk fronting on Douglas and Harding Boulevards which will provide much needed shade to pedestrians and enhance the streetscape.
- c. Softening transitions between horizontal and vertical planes, providing a visual buffer, and relieving the visual appearance of large expanses of hard surfaces.
 As proposed, the landscaping will soften the appearance of the convenience store from Harding Boulevard and serves to screen the view of the Brake Masters building on the adjacent property (to the east). The Brake Masters building is considerably taller than

surrounding buildings and the elevation visible from the project site is a large expanse of plain white wall. The landscaping provided along the east property line includes both redwood trees and pear trees. These trees will provide screening for the Brake Masters building.

Architecture

Convenience Store

The applicant proposes a 2,900 square-foot convenience store. The building will have a terra cotta barrel tile roof, parapets of varying height to create a varied roofline, and a tower feature at the entrance to the store. The exterior of the building will consist of painted plaster with cultured stone accents. The applicant proposes four (4) complementary colors on the building. The building will also incorporate one (1) inch reveal lines and tile accents on all elevations providing architectural interest. Arches also provide interest and depth on the north, east, and west elevations, all of which are highly visible from both Douglas and Harding Boulevards. The electrical equipment located on the west side of the building will be painted to match the field color and will be screened by landscaping and the incorporation of a "green screen". The proposed convenience store is illustrated in Figure 4, shown below.

Figure 3 – Existing Convenience Store



Figure 4 – Proposed Convenience Store



Car Wash Building

The applicant also proposes an automated car wash located adjacent to the eastern property line, replacing the restroom building and trash enclosure. The drive-through car wash is sited toward the rear of the property away from road frontages, and is further screened by the fuel canopy, convenience store, and landscaping. A photo if the existing restroom is provided in Figure 5 below.

The proposed carwash building will be painted with the same color palette as the convenience store and will have the same cultured stone accents. One (1) inch reveal lines have been incorporated into the elevations to provide visual interest. As shown in Figure 4 above, and Figure 6 below, the applicant has provided coordinating decorative light fixtures on the convenience store and carwash building. As shown on Attachment 2 (Color Elevations), the applicant has proposed an LED band around the fascia of the carwash building. As there are no residences nearby and the carwash building is located furthest from both Douglas Boulevard and Harding Boulevard, staff supports the location of the LED lighting as proposed.

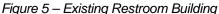




Figure 6 - Proposed Carwash



Vehicular Circulation

In conjunction with the site improvements the applicant proposes to eliminate two of the driveway entrances on Harding Boulevard and to move the center driveway slightly south. The applicant also proposes to eliminate the westerly driveway on Douglas Boulevard. The two (2) remaining driveways will provide for more orderly ingress and egress from the site. The existing twenty-five (25) foot access easement to the property to the north will remain.

The modifications to the driveways were made in consultation with the Engineering Division, which believes that reducing the number of turning movements and decision points will result in smoother traffic flow at the intersection.

The existing fuel pumps will be reconfigured to provide thirty (30) feet of distance between each row of pumps. This will allow room for vehicles to pass between vehicles that are fueling, further improving the site's vehicular circulation.

As indicated on the Site Plan (Exhibit A) the applicant has exceeded the required parking and provides the required 100 feet of stacking distance for the car wash. The location of the car wash and required stacking distance ensure that no conflict will occur between the site's circulation and cars that may be waiting for the car wash.

DESIGN REVIEW PERMIT CONCLUSION

As proposed, the project will provide a significant improvement to the Douglas and Harding Boulevard streetscapes through additional landscaping and well-articulated buildings. Further, this project represents the first significant improvement to the Harding Boulevard corridor, and staff hopes that this project will serve as a catalyst for future reinvestment along Harding and Douglas Boulevards. The colors, materials, and design of the buildings meet the intent of the Community Design Guidelines and corresponding "priority shalls"; staff supports the design as proposed.

Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, staff believes that 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.

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 1) consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; 2) the proposed development occurs within the city limits on a project site of not more than five acres substantially surrounded by urban uses; 3)the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. As such, the Planning & Redevelopment has determined that the project is exempt from further CEQA review as an Infill Development Project pursuant to CEQA Guidelines §15332. The Initial Study checklist is available for review in the Planning & Redevelopment Department during normal business hours.

RECOMMENDATION

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

- A. Adopt the four findings of fact as stated below for the Design Review Permit **DESIGN REVIEW** PERMIT BP/ARCO DESIGN REVIEW 1139 DOUGLAS BOULEVARD FILE # 2008PL-063 (DRP-000264)
 - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
 - 2. The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian circulation, pedestrian walks, and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
 - 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
 - 4. The design of the public services, as approved, including but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.
- B. Approve the Design Review Permit DESIGN REVIEW PERMIT BP/ARCO DESIGN REVIEW -1139 DOUGLAS BOULEVARD – FILE # 2008PL-063 (DRP-000264) subject to seventy-two (72) conditions of approval;

CONDITIONS OF APPROVAL for DESIGN REVIEW PERMIT (DRP-000264)

- 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 **August 21, 2010**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **August 21, 2010**.
- 2. The project is approved as shown in Exhibits A C and as conditioned or modified below.
- 3. 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)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

- 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)
- 6. 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:

- 7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, 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)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)
- 10. The Landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. 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)

- 13. 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)
- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 15. 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)
- 16. Building permit plans shall comply with all applicable code requirements (California Building Code CBC based on the International Building Code, California Mechanical Code CMC based on the Uniform Mechanical Code, California Plumbing Code CPC based on the Uniform Plumbing Code, California Fire Code CFC based on the International Fire Code with City of Roseville Amendments RFC, California Electrical Code CEC based on the National Electrical Code, and California Energy Standards CEC T-24 Part 6), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 17. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 18. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 20. The Improvement Plans shall include a complete set of Landscape Plans. The landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
- 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 existing western driveway on Douglas Boulevard shall be removed and replaced with curb, gutter, and sidewalk. (Engineering)
- 25. The central driveway on Harding Boulevard shall be removed and replaced with a standard 35-foot Type S driveway. The driveway shall maintain a minimum of 25-foot throat depth. The north and south driveways shall be removed and replaced with curb, gutter, and sidewalk. (Engineering)
- 26. All storm drainage, including roof drains, shall be collected on site and routed to the nearest existing storm drain system or natural drainage facility. The property owner shall provide fossil filters at the drain inlets to treat runoff from gas pumps. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed fossil filters shall be privately owned and maintained by the property owner. **Prior to the issuance of any permits**, the owner shall provide a plan for the maintenance of the proposed fossil fuel filters. (Engineering)
- 27. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 28. 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)
- 29. 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)
- 30. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)

- 31. 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)
- 32. 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)
- 33. 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)
- 34. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 35. 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)
- 36. 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)
- 37. 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
- 38. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting under the fuel canopy shall be flush mounted to avoid 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)
- 39. 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)
- 40. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 41. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
- 42. 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)
- 43. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 44. 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)
- 45. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 46. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

- 48. 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)
- 49. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 51. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 52. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 54. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 56. 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)
- 57. 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)
- 58. 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.
- 59. One ³/₄" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 60. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 61. 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)
- 62. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 63. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 64. 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)
- 65. 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)
- 66. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
- 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 of 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 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)
- 71. 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)

72. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

ATTACHMENTS:

- 1. Aerial Site Plan of Existing Site
- 2. Color Elevations
- 3. Statement on Design Intent

EXHIBITS:

- A. Site Plan
- B. Landscape Plan
- C. Elevations

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