

# CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT DESIGN REVIEW COMMITTEE March 17, 2005

Prepared by: Derek Ogden, Assistant Planner

<u>ITEM III-B:</u> DESIGN REVIEW PERMIT, LOT LINE ADJUSTMENT, AND ADMINISTRATIVE PERMIT

- 7201 - 7301 GALILEE ROAD (ROSEVILLE OFFICE/WAREHOUSE BUSINESS PARK)

- FILE# DRP 04-62, LLA 04-19, AND AP 05-03

# **REQUEST**

The applicant is requesting a Design Review Permit to allow the construction of four office and warehouse buildings totaling 101,015 square feet and associated parking, landscaping, and lighting. The applicant has also requested a lot line adjustment to merge two parcels into one 5.6-acre parcel, and a parking reduction to reduce the number of required parking spaces for the warehouse project.

Applicant – Tom Smith, Roseville Office/Warehouse Business Park LTD.

Property Owner – Munah Tarzai, MFT Consulting

# SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with one-hundred five (105) conditions of approval;
- D. Find the Lot Line Adjustment consistent with the criteria as discussed within this report;
- E. Approve the Lot Line Adjustment subject to ten (10) conditions of approval;
- F. Adopt the four (4) findings of fact for the Administrative Permit; and
- G. Approve the Administrative Permit with the two (2) conditions of approval.

# **OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval. Staff has received no public comment on the project.

## **BACKGROUND**

 Location: The project site is located at 7201 Galilee Road and is situated north of Pleasant Grove Boulevard and west of Galilee Road. The project is part of the Diamond Plaza subdivision (formally Diamond Oaks Center subdivision), which consists of 13 lots. The Diamond Plaza subdivision was approved by the Planning Commission on December 28, 1989, and is located within the North Industrial Area.

#### SITE INFORMATION

- **A.** Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is part of the Industrial Area West (No. 38). This neighborhood association is not active.
- **B.** Lot Size: The development area is two separate industrial lots totaling 5.6 acres in size. The applicant is proposing to merge these two parcels as part of this application.

- **C. Site Access:** The project site will be accessed through three driveway entrances from Galilee Road. These driveways will allow full turning movements.
- **D. Grading:** The subject property gently slopes from the rear of the property to the front. The site ranges in elevation from 154± feet above sea level at the sites high point (southern corner of the property) to 142± feet above sea level at its low point (northern corner). The natural terrain of the site has been altered by past grading activities and development. The engineer estimates the project earthwork to include ± 8,600 cubic yards (c.y.) of excavation, and 2,800 c.y. of fill, resulting in a net export of 5,800 c.y. of material (see Exhibit C).

## ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	Light Industrial (M1)	Light Industrial (LI)	Vacant
North	Light Industrial (M1)	Light Industrial (LI)	I.M. Plaza
South	Light Industrial (M1)	Light Industrial (LI)	Pleasant Grove Self Storage
East	General Commercial (GC)	Community Commercial (CC)	Vacant
West	Light Industrial (M1)	Light Industrial (LI)	NEC and Union Pacific Railroad

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

#### **ZONING/SPECIFIC PLAN REGULATIONS**

Development Standard	Required	Proposed
Building Setbacks	100' - Front	84' – Front
(all numbers averaged)	40' - Side	4' – Side
	50' - Rear	43' - Rear
	unless modified by DRP	
Landscape Setbacks	Galilee Road 20 feet	20'
Building Height Limit	50 feet	22'
Max. Building Lot Coverage	up to 50% max.	42%
Parking Spaces	356 @ 1:250 office	204 (257 spaces if parking
	*see Administrative	spaces in front of roll up doors
	Permit discussion	are counted)
% of compact spaces	up to 30% max 61 spaces	52
# of handicapped spaces	7	8
% of shaded parking	50% min.	53%
Bicycle Spaces	7	Not shown

#### **PROJECT DESIGN FEATURES**

See attached Site Plan (Exhibit B); Grading Plan (Exhibit C); Landscape Plan (Exhibit D) and Elevations (Exhibits E-K).

#### **EVALUATION**

The proposed project is subject to the applicable standards in the City's Zoning Ordinance and City's Community Design Guidelines. Staff reviewed the proposal for consistency with all applicable standards and found the project to be generally consistent with the guidelines in each. Therefore, the Design Review Permit evaluation section of this report focuses only on design guidelines and/or standards that warrant additional review and consideration by the Design Committee.

## COMMUNITY DESIGN GUIDELINES

## Site Design

- The applicant is proposing to construct four office and warehouse buildings for small tenant users. These tenant spaces will range in size from 1,000 to 2,500 square feet.
- The site is accessed via three driveways from Galilee Road. Circulation throughout the site will be
  provided via three main drive aisles. Staff feels circulation through the site is adequate, and no dead
  end drive aisles will be created.
- Parking areas will be provided adjacent to all buildings with the main parking field located directly in front of Buildings B and C. This is important to note, as the office portion of the project is also located in this area.

# **Building Architecture**

- The buildings will be constructed out of concrete and texture coated for a stucco type of finish. Color elevations of the project are provided as Attachment 3.
- The project will feature recessed storefronts and soffit lighting at all building entries. The project will
  also provide metal canopies and buckles, and accent reveal lines. Staff feels these design features will
  help articulate the building facades.
- Site amenities will also include stamped concrete entry features at all three driveways and entry bollard lighting.
- In general the Buildings and site work demonstrate a higher level of Detail than the existing projects on Galilee Road.

#### **Setbacks**

- The applicant is proposing building setbacks that are less than those required by the North Roseville Area Design Guidelines, which based on the projects square footage would require an average front building setback of 100 feet, a side setback of 40 feet, and a rear setback of 50 feet. The applicant is proposing an average front setback average of 84 feet, a side setback of 4 feet, and a rear setback of 43 feet.
- The North Roseville Area Design Guideline setback requirements were intended to facilitate a
  coordinated streetscape appearance, provide ample space between facilities to ensure adequate light
  and privacy and provide sufficient space between the right-of-way limits, parking and buildings.
- The applicant has orientated the buildings perpendicular to Galilee Road in order to reduce the
  visual impact of the building elevations and roll up doors. Staff prefers the proposed layout, as a
  limited amount of building mass will be orientated to the street frontage.
- The proposed siting of Building A will not impact the project to the South, Pleasant Grove Self-Storage. This project has constructed a storage building one foot from the property line and has no windows or views of the project.
- The project to the North, I.M. plaza has a 37-foot setback from the property line to the building. The applicant is also proposing to provide a 5-foot planting area that will blend with the existing planted area to the North. With the large setback of the project to the North Staff feels that sufficient light and privacy will be maintained between the properties.
- The proposed project is providing up to 45 feet of landscaping along Galilee Road in front of Buildings A and D where only 20 feet is required.

- Since the proposed project design is a function of the use, staff feels that the intent of the Design Guidelines has been met and that the project will provide a coordinated streetscape appearance.
- In addition, the architecture of the buildings, and design amenities provided meet the intent of both the CDG and North Area Design Guidelines.

## **DESIGN REVIEW PERMIT CONCLUSION**

Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

## **ADMINISTRATIVE PERMIT**

The Zoning Ordinance requires office uses to provide one parking space per 250 square feet of gross building area. The Ordinance requires warehouse uses to provide 1 parking space per 1,000 square feet of gross building area. Given these standards the parking requirement for the project would be 356 spaces, where 204 are provided.

The applicant has indicated that his desire is to maintain a mixture of small industrial tenant spaces, some of which are less than 2,000 square feet in size. The applicant feels this will serve a need for the business community in Roseville by providing small startup companies with flexible space for rent. Section 19.26.030(B)(5) of the Ordinance requires warehousing and distribution uses to be a minimum of 2,000 square feet in size in order to use the warehouse-parking standard. The focus of the parking reduction is on the ability to allow a warehouse ratio to be applied to tenant spaces with a storage space less than 2,000 square feet.

The request for a parking reduction requires approval of an Administrative Permit. Section 19.26.030 (C) of the Roseville Zoning Ordinance requires the approving authority to make four findings in order to approve an Administrative Permit for a parking reduction. The findings are listed below in italics, followed by an evaluation of the project's consistency with each finding.

1. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;

The General Plan indicates the primary uses of the Light Industrial designation are manufacturing and assembly, research and development, warehousing, intensive commercial uses, and associated administrative offices. These uses have a required parking ratio of 1 space per 1,000 square feet. Office uses are also a typical use within Light Industrial zones and they require 1 space per 250 square feet. The Zoning Ordinance further states that warehouses that devote ten (10) percent or less of their area to office shall be calculated at the 1 space per 1,000 square foot standard. Where the office space exceeds ten (10) percent, an individual parking demand shall be calculated for all areas of the lease space or building.

As the project is designed the 10 units facing or adjacent to Galilee Road are intended for office use. These 10 units total 11,160 square feet and would require 44 parking spaces. The remaining 53 units are designed for industrial uses and are sized at 1,530 square feet and larger. Seven of the units exceed the 2,000 square foot threshold and may utilize the lower parking rate of 1 space per 1,000 square feet. However, if the warehousing parking standard were applied to all of the industrially designed units, 91 stalls would be required. Applying this approach to the project a total of 135 (44 + 91= 135) parking stalls would be required for the entire project.

To demonstrate the appropriateness of applying a warehousing parking standard the applicant has surveyed several similar facilities. This information is included as Attachment 12 of the Negative Declaration (Attachment 2). Four sites were surveyed; two office and industrial sites in Roseville; one retail, office, and warehouse site in Granite Bay; and one office and warehouse site located in Auburn.

The parking ratios of the complexes vary from 1 space per 327 gross square feet to 1 space per 528 gross square feet of building area. The proposed project will provide 1 space for every 498 square feet of gross building area. (It should be noted that Staff has not included the spaces in front of the rollup doors as designated parking areas. If you include these 53 parking spaces, the parking ratio would increase to one space per 395 square feet.) The survey was conducted over the period of one week. The survey sampled at three different times during a normal business day. Typically each site was surveyed once in the morning, once around noon, and once again in the late afternoon. The study found that at each site the greatest parking demand was in the afternoon period.

The study concluded that during the afternoon there was ample parking remaining at all survey sites. During this peak period an average of 50 to 60 percent of the parking areas remained vacant. The parking demand for actual occupied spaces ranged from 1 space per 700 square feet to 1 space per 1440 square feet.

2. Satisfactory evidence is provided describing the nature of uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;

The applicant has stated that the primary uses within the center will be warehouse and office uses. Many of the small warehouse tenants will be small contracting businesses (e.g. plumbers, landscapers, carpenters), and light manufacturing businesses (eg. cabinet shops, assembly of products). Typically these tenants will gather the materials they may need during the work day and then travel to the job site to actually install their product or perform their services. This will compliment the office uses that are located in the front of the Roseville Office and Warehouse project.

There are 64 spaces directly adjacent to the office users at the front of the project. Given a gross lease able area of 11,160 square feet the Zoning Ordinance requires the applicant to provide 44 spaces. Therefore the proposed parking distribution will provide ample parking adjacent to the office tenants within the project. Given the nature of the anticipated uses within the center, and the distribution of parking, Staff believes there is limited potential for parking conflicts between uses within the Roseville Office and Warehouse project.

3. Overflow parking will not impact any adjacent use; and

It is not anticipated that the project will have overflow parking or impact adjacent projects. However, in the event overflow parking is needed there is on street parking available in front of the project. There is approximately 360 lineal feet of frontage along Galilee Road. This would allow for 16 automobiles to park in front of the project. In addition, there is additional on-street parking directly across the street from the project. And finally, the design of the adjacent projects discourages overflow parking on their respective sites.

4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Director are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.
Staff feels that the permitted uses within the center will compliment each other and parking agreements are not necessary at this time. However to ensure that the industrially designed units continue to operate as industrial uses, Staff has added condition #2 to the Administrative Permit conditions. This condition limits the office space within all warehouse tenant spaces to a maximum

of 10%. This condition will apply to all tenants except the 10 units facing or immediately adjacent to Galilee that are designed for 100 percent office. Staff believes with the added condition the Roseville Office and Warehouse parking area will function properly.

## **LOT LINE ADJUSTMENT**

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment. However, Lot Line Adjustments must comply with the criteria listed below, which are followed by a discussion of each criterion as it relates to the proposed project.

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

The project is located within the Light Industrial (M1) zone. As noted in the DRP discussion above, the project is in compliance with the City's ordinance requirements. The City also reviews development projects on a case-by-case basis to ensure that the proposed parcels are of a sufficient size and shape to support the proposed development. The site plan prepared for Roseville Office and Warehouse (Exhibit B) illustrate that the proposed parcel are of adequate size and configuration to support development to City standards. The proposed Lot Line Adjustment will not result in inconsistencies with the Zoning Ordinance.

2. Compliance with local Building Regulations

The Uniform Building Code establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. There are no buildings, either existing or proposed, that would conflict with the proposed lot line. Therefore, the Lot Line Adjustment complies with local building regulations.

3. Provisions for relocation of existing infrastructure or easements.

The Environmental Utilities Department and Electric Department have conditioned the project to provide private easements and relocate any utility lines and/or facilities as needed.

# **ENVIRONMENTAL DETERMINATION**

An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the provisions of the CEQA Guidelines as the environmental document for this project (Exhibit A). The Initial Study and Negative Declaration were posted for a 20-day public review and comment period, which closes March 17, 2005. To date, no comments have been received.

#### RECOMMENDATION

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

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact as listed below for the Design Review Permit 7201-7301 Galilee Road Roseville Office and Warehouse Business Park FILE #DRP 04-62;

- 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 space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, 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 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 7201-7301 Galilee Road Roseville Office and Warehouse Business Park FILE #DRP 04-62 with the one hundred five (105) conditions of approval.
- C. Adopt the four findings of fact as listed in the staff report for the Administrative Permit 7201-7301 Galilee Road Roseville Office and Warehouse Business Park FILE #AP 05-02;
- D. Approve the Administrative Permit 7201-7301 Galilee Road Roseville Office and Warehouse Business Park FILE #AP 05-02 with the two (2) condition of approval;
- E. Find the Lot Line Adjustment 7201-7301 Galilee Road Roseville Office and Warehouse Business Park FILE #LLA 04-19 consistent with the criteria identified in the staff report; and
- F. Approve the Lot Line Adjustment 7201-7301 Galilee Road Roseville Office and Warehouse Business Park FILE #LLA 04-19 with the ten (10) conditions of approval.

# **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 04-62:**

- 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 **March 17, 2007**. 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 **March 17, 2007**.
- 2. The project is approved as shown in Exhibits A K. and as conditioned or modified below. (Planning)
- 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)

- 5. 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 handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped 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 handicapped 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:
    - Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
       The total number of accessible parking spaces shall be established by Table 11B-7 of the UBC.
    - ii) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the UBC.
    - iii) Handicapped accessible parking and exterior route of travel shall comply with UBC, 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 Commission including all conditions of approval. (Planning)
- 10. The Landscape plan shall comply with 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)

## PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- 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. *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)
- 17. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (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. The frontage of Galilee Road shall be improved to include three driveways into the project. The northerly and southerly driveways shall be "Type S" Commercial driveways with a width of 26 feet and the center driveway shall be a Type A-7 Driveway with an 18-foot ingress lane, an 18-foot egress lane and a 10-foot wide median. (Engineering)
- 24. Along the frontage of Galilee Rd., a 5-foot wide sidewalk shall be constructed adjacent to the existing curb. (Engineering)
- 25. Positive drainage shall be maintained along the southern property line. (Engineering)
- 26. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 27. The existing storm drainpipe currently stubbed to Lot 3 shall be abandoned by filling the pipes in place with a concrete slurry mix. (Engineering)
- 28. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 29. 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 earthen material shall be deposited. If the deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineering 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)
- 30. Sight distances for all driveways and turn lanes shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 31. **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)
- 32. 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)
- 33. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)

- 34. 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 that 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 and sewer mains and 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)
- 35. Each building requires its own water meter and backflow. Common fire and irrigation are to be maintained by an association. (Environmental Utilities)
- 36. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Roseville Office/Warehouse Business Park to be reviewed and approved by the Transportation Commission. (Transportation)
- 37. 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)
- 38. 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)
- 39. 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)
- 40. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
- 41. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 42. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 43. The required fire flow for the protection of the proposed project is 1,500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)

- 44. The required fire flow for the protection of the proposed project is 3000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type III-N rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 45. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 2,000 gpm and the fire sprinkler system 1,000 gpm. (Fire)
- 46. Applicant shall provide a minimum of four (4) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 300 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 47. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 48. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 49. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
- 50. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
- 51. 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
  - electrical panel one-line drawings
- 52. All on-site external lighting shall be installed and directed to have no off-site glare. In order to eliminate glare on adjacent properties lighting standards shall be restricted to a maximum height of fifteen feet

- (15'). 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)
- 53. 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)
- 54. 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:**

- 55. 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)
- 56. 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.
  - b. Water and sewer easements. (Electric, Environmental Utilities)
- 57. 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)
- 58. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 59. 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)
- 60. 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.
- 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)
- 61. The project shall be addressed as follows:

BUILDING A 7201 GALILEE RD BUILDING B 7251 GALILEE RD BUILDING C 7301 GALILEE RD BUILDING D 7351 GALILEE RD

- 62. This project falls within the commercial land use category of the Pleasant Grove 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)
- 63. 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)
- 64. 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)
- 65. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 66. 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)
- 67. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

- 68. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 69. **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)
- 70. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 71. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 72. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 73. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 74. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 75. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 76. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 77. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 78. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 79. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)

- 80. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
- 81. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 82. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
  - A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
  - b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
  - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - d. A 100 % reliability factor. (Fire, Police)
- 83. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 84. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 85. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 86. 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)
- 87. 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)
- 88. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

- 89. 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.
- 90. One <sup>3</sup>/<sub>4</sub>" 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)
- 91. 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)
- 92. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
- 93. All existing public utility, electric, water and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 94. 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)
- 95. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 96. 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)
- 97. 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)
- 98. 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)
- 99. Temporary above ground 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)
- 100. 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)

- 101. 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)
- 102. 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)
- 103. 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)
- 104. 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)
- 105. 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 05-02:

- 1. This Administrative Permit approval shall be effectuated upon the effectuation of DRP 04-62. (Planning)
- 2. All tenant spaces except, the 10 units facing or immediately adjacent to Galilee that are designed for 100 percent office, shall be restricted to a maximum of ten percent (10%) office floor area within the tenant space (Planning).

## CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT 04-19:

1. This Lot Line Adjustment approval shall be effectuated within a period of one (1) year from the date of approval and if not effectuated shall expire on **March 17**, **2006**. (Planning)

- 2. The Lot Line Adjustment shall be approved as shown in Exhibit C, subject to the following conditions. (Planning, Engineering)
- 3. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
  - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
  - b. One copy of the Conditions of Approval.
  - c. A completed Property Owner Consent Form.
  - d. Deed to convey interest in the property.
  - e. Preliminary title report no older than six months for all properties involved. (Engineering)
- 4. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorders Office. (Engineering)
- 5. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 6. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)
- 7. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric)
- 8. The following facilities shall be relocated and reconstructed to meet the City's current Improvement Standards and Construction Standards by the applicant prior to recordation of the Lot Line Adjustment:
  - a. List the utility line or facility to be relocated. (Environmental Utilities, Electric)
- 9. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Environmental Utilities, Electric)
- 10. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)

#### **ATTACHMENTS:**

- 1. Vicinity Map
- 2. Color Elevation

#### **EXHIBITS:**

Design Review Permit, Administrative Permit, & Lot line Adjustment 7201 –7301 Galilee Rd. (Roseville Office and Warehouse Project) – File #'s: DRP 04-62, AP 05-03, & LLA 04-19

Design Committee Meeting – March 17, 2005 - Page 20

- A. Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Landscape Plan
- E. Building Elevations
- F. Building Elevations
- G. Building Elevations
- H. Building Elevations
- I. Building Elevations
- J. Building Elevations
- K. Building Elevations

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