

ITEM III-A: DESIGN REVIEW PERMIT– 99 YOSEMITE STREET – PLACER SPCA – FILE # PL13-0193

REQUEST

The applicant requests approval of a Design Review Permit to allow a 21,777 square foot addition and exterior remodel to an existing building plus associated site improvements including parking, lighting and landscaping for the Placer SPCA.

Project Applicant/Owner: Leilani Fratis, Placer County SPCA

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with eighty-one (81) 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.

BACKGROUND

The approximately 2.24 acre site is located within the Infill area of the City at the intersection of Yosemite Street and Tahoe Avenue. The site has a land use designation of Light Industrial (LI) and a zoning designation of Light Industrial (M1). The site backs up to the Union Pacific Railroad and is adjacent to single family residential to the north (see Figure 1). The site was previously occupied by the Roseville Telephone company and was used for offices as well as vehicle and equipment storage and repair. The existing on-site development consists of a 17,180 square foot office building with two attached vehicle storage canopies and a 3,909 square foot storage building. The entire site is paved and fenced.

The project would remodel the existing building, demolish the canopy structures, and add 21,777 square feet to the building plus upgrade the site with new landscaping, fencing, vehicular access and parking. The improvements are for the Placer SPCA to use the site for their animal services operations. Animal Services is a permitted use type in the M1 zone district. The Placer SPCA will be relocating from their current location at the Placer County Fairgrounds to this site.

SITE INFORMATION

Location: 99 Yosemite Street; APN 011-223-001-000

Roseville Coalition of Neighborhood Associations (RCONA): Prior to submittal of the Design Review Permit (DRP) application, the Placer SPCA held a neighborhood meeting to discuss their intentions for use of the site. Notices of the meeting were mailed to owners and residents within 500 feet of the site. The meeting had little attendance and no concerns were raised. Following receipt of the DRP application, the City notified the Sierra Vista neighborhood association and sent notices of the Design Committee hearing

to properties within 300 feet of the project site. To date, no comments have been received regarding the project.

Total Acreage: 2.238

Site Access: Access to the project site will be provided via two driveways on Tahoe Avenue. A secondary exit will be provided on Yosemite Street to allow for right-turn only egress.

Topography: The site is relatively flat and paved or covered by structures. With the exception of a few street trees on Yosemite, there is no vegetation on site.

Grading: Grading will be necessary to provide on-site storm water treatment. Earthwork quantities are estimated to total 975 cubic yards of cut and 325 cubic yards of fill.

Figure 1: Vicinity Map



ZONING/PLANNING AREA REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	N/A see landscape setback	Existing 45' (Yosemite) & 0' (Tahoe) New varies between 25 – 60' (Tahoe)
Landscape Setbacks	20'	45' (Yosemite) Varies between 0-20' (Tahoe)
Building Height Limit	50' maximum	20'-5"
Parking Spaces	Minimum of 10 spaces	34 visitor parking spaces 15 staff parking spaces <u>1 Pet Mobile Van space</u> Total = 50 parking spaces
% of compact spaces	up to 30% max = 15	0
% of shaded parking	50%	52.4%
Bicycle Racks	As required by the Green Building Code	As required by the Green Building Code

PROJECT DESIGN FEATURES

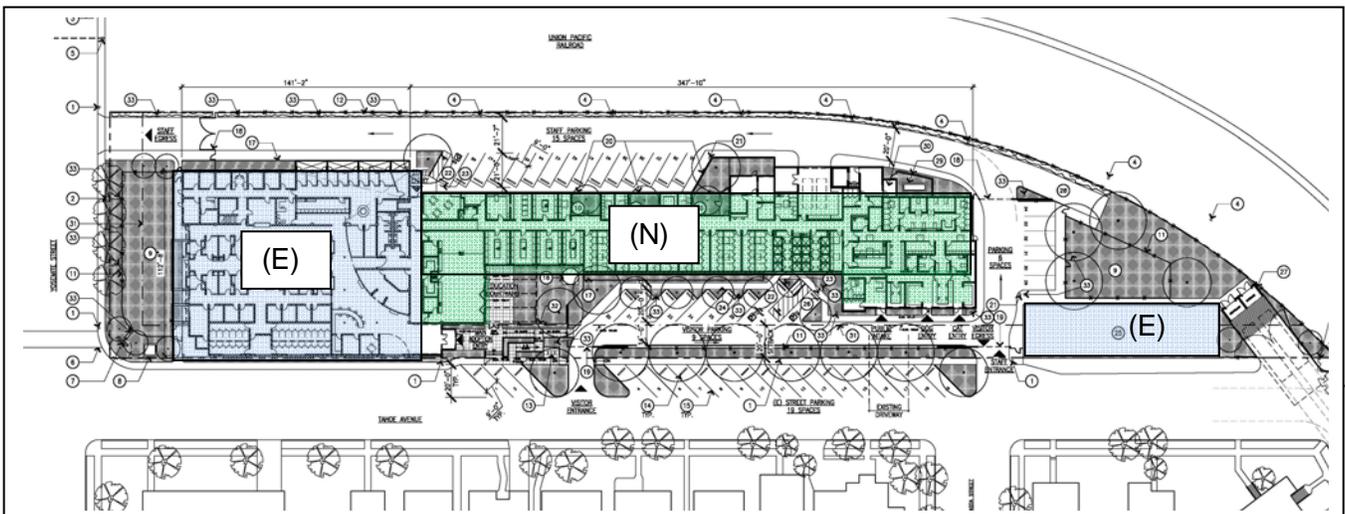
See attached Site Plan (Exhibit A), Floor Plan (Exhibit B), Elevations (Exhibit C), Building Sections (Exhibit D), Grading Plans (Exhibit E), Landscape Plans (Exhibit F), Lighting Plan (G), and Color & Materials Board (Exhibit H).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development standards within the City's Zoning Ordinance and the City's Community Design Guidelines (CDGs). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues.

Site Planning & Building Siting: The project would remodel the existing office building at the intersection of Yosemite Street and Tahoe Avenue and remove the two approximately 270 foot long vehicle storage structures along the Tahoe Avenue frontage. The project would add an additional 21,777 square feet to the existing building (as shown in green in Figure 2). The new addition would be setback from Tahoe Avenue to allow for a visitor parking area, public entrances to the building, and frontage improvements. Staff parking would be located in the rear of the building, along the Union Pacific Railroad. The existing parking lot along Yosemite Street will be replaced with a steel picket fenced landscaped dog exercise area. A secondary dog exercise area is located at the far end of the site behind the existing storage building. The outside dog areas were located to have the least potential impact on adjacent residential properties. Potential noise impacts are discussed later in this report.

Figure 2: Site Plan (E) = Existing (N) = New



The new building addition will meet the setback requirements of the Community Design Guidelines (CDGs). The building siting will allow for street frontage improvements along Tahoe Avenue and Yosemite Street. The project will remove the approximately 13 foot tall concrete wall running along Tahoe Avenue and visually open the site to the neighborhood as opposed to backing up to it. The improvements will create a street presence and enhance the community character with additional landscaping, which is also consistent with the CDGs. No modifications are recommended.

Building Elevations: As mentioned, the project would add a 21,777 square foot building addition and renovate the façade of the existing building to create a cohesive architectural concept. As described in the

Architect's Statement of Design Intent (Attachment 1), the overall design concept is to integrate new and existing construction with a unified image. The architect focused on creating defined entrances and a sense of identity and place, as recommended by the CDGs.

The façade incorporates variation of wall planes and roof lines. The most notable architectural modification is a result of the location of the building addition, which allows for the project to have a defined front with pedestrian entrances and landscape areas (see Figure 3). The design incorporates a variety of recycled materials such as wood infill panels, metal siding and concrete. Small details such as painted metal accent panels with dog or cat icons are applied to the building to identify the use and add character to the building. Overall the design includes a variety of colors and high quality materials on all elevations, consistent with the CDGs. The architectural design is in substantial compliance with the CDGs and no changes are recommended.

Figure 3: Architectural Rendering, Tahoe Avenue



Access, Circulation & Parking: The project will modify the access and on-site circulation and parking. At the request of the Development Services Engineering Division, the visitor parking area has been relocated from Yosemite Street to Tahoe Avenue. The driveways currently do not meet City standards for distances from intersections and create a safety hazard; vehicles would queue on the railroad tracks when a stopped vehicle was trying to make a left turn from Yosemite Street into the site. The new entrances to the site will be on Tahoe Avenue and the location of the driveways will meet City standards. Visitors will enter the site at an “entrance only” driveway approximately 300 feet from the Yosemite Street and Tahoe Avenue intersection. The visitor exit and employee entrance is located approximately 240 feet to the west of the entrance. A secondary exit with right turn only will be located on Yosemite Street and is approved by the Engineering Division and Fire Department.

Visitor parking will be located in the two parking areas at the front and to the west of the building, as well as on Tahoe Avenue. Staff parking will be located at the rear of the building. The Zoning Ordinance requires a minimum of 10 parking spaces for an Animal Services – Kennel use type and allows for the parking requirement to be evaluated through the design review process. The applicant has provided a parking analysis to demonstrate the anticipated parking demand for the use based on the size of the facility, current operations and similar facilities throughout the nation. The analysis shows that at peak, a total of 40 parking spaces would be needed to accommodate visitors and staff. The project will provide 49 parking spaces, nine more spaces than demanded, plus a dedicated space for the mobile pet van. The parking spaces will be distributed throughout the site with 15 visitor parking spaces being located near the Tahoe Avenue front entrance, 19 on-street striped parking spaces, and 15 staff parking spaces at the rear of the building adjacent to the staff entrance. Based on the parking analysis, staff feels that the amount of parking provided is adequate for the use and does not anticipate any impacts to the adjacent neighborhood. The parking design meets the design standards outlined in the Zoning Ordinance.

Landscaping: The existing site is covered with either structures or paving and absent of landscaping with the exception of four street trees along Yosemite Street. In comparison to the existing site, the project will add a significant amount of landscaping. Street trees will be added along Tahoe Avenue. Additional trees will shade the parking areas by 52.4%, which is above the minimum 50% shading requirement found in the CDGs. Landscape planters will be added along Yosemite and Tahoe Avenue and in front of the building and will include a mix of shrubs and ground cover. The landscaping will add visual interest, strengthen the pedestrian environment, and soften the building and hardscape edges, consistent with the CDGs. The landscaping will also incorporate Low Impact Design for storm water treatment with bio filtration sod, flow-

thru planters, and similar treatments. All landscaping will be required to comply with the City's Water Efficient Landscape Ordinance. As such, no changes are recommended to the landscape plan.

Noise: The project will change the use on the site from office/industrial to animal services. The site has a light industrial zoning designation and animal service use is permitted at the project location. Potential noise impacts from the use were considered because of the projects adjacency to residential uses. The applicant submitted an operations plan to address how the facility controls noise (see Attachment 2). The applicant stated that noise control is a major priority for the Placer SPCA as well. Noise is controlled through building design and operations. Dogs are housed inside the building within individual kennels. The walls of the compartments are full height and insulated to reduce the noise level from 75-80 decibels down to 45 decibels, which has been deemed an acceptable level in residential areas by the City's Noise Ordinance. The noise levels are further decreased by sealed double glazed windows and doors. Acoustic treatment is applied to the ceiling and tiles. Dogs are also provided behavioral training and exercise. Dogs are only taken outside between the hours of 7:00 am and 10:00 pm and are accompanied by a staff person or volunteer. Additionally, the building placement will provide a buffer for residences from the adjacent railroad and Atlantic Street noise. Based on the information contained in the operations plan, staff does not anticipate increased impacts to the adjacent residents from noise.

Design Review Permit Conclusion

The site design, building elevations, access and circulation, parking, and landscaping are all consistent with the applicable Community Design Guidelines and Zoning Ordinance standards. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval of the Design Review Permit can be made.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 pertaining to In-Fill Development and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT – 99 YOSEMITE STREET – PLACER SPCA – FILE # PL13-0193**;
1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and Community Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and*

are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

- B. Approve the **DESIGN REVIEW PERMIT – 99 YOSEMITE STREET – PLACER SPCA – FILE # PL13-0193** subject to eighty-one (81) conditions of approval.

CONDITIONS OF APPROVAL FOR PL13-0193

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 20, 2016**. 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 20, 2016**.
2. The project is approved as shown in Exhibits A - H 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, Electric, Finance)
4. The design and construction of all improvements shall conform to the Design 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 or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Engineering Division of the Development Services Department (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 ISSUANCE OF 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, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.

- ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval. (Planning)
- 10. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. 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)
 - d. The landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e. 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)
- 11. 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)
- 12. 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)
- 13. 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)
- 14. For 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)

15. 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)
16. 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.
17. 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 Development Services - Engineering prior to approval of any plans. (Engineering)
18. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
19. The driveway on Yosemite Street shall be reduced to 15 ft. in width and be signed and striped to the satisfaction of the City engineer to allow egress only. (Engineering)
20. The western driveway on Tahoe Avenue shall be designed as a 15 ft. wide “street type” driveway and be signed for ingress only. The eastern driveway on Tahoe Avenue shall be a 25 ft. “Type-S Driveway” and will allow for full ingress and egress movements. (Engineering)
21. 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)
22. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
23. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. 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 BMP’s 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 BMP’s. (Engineering)
24. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Engineering)

25. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
26. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
27. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
28. 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, Land Development Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
29. Any cuts within the City streets that are required for the installation of underground utilities shall be backfilled in conformance with standard detail TB-3 of the Design and Construction Standards. If trenching is required in a Moratorium Street, as defined by the City Trench Cut Ordinance, a slurry seal the width of the road and length of the trench shall be required in addition to the TB-3 trench backfill detail. (Engineering)
30. The project shall be addressed as 99 Yosemite Street. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department (Engineering - Land Development Division) for building/suite addressing. (Engineering)
31. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
32. Bike parking shall be provided per the California Green Building Standards. (Alternative Transportation, Building)
33. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
34. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
35. 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 and sewer 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)
36. The water main in Tahoe Avenue is to be 12". (Environmental Utilities)
37. The size of the fire services line shall be labeled. If possible, use the existing 6" line. (Environmental Utilities)
38. Sewer service shall enter the main with a manhole. (Environmental Utilities)
39. Show existing water service at Tahoe and Shasta, and at Roseville and Tahoe. The service at Shasta requires a meter and backflow if it is to be used. Services not being used are to be abandoned. (Environmental Utilities)
40. 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)
41. 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)
42. 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)
43. 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)
44. 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)
45. A fire department control room shall be provided with an exterior door for operational use. (Fire)
46. 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

47. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
48. 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)
49. 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:

50. 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)
51. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 10' Public Utilities Easement shall be granted over all high voltage electric facilities. (Electric)
 - b. Water and sewer water easements. (Environmental Utilities)
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
(Electric, Environmental Utilities)
52. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
53. There is an existing parcel line through the proposed structure. Prior to the issuance of occupancy, parcels APN#011-223-002 and APN#011-223-001 shall be merged to form one parcel. (Engineering, Building)
54. The existing sidewalk easement that encroaches under the existing building shall be abandoned prior to the issuance of occupancy. (Engineering)

55. 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)
56. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
59. 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)
60. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
61. 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)
62. 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.
63. 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)

64. 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)
65. The existing overhead electric facilities along the south side of Tahoe Street shall be relocated underground per an approved electric site design generated by Roseville Electric. The existing overhead electric facilities are in direct conflict with the existing building. (Electric)
66. The existing overhead electric facilities along the west side of Yosemite Street shall remain free and clear throughout all phases of construction.(Electric)
67. Power will be extended from a new pad mounted transformer located per the approved electric site design generated by Roseville Electric. (Electric)
68. All landscaping shall meet Roseville Electric landscape standards for clearance from overhead high voltage electric facilities. (Electric)
69. The existing electric low voltage switchgear is currently not accessible and has a remote meter. This electric panel shall be reworked so it is accessible at all times via only one door. The existing remote electric meter shall be removed and metering shall be in same location as the main electric panel. A new electric panel may be required do to the additional square footage. (Electric)
70. A 10' Public Utilities Easement over the existing and new high voltage electric shall be granted prior to final sign off of the building permit. This required P.U.E's shall be generated per the approved electric site design. (Electric)

OTHER CONDITIONS OF APPROVAL:

71. 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)
72. 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)
73. 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)
74. 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)
75. 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)
76. 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)

77. 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)
78. 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)
79. 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)
80. 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)
81. 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)

ATTACHMENTS

1. Statement of Design Intent
2. Operations Plan

EXHIBITS

- A. Site Plan
- B. Floor Plan
- C. Elevations
- D. Building Sections
- E. Grading Plans
- F. Landscape Plan
- G. Lighting Plan
- H. Materials & Color Board

someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.