



CITY OF ROSEVILLE
PLANNING DEPARTMENT STAFF REPORT
DESIGN COMMITTEE MEETING September 15, 2005

Prepared by: Wendy Hartman, Associate Planner

ITEM IV-A **DESIGN REVIEW PERMIT – 111 ASH STREET (STORAGE WAREHOUSES) – FILE NO: DRP-000044**

REQUEST

The applicant requests approval of a Design Review Permit to construct two warehouse buildings totaling 4,000 square feet with associated parking, landscaping, and lighting facilities

Project Applicant – Terry Sturgis, Roseville Design Group
Property Owner – Curt & Mary Longway and William & Donna Perkins

SUMMARY RECOMMENDATION

The Planning Department 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 92 conditions of approval.

OUTSTANDING ISSUES

There are no outstanding issues with this application. The applicant has reviewed and is in agreement with all recommended Conditions of Approval.

BACKGROUND

The project site is located on the southwest corner of Church Street and Ash Street in the infill area of the City. In order to promote new infill development, the City Council recently approved the Infill Revitalization Program. This program provides assistance to property owners within the infill/redevelopment area to ensure that they understand the permit process and are therefore able to process their applications in a more efficient and timely manner. As part of this program, a pre-application meeting was held at the project site with the applicant and the City's Infill Development Team. These field meetings provide the applicant with information about infrastructure issues, codes and standards, application fees and permit process, and possible solutions for potentially significant design issues prior to a formal application being submitted. To date, eleven (11) business owners have utilized this service. This is the first project to move forward with a formal application for development.

SITE INFORMATION

Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the Roseville Heights Neighborhood (#20). To date the City has not received any comments from the board members or neighbors located in the Roseville Heights Neighborhood.

Lot Size: 8,912 square feet

Site Access: The site fronts on both Church and Ash Streets. However, access is provided by a single driveway off of Ash Street.

Topography: The site is relatively flat, and therefore only finish grading will be required for construction of the proposed buildings and parking lot. There are no native oak trees on the subject parcel. There are various mature trees along the perimeter of the site including some large cacti. Healthy trees that are not in conflict with site improvements will remain.

Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use of Property
Site	General Commercial (GC)	Community Commercial (CC)	Vacant
North	Attached Housing (R3)	Low Density Residential (LDR-6)	Single Family Residence
South	Light Industrial (M1)	Industrial (IND)	Rail Yard
East	GC	LDR-6	Single Family Homes
West	GC	CC	Single Family Residence

Zoning Regulations

Development Standard	Required	Proposed
Building Setback	None Required	Church: 16.5' to back of curb Ash: 17.5' to back of curb North side: 10' to property line East side: 5' to property line
Landscape Setback	20 along street frontages	Church: 19' to back of curb Ash: 18' to back of curb
Building Height Limit	50' maximum	22'10"
Site Coverage	50% maximum	45%
Parking Spaces (total)	4	4

The proposed storage warehouses are consistent with the land uses contemplated by the City's General Plan and the Zoning Ordinance.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Building Elevations (Exhibits B & C), Landscape Plan (Exhibit D), Grading & Drainage Plan (Exhibit E), Sewer & Water Plan (Exhibit F), Demolition Plan (Exhibit G) and Color Elevations (Attachments 3 & 4).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct two warehouse buildings totaling 4,000 square feet in size has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines. Section 19.78.060(B) of the Zoning Ordinance requires that four (4) 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.

As proposed and conditioned, the project complies with all applicable standards and guidelines. The remainder of the Design Review Permit evaluation focuses on those design guidelines and/or standards that warrant additional review and consideration by the Design Committee.

Site Design: The CDG state that the minimum streetscape width should be 20 feet (measured from the ultimate back of curb) unless otherwise established by a specific plan.

- The proposed streetscape including the sidewalk is 17.5 feet on Ash Street and ranges from 16.5 to 33 feet on Church Street.
- As shown on the aerial photo in Attachment 2, the neighborhood is a mixture of residential, commercial, and industrial uses. Along Church Street, there is not a consistent streetscape width. This is primarily due to the fact that this area was developed prior to the adoption of the Zoning Ordinance and Design Guidelines. Along Ash Street the primary use is residential. The landscaping along this street consists of a five foot wide green strip at the back of curb, a four foot wide side walk (missing in several places) and the front yard area of the single family homes.
- Staff believes it is appropriate to reduce the 20-foot streetscape requirement for the following reasons:
 - 1) Requiring the full 20 feet would reduce the usable building area of the lot.
 - 2) Landscape corridors are typically utilized to ensure continuity between project sites. In this case, due to the existing mixture of uses there is not a consistent landscape corridor along Church Street.
 - 3) The project is consistent with the landscape treatment along Ash Street (sidewalk separated by landscaping and green strip).
 - 4) The proposed landscape setback is consistent with other approved projects within the infill area of the City.
- For the reasons noted above, staff supports the design as proposed. No change is recommended.

Materials and Finishes: The CDG state that innovative use of durable, high quality materials such as brick, stone, tile, stucco and certain forms of concrete is encouraged. Materials, shapes, elements, and details used on the front or main elevation, including the roof style and materials, should be extended to all elevations.

- The plans indicate that the building exterior will be stucco and shingle siding. The roof will be composition shingles.
- The primary building colors will be beige and a medium grey-green. The buildings include forest green metal awnings and accents (doors & rain gutter). Decorative accent lights are used on all elevations that face a street or the parking lot.
- Although, composition shingles and shingle siding are not typically used on commercial buildings, this project is located within a residential mixed-use neighborhood. The architectural

design of the buildings and proposed materials are compatible with the surrounding neighborhood. Therefore, staff believes that the colors, materials, and design are consistent with the intent of the CDG and supports the application as proposed.

Landscaping: The CDG states that landscape designs should include: primary street trees, secondary trees, accent trees, primary, secondary and accent shrubs, ground plane treatments, groundcovers, seasonal color planting, and hardscape elements.

- There are mature trees along the perimeter of the site including large cacti along the northern property line. The primary tree species is cypress with a few fruit and palm trees.
- The applicant is proposing to retain all of the healthy trees and cacti that will not be impacted by the proposed development. Twelve (12) trees that are located within the building footprint or driveway location will be removed. In the event that the cacti located along the northern property line are removed, a condition has been added (Condition 2d) that requires a row of evergreen trees be planted along this area.
- The applicant is proposing to construct a formal landscape planter around the trees that will remain. Additional ground cover and shrubs will be planted in these areas. Along Church Street two (2) sweet gum trees will also be planted.
- As previously discussed, this neighborhood does not have a consistent streetscape design with designated primary and secondary trees. Therefore, staff is in support of landscape plan as proposed.

DESIGN REVIEW PERMIT CONCLUSION

Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt per Section 305 of the City of Roseville's California Environmental Quality Act (CEQA) Implementing Procedures and Section 15332 of the State CEQA Guidelines pertaining to "Infill Development Projects".

RECOMMENDATION

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

- A. Adopt the four findings of fact as stated below for the Design Review Permit – Storage Warehouses, 111 Ash Street – File No: DRP-000044;
 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 – Storage Warehouses, 111 Ash Street – File No: DRP 000044 – with 92 Conditions of Approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT #DRP-000044

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 **September 15, 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 **September 15, 2007**.
2. The project is approved as shown in Exhibits A - G and as conditioned or modified below.
 - a. A bike rack that will accommodate a minimum of 1 bicycle needs to be provided near the main entrance to the buildings.
 - b. The Grading and landscaping plans shall be modified to match the site plan;
 - c. HVAC units shall be ground mounted and screened with landscaping and/or screen walls; and,
 - d. The existing cacti along the northern property line may remain. If they are removed, they shall be replaced with a row of evergreen trees planted 15 feet on center. (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 PERMIT ISSUANCE:

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 about a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked, and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)
10. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. 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. 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)
18. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (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. Church Street is a moratorium street and no open trenching shall be allowed unless approved by the City. Any trenching allowed shall be patched per the City standard detail TB-3. (Engineering)
 24. The existing drain inlet located on the corner of Ash and Church streets shall be re-located so that it is outside the curb return of the intersection and located on Ash Street. The curb return shall be graded to provide positive drainage. (Engineering).
 25. Along the frontage of Ash Street, the existing curb and gutter shall be removed and replaced with Type-2 curb and gutter. A standard 30 foot, Type S driveway shall be install to access the site. The curb shall be painted and posted for “no parking” for 40-feet from Church Street. (Engineering)
 26. The existing sidewalk along the frontage of the site shall be removed and replaced with 5-foot wide sidewalk. At the intersection of the Ash and Church Streets a new pedestrian ramp shall be installed. (Engineering)
 27. A 6-foot high masonry sound wall shall be installed along the permitted of the site adjacent to the residential properties. (Engineering)
 28. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
 29. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
 30. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
 31. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless

- approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
- b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
32. Refuse Service: Owners are to use 90-gallon barrels, which will be rolled to the curb.
33. 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)
34. 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)
35. 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)
36. 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 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)
37. 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 (1,500 00 GPM). (Fire)
38. Applicant shall provide a minimum of one fire hydrant within the complex in accordance with the Roseville Fire Code.
39. 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)
40. 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)

41. 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)
42. 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 including a an electronic basemap in Autocad R14
 - b. load calculations
 - c. electrical panel one-line drawings
43. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
44. 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)
45. 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:

46. 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)
47. 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 or provide documentation of an existing easement of adequate width to accommodate existing and future infrastructure.
 - b. Water and sewer easements (Electric, Engineering, Environmental Utilities)
48. 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)
49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
50. 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)
51. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

52. The project shall be addressed as follows;

Building A – 111 Ash Street
Building B – 113 Ash Street

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

53. This project falls within the commercial land use category of the Dry Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
54. 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)
55. 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)
56. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
57. 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)
58. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
59. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
60. 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)
61. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 00 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)
62. 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)

63. 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)
64. 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)
65. 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)
66. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
67. 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)
68. 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)
69. 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)
70. 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)
71. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
72. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
73. 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)
74. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

75. 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)
76. 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)
77. 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.
78. One ¾" 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)
79. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

80. 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)
81. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
82. 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)
83. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
84. 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)
85. 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)

86. 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)
87. 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)
88. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
89. 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)
90. 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)
91. 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)
92. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

ATTACHMENTS

1. Vicinity Map
2. Aerial Photo
- 3 & 4. Color Elevations

EXHIBITS

- A. Site Plan
- B. Building Elevations (Building A))
- C. Building Elevations (Building B)
- D. Landscape Plan
- E. Grading Plan
- F. Water & Sewer Plan
- G. Demolition Plan

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