

CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT DESIGN REVIEW COMMITTEE NOVEMBER 17, 2005

Prepared by: Wayne Wiley, Assistant Planner

<u>ITEM III-B:</u> DESIGN REVIEW PERMIT MODIFICATION – 8001 WASHINGTON BOULEVARD – CHEVRON CARWASH – FILE# DRP-000054

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a 1,008 square foot carwash with minor associated landscaping. Site improvements, including parking, lighting, and landscaping were previously constructed for this site.

Applicant – Robert Abbott, RHL Design Group Inc. Property Owner – Herman Haider, Chevron Products Co.

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification with sixty-five (65) 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. To date, staff has received no public comment on the project.

BACKGROUND

The subject property is located at the northwest corner of Pleasant Grove Boulevard and Washington Boulevard. The 1.8-acre parcel is zoned General Commercial (GC) and has a land use designation of Community Commercial (CC). Previous entitlements associated with the project are as follows:

- March 5, 1998 Approval of a Design Review Permit (File # DRP 97-36) to construct a 4,200 square foot gasoline station and food sales building with on-site lighting, parking and landscaping.
- June 17, 1999 Approval of a Design Review Permit Modification (File # DRPMOD 99-25) to modify the site and building design of the previously approved gasoline station.
- June 17, 1999 Denial of a Sign Variance (File # SV 99-03) to allow for the installation of two wall signs that deviate from the Sign Ordinance. The variance included requests: to exceed the maximum sign height, to mount the signs such that they project above the roofline of the building, and to place the signs off-center on the building fascia.

The current request will remove approximately 10,600 square feet of paved area and replace it with a 1,008 square foot auto pay carwash and 5,243 square feet of landscaping (Exhibit C).

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA): The project is located in the North Industrial Area East Neighborhood (RCONA #29), which does not have an active neighborhood association. To date the City has not received any inquires or comments regarding the project.
- B. Total Acreage: 1.8 acres
- **C. Site Access:** The Chevron project is accessed, via three driveways, from Pleasant Grove Boulevard, Washington Boulevard, and Galilee Road; no change to access is proposed. (Exhibit A).
- **D. Grading:** The site has been graded and improved and is currently developed with a Chevron gas station. Only a portion of the pad will require minor grading to accommodate the carwash, pedestrian walkways, and landscaping.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	General Commercial (GC)	Community Commercial (CC)	Gas Station
North	GC	CC	Vacant (approved full- service carwash and mini lube)
South	Small Lot Residential with Development Standards (RS/DS)	Low Density Residential (LDR)	Single Family Residences
East	Single Family Residential with Development Standards (R1/DS)	(LDR)	Single Family Residences
West	Light Industrial (M1)	Light Industrial (LI)	Vacant (proposed office/ warehouse project)

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
Duilding Cathooks	50' - Pleasant Grove	110' - Pleasant Grove
Building Setbacks	50' - Galilee Road	90' - Galilee Road
Landscape Setbacks	35' - Pleasant Grove	60' - Pleasant Grove
Landscape Setbacks	20' - Galilee Road	20' - Galilee Road
Building Height Limit 50' Maximum		20'6" to top of highest parapet
Site Coverage	No maximum	7%

Development Standard	Required	Proposed
Parking Spaces (total) 13 (1:300 square feet for gasoline and retail sales and 1 space per drying and vacuum area for automatic car wash services.)		13
Compact Stalls (30% max.)	Up to 30% max.	2% (1 space)
Accessible Stalls (ADA)	2	2
Shaded Parking, minimum	50%	37%
Bicycle Spaces	2	2

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A); Grading Plan (Exhibit B); Landscape Plan (Exhibit C) and Elevations (Exhibit D).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit Modification 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 (CDG) and North Roseville Area Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed below in the recommendation section of this report. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the City's guidelines and standards as designed.

Site Design and Parking:

- The proposed project is located in the North Industrial Plan Area, and is governed by the North Roseville Area Design Guidelines. These guidelines specify special setback and landscaping standards for arterial and collector streets.
- Staff has identified only one issue with the site design. The original orientation of the trash
 enclosure encroached into the 20' landscape setback along Galilee Road. In response to staff's
 recommendation, the applicant has moved the trash enclosure forward approximately three feet
 outside of the landscape setback (Exhibit A).
- The CDG encourages parking lot designs that provide clarity and ease of access to project sites and provide good on-site circulation.
- The parking and drive aisle layout were determined with the original DRP for the project. The development of the carwash will result in the loss of 26 parking spaces.
- The site will provide the required parking (13 spaces) and will not significantly impact the current circulation pattern, or create any additional parking conflicts.
- All site utilities, driveways, lighting, and landscaping were previously constructed. The applicant will
 install minor site improvement (i.e. water and sewer) to tie the purposed carwash, pedestrian
 walkways, and landscaping into the existing site improvements.
- The proposed carwash relates well to the existing gas station and staff supports the design as proposed.

Landscaping:

- The CDG encourages landscape designs that enhance the visual image and characteristics of sites.
- The construction of the carwash will result in 5,243 square feet of additional landscaping and will
 front three arterial streets.
- The use of landscaping effectively screens, buffers and softens the project site. Staff supports the proposed landscaping plan as shown in Exhibit C.

Architecture:

- The CDG promotes high quality building designs that provide visual interest and diversity to the community. To ensure architectural elements are balanced, all elevations of a building shall have architectural treatment.
- The proposed project is compatible with the surrounding properties, however the south elevation of the proposed carwash requires additional articulation.
- In response to staff's request, the applicant has added score lines, color blocking and metal trellises with flowering vines to further enhance the building.
- The proposed enhancements to the carwash will add interest to the street side elevation of the carwash. Condition 3 requires that the metal trellises and flowering vines be replicated on the east and west elevation of the existing gas station.
- Consistent with the existing gas station, the carwash will incorporate a cement plaster with a café au lait and nutmeg finish.
- The colors, materials and design are consistent with the intent of the CDG and will match the
 existing gas station. Staff supports the architectural design as proposed; no changes
 recommended.

Design Review Permit Conclusion

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.

ENVIRONMENTAL DETERMINATION

A negative declaration was previously adopted for this project. The proposed carwash is in substantial conformance with the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the Design Review Permit Modification 8001 Washington Bl. Chevron Carwash– File# DRP-000054
 - 1. As conditioned, the proposed modification is substantially consistent with the intent of the original approval; and
 - 2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the North Roseville Area Design Guidelines.
- B. Approve the Design Review Permit Modification 8001 Washington BL Chevron Gas Station File# DRP-000054 with the sixty-five (65) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (DRP-000054):

- 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 **November 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 **November 17**, **2007**. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning & Redevelopment)
- 3. The trellis shown on the south elevation (Exhibit B) of the carwash shall be replicated on the east and west elevation of the existing convenience store. (Planning & Redevelopment)
- 4. 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)
- 5. 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)
- 6. 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)
- 7. 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)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning & Redevelopment)

- 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 Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning & Redevelopment)
- 11. 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 & Redevelopment)
- 12. No roof-mounted equipment or satellite dishes shall be permitted on the proposed carwash. (Planning & Redevelopment)
- 13. 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)
- 14. 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)
- 15. 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. 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. (Engineering)
- 16. 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)
- 17. 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)
- 18. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 19. 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, 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)
- 20. The applicant shall utilize existing water and sewer stubs to the site, the carwash shall confirm to the following (Environmental Utilities)
 - a. Carwash to recycle 75% of water used
 - b. Water to go through a sand/oil separator prior to going into sewer.
 - c. Applicant shall pay sewer connection fee.
- 21. 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 & Redevelopment, Fire)
- 22. 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)
- 23. 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)
- 24. 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)
- 25. 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)
- 26. 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)
- 27. 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)
- 28. 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)
- 29. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. Electrical panel one-line drawings (Electric)
- 30. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 31. 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 & Redevelopment, Environmental Utilities)
- 32. 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)
- 33. 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)
- 34. 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)
- 35. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

- 36. 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)
- 37. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 38. 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)
- 39. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 40. 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)
- 41. 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)
- 42. 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)
- 43. 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)
- 44. 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. 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)
- 45. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

- 46. 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)
- 47. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
 - a. If the existing main panel requires an upgrade, then the existing transformer may also need to be upgraded at the developer's expense.
- 48. 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)
- 49. 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)
- 50. 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.
- 51. 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)
- 52. 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)
- 53. 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)
- 54. 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)
- 55. 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 & Redevelopment)
- 56. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning & Redevelopment)
- 57. 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 & Redevelopment)

- 58. The existing landscaping damaged during the course of construction shall be restored to its original condition and to the satisfaction of the City. (Planning & Redevelopment)
- 59. 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)
- 60. 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)
- 61. 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)
- 62. 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)
- 63. 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)
- 64. 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)
- 65. 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)

ATTACHMENTS:

- 1. Vicinity Map
- 2. Color Elevations

EXHIBITS:

- A. Site Plan
- B. Building Elevations
- C. Landscape Plan
- D. Grading Plan

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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 & Redevelopment Director at, or prior to, the public hearing.