



*PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING January 26, 2006*

Prepared by: Tricia Stewart, Assistant Planner

ITEM V-C: **CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT MODIFICATION, AND ADMINISTRATIVE PERMIT– PARKSIDE INDUSTRIAL CENTER – MELCHIZEDEK CHURCH - 10620 INDUSTRIAL AVENUE - FILE#: CUP-000012, DRP-000066 and AP-000075.**

REQUEST

The applicant requests approval of a Conditional Use Permit to allow for a community assembly use (church) in an Industrial Zone and Design Review Permit Modification to modify Building A in the Parkside Industrial Center into a two-story office and assembly building. The applicant is also requesting an Administrative Permit to allow a reduction in required parking.

Applicant - Adam Lehner, Borges Architectural Group, Inc.,
Owner – Ken Giannotti, Stanford Ranch, LLC.

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the three (3) findings of fact for the Conditional Use Permit;
- B. Approve the Conditional Use Permit subject to six (6) conditions;
- C. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- D. Approve the Design Review Permit Modification with one hundred (100) conditions of approval;
- E. Adopt the four (4) findings of fact for the Administrative Permit; and
- F. Approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant is in agreement with the recommended conditions of approval. There are no outstanding issues.

BACKGROUND

The project site is located in the North Industrial area at 10620 Industrial Avenue and is part of the Parkside Industrial Center, which is located north of Blue Oaks Boulevard and east of Industrial Avenue (Attachment 1). Originally the property at 10620 Industrial Avenue was part of a 55-acre parcel, which was further subdivided with a portion of the property, 19.4 acres, being approved for development. The remainder of the original parcel is a wetland mitigation habitat area (35.6 acres) owned and maintained by Stanford Ranch, LLC. In September 2002, 9.69 of the 19.4 acres were subdivided into eleven (11) parcels. At that time six (6) warehouse buildings were approved for construction on the 9.69 acres of land (SUBD 02-02, DRP 02-04).

The current request is for a Conditional Use Permit (CUP) to allow for a community assembly use to be located in an Industrial Zone. A Design Review Permit Modification (DRPMOD) has been

requested to modify the design of Building A in the Parkside Industrial Center. Building A is yet to be constructed, however the modification will change the original design from a one-story, 26,300 square foot warehouse building to a two-story, 38,500 square foot office/warehouse building. An Administrative Permit (AP) has also been requested to allow for a parking reduction.

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	General Industrial (M2)	General Industrial (IND)	Vacant
North	M2	IND	Open Space
South	M2	IND	Industrial
East	M2	IND	Wells Construction/Ferrari Plumbing
West	M2	IND	Vacant

Similar Projects

New or expanding churches are increasingly looking to industrial sites due to the costs and the lack of affordable or available land elsewhere within the City for their facilities. These types of facilities provide a cost effective alternative to purchasing property and constructing a church or church offices/activity facility.

- On September 13, 2001, the Planning Commission approved a CUP for Calvary Baptist Church and Ismaili Council at 9089 Foothills Bl. The Planning Commission also approved a request for an AP for a parking reduction for shared parking totaling 78 parking spaces.
- On June 28, 2001, the Planning Commission approved a CUP for Harvest Community Church at 1376 Blue Oaks Bl (Cemo Business Park).
- On March 29, 2001, the Planning Commission approved a CUP for Warehouse Ministries at 10020 Foothills Bl (Foothills Business Park).
- On July 13, 2000, the Planning Commission approved a CUP for St. Matthew Lutheran Church at 911 Washington Bl. The Planning Commission also approved a request for an AP for a parking reduction for shared parking totaling 19 parking spaces.
- On December 10, 1998, the Planning Commission approved a CUP for the Calvary Chapel at 801 Riverside Avenue.

EVALUATION AND FINDINGS

Conditional Use Permit

Conditional Use Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area. Specifically, the Planning Commission must make the three findings of fact listed below in bold italics to approve a CUP. An analysis of the request for community assembly use follows each finding:

- 1. The proposed use is consistent with the City of Roseville General Plan.***

The land use designation for the subject property is General Industrial (IND). The IND land use designation is typically intended to provide for industrial uses that tend to generate noise, vibration, odor, dust, smoke, light and an aesthetic appearance not compatible with residential and other sensitive receptors. Primary uses include manufacturing, wholesale distribution, large storage areas and other industrial uses. Secondary uses include incidental service and commercial uses associated with large employment areas and industrial parks. Community assembly uses inclusive of churches are conditionally permitted. Staff believes that because the majority of the church's activities will take place between 6 pm and 10 pm, which is after typical business hours when other operators in the center will be closed, the church can operate without conflict with the existing uses. As a conditionally permitted use, the Melchizedek Church is consistent with IND land use designation.

2. The proposed use conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.

Chapter 19.14 of the Roseville Zoning Ordinance identifies that Community Assembly uses are conditionally permitted within the General Industrial (M2) zone. Conditional Use Permits are used to address potential incompatibilities between land uses. The standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a use or uses for that location. For Community Assembly uses, the Roseville Zoning Ordinance does not establish any specific development standards except for parking requirements.

As mentioned previously, in September 2002, the Planning Commission approved the development of Parkside Industrial Center, which consisted of six warehouse buildings located on eleven parcels totaling 9.69 acres. At the time, building A, was planned to be 26,300 square foot industrial building, which would require 45 parking spaces for an office / warehouse use. Because of an increase in square footage and a change from a warehouse use to assembly use, the parking demand has increased and a shortage of parking exists. Because of the lack of parking, according to Zoning Ordinance standards, the applicant is pursuing an Administrative Permit for a parking reduction. Staff believes that a parking reduction can be supported because of the after hour (off-peak) nature of the activities proposed by the Melchizedek Church. This issue is discussed in greater detail in the Design Review Permit Modification and Administrative Permit analysis sections of this report. With approval of the Administrative Permit for a parking reduction, the proposed use will comply with Zoning Ordinance requirements.

3. The location, size, design and operating characteristics of the proposed use is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

The church includes an indoor recreation component, which is a permitted use in the M2 zone, however a community assembly use within M2 zones is conditionally permitted so that any potential conflicts between industrial activities and the church use can be identified and addressed. Potential conflicts can include hours of operation, noise and hazardous materials.

In the case of the Melchizedek Church, they provided a project description intended to address potential conflicts based on the churches operation plan. Conflicts are minimized because the church activities will not occur when the surrounding industrial and office uses are in operation, aside from the church conducting minimal administration duties during the day. Additionally, it is not the intentions of the church to hold Sunday services at this site, nor is it the church's

intentions to increase their daytime staff beyond a maximum of five to six (5-6 people). Please see Exhibits I and J for a use description and daily hours of operation. The Conditional Use Permit includes a condition that requires the church operation to conform to the operation plan provided. With the conditions provided with the Conditional Use Permit staff believes the findings for approval can be met.

Design Review Permit Modification

The evaluation of the Design Review Permit Modification is based on the approved plans for the previously approved Design Review Permit for the construction of building A. The original approval was based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines.

The proposed building will retain the same materials, finishes and general appearance of the original approval for building A with the exception of the following:

Square Footage / Second Story: The proposed changes include an increase in square footage of the building from 26,300 square feet to 38,500 square. The building is proposed to be located in the same footprint as approved previously, however the south side of the building will include a second story. The northern half of the building will be used for indoor recreation space and totals 16,500 square feet. The southern half of the building, which is now proposed as two stories, will be used for office space and totals 22,000 square feet (see Exhibit A, Overall Site Plan). The addition of square footage will increase the number of parking spaces required, which is discussed below.

Elevations: The elevations for the building have changed slightly in comparison to the previously approved plan. The addition of the second story has not affected the height of the building, however there are additional windows on the front (east), rear (west) and left (south) elevations where the second story has been added to accommodate office space/classrooms. Additionally, windows on the front (east) and left (south) elevations have taken the place of the loading docks and steel roll up doors that were approved previously. The windows have been constructed however, to allow for roll up doors to be installed in the future if needed. The right (north) elevation had called for roll up doors previously as well, however at this time the right elevation is proposed without roll up doors and without windows. In general, staff finds the changes as enhancements to the building.

Parking: The building will include 22,000 square feet of office space, classrooms, computer rooms, and break rooms and 16,500 square feet of indoor recreation space for a youth activity gym for basketball, volleyball and games. The increase in square footage and change from a warehouse use to indoor recreation increases the parking requirement for building A from 45 parking spaces to 198 parking spaces based on the ratio of 1 space per 250 square feet of office space and 1 space per 150 square feet of indoor recreation space.

As part of this project, an additional 26 parking spaces will be provided in the areas previously identified as yard space, directly north and south of the building, which was not included in the parking count during the previous approval.

<u>Previous Approval</u>	<u>Required (spaces)</u>	<u>Provided (spaces)</u>	<u>Shortfall (spaces)</u>
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Building A (26,300 sf)	45	45	0
<i><u>Current Proposal</u></i>			
Building A (38,500 sf)	198	73	125

While a shortage of parking exists, staff has determined that because the majority of the activities that will take place at the Melchizedek Church facility are during off peak hours that there will be sufficient parking in the Parkside Industrial Center. A more detailed evaluation is provided in the Administrative Permit section below.

Aside from the items described above there are no additional modifications being proposed to the building. 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 Modification. The two (2) findings for the Design Review Permit Modification are contained in the recommendation section of this report.

Administrative Permit

Five of the six approved buildings within the Parkside Industrial Center have been constructed. Originally, 261 parking spaces were to be provided when the project was approved. The proposed number, at the time, was in excess of what was needed based on the anticipated uses, but because the property owner was unsure of the future tenants, the extra parking spaces provided flexibility on the potential tenant mix. Also, since then a couple of the areas designated as yard space have been converted to parking, as described above, therefore providing additional parking spaces as well. Due to these changes in parking, building square footage and overall tenant mix, the total number of parking spaces that will be provided at the Parkside Industrial Center, assuming the applicant's request is approved, is 317 parking spaces.

Only five to six church staff members are expected on site during daytime business hours (8 am to 5 pm), while Melchizedek church will operate its main activities after hours between 7 and 10 pm Monday – Friday and 6 to 9 pm on Saturdays. Staff has visited the Parkside Industrial Center to identify which businesses operate after hours to determine any potential for parking conflicts. Currently the center's tenant mix includes industrial uses related to construction supply, building, electrical and plumbing contracting, auto body repair, manufacturers and safety supply. Of the ten businesses currently located in the center, only one business, Swiss Tech located in building B-2, has an after hours operation that functions until midnight. The other businesses close between the hours of 3:30 and 5 pm. Staff believes that even though one of the businesses will operate after hours that there will still be a sufficient amount of parking available on site for Swiss Tech's after hour operations and the Melchizedek proposed use.

Section 19.26.030.C.2 of the Roseville Zoning Ordinance provides for parking reductions for shared parking (i.e. in association with a building complex). An applicant can apply for an AP to permit shared parking where they believe the hours of operation for different tenants may differ

to effectively allow for dual use of parking within the center. In order to approve the Administrative Permit, the Planning Commission must make the following findings:

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

Given the fact that the majority of the activities that will take place at the Melchizedek Church building will be during off-peak hours, staff has determined that there are a sufficient number of parking spaces provided to meet the greatest parking demand. The church has provided staff with an estimate on the number of people expected to participate in activities Monday through Saturday. As can be seen in Exhibit J, the church expects between 55 and 150 people to participate Monday through Friday between the hours of 7 and 10 pm and between 80 and 100 people to participate on Saturday between the hours of 6 and 9 pm. The parking requirement for the Melchizedek Church, assuming the office and assembly uses have the same use period, is 198 spaces according to the Zoning Ordinance standards. However the projected use of the center is a maximum of 150 people. Staff estimates, conservatively, that each vehicle will carry at least 2 people to the center, which would require 75 parking spaces. Approximately, 100 parking spaces are provided alone within the first four rows of parking in front of building A plus an additional 26 spaces are provided within the yard areas that have been converted to parking. Even if each person arrived separately, there would be enough parking available in the areas listed above and the additional parking spaces within the center and along the drive entry into the center.

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

The Conditional Use Permit will require the church to operate according to the information provided in the use description and the information provided in the breakdown of the number of participants as shown in Exhibits I and J. This anticipates that daytime activities will be limited to light administration with no more than six people on site at one time and will limit evening hour activities to between 6 and 10 pm with a maximum of 150 people.

3. Overflow parking will not impact any adjacent use.

The main activities that will take place at the Melchizedek Church are between 6 pm and 10 pm, which is when the adjacent businesses are expected to be closed. While a shared parking agreement exists, 73 spaces have been allocated to building A. During the daytime hours of 8 am to 5 pm, only five to six of these parking spaces will be utilized. After hours, when neighboring businesses are closed, a maximum of 150 people will be on site. Again if each person were to arrive separately, approximately 150 parking spaces would be needed. As mentioned above, approximately 100 parking spaces are provided within immediate proximity of building A. These 100 spaces are outside of the area of parking that would be used by the one business with an after hours operation. An additional 217 parking spaces would still be available on site within walking distance of the building.

4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Director are executed to assure that the required parking spaces are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

A reciprocal access agreement was previously executed for the Parkside Industrial Center. All parking spaces are held in common between the various users. The Conditional Use Permit will restrict the hours of operation and the number of people able to be on site for activities at the church in order to ensure that there is a sufficient amount of parking on site at all times for all businesses located within the Parkside Industrial Center.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that this project is consistent with the previous environmental documentation prepared for the Parkside Industrial Center. The Negative Declaration was reviewed and adopted by the Planning Commission on May 22, 1998. The proposed project described is substantially consistent with the project described in the original environmental assessment. Therefore, no additional environmental review is necessary.

RECOMMENDATION

The Planning Department recommends the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact stated in the staff report for the CONDITIONAL USE PERMIT – 10620 INDUSTRIAL AVENUE - PARKSIDE INDUSTRIAL – MELCHIZEDEK CHURCH - FILE # CUP-000012;
- B. Approve the CONDITIONAL USE PERMIT – 10620 INDUSTRIAL AVENUE - PARKSIDE INDUSTRIAL – MELCHIZEDEK CHURCH - FILE # CUP-000012 as shown in **Exhibits I and J** and subject to one hundred eight (108) conditions of approval.
- C. Adopt the two (2) findings of fact as stated below for the DESIGN REVIEW PERMIT MODIFICATION 10620 INDUSTRIAL AVENUE - PARKSIDE INDUSTRIAL – MELCHIZEDEK CHURCH - FILE # DRP-000066;
 1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*
 2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the Highland Reserve North Specific Plan.*
- D. Approve the DESIGN REVIEW PERMIT MODIFICATION – 10620 INDUSTRIAL AVENUE - PARKSIDE INDUSTRIAL – MELCHIZEDEK CHURCH - FILE # DRP-000066 subject to one hundred eight (108) conditions of approval.
- E. Adopt the four (4) findings of fact as stated in the staff report for the ADMINISTRATIVE PERMIT – 10620 INDUSTRIAL AVENUE - PARKSIDE INDUSTRIAL – MELCHIZEDEK CHURCH - FILE # AP-000075; and

- F. Approve the ADMINISTRATIVE PERMIT – 10620 INDUSTRIAL AVENUE - PARKSIDE INDUSTRIAL – MELCHIZEDEK CHURCH - FILE # AP-000075 subject to one hundred eight (108) conditions of approval.

CONDITIONS OF APPROVAL FOR CUP-000012:

1. The CUP will be effectuated upon the effectuation of the DRPMOD, DRP-000066, and shall expire concurrent with DRP-000066.
2. Administration and church activities shall be operated in a manner consistent with the project description and proposed use of parking spaces of Melchizedek Center as contained in Exhibits I and J. (Planning)
3. The maximum number of persons on site between the hours of 7 pm to 10 pm Monday through Friday and 6 pm to 9 pm Saturday is 150 persons.
4. The hours of the Melchizedek Church are limited to the following:
8 am to 5 pm for administration duties as called out in Exhibit I;
7 pm to 10 pm Monday through Friday as called out in Exhibit J; and
6 pm to 9 pm Saturday as called out in Exhibit J.

CONDITIONS OF APPROVAL FOR DRP-000066:

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 **January 26, 2008**. 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 **January 26, 2008**. (Planning)
2. The project is approved as shown in Exhibits A - J 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. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance). (Engineering)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)

6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

7. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have 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. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
9. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
10. 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)
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)

Prior to the issuance of Building Permits:

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. **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 (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)
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. (Building)
17. Construction Documents submitted for plan check and permit after November 1, 2002 shall comply with all applicable code requirements including the 2001 California Building Code, 2001 California Mechanical Code, 2001 California Plumbing Code, 2001 California Electrical Code, 2001 California Fire Code, Roseville Municipal Code and all state and federal mandated requirements in effect at the time of submittal for building permit. (Building)
18. The main exit shall be of sufficient width to accommodate not less than one half of the total occupant load per CBC 1007.2.1. (Building)
19. Group A occupancies require side exits sized to handle 1/3 of the total occupant load and shall open directly on to a public way or into an exit or exit discharge leading to a public way per CBC 1007.2.2. (Building)
20. Plumbing fixture count for men and women's toilet facilities must meet minimum requirements per Appendix Chapter 29, CBC. (Building)
21. Exterior route of travel shall comply with the 2001 CBC, section 1127B. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities and the accessible entrance to the site. (Building)
22. Participation areas shall be accessible to persons with disabilities per CBC section 1104B.4.3. (Building)

23. Religious Facilities shall be accessible to persons with disabilities per 2001 CBC section 1104B.6 which includes the sanctuary, raised platforms, choir rooms, choir lofts, performing areas, assembly areas, classrooms and offices, sanitary facilities and other similar areas. (Building)
24. 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)
25. 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)
26. 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)
27. 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)
28. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
29. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

30. "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)"
31. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
32. 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)
33. Applicant to pay all additional water and sewer fees.
34. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Parkside Industrial Center to be reviewed and approved by the Transportation Commission. (Transportation)
35. 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)
36. 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)
37. 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)
38. 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)
39. 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)
 40. 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)
 41. The required fire flow for the protection of the proposed project is 2,500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type IIIN 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)
 42. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 2,500 gpm. (Fire)
 43. Applicant shall provide a minimum of five (5) new or existing fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 300 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
 44. 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)
 45. 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)
 46. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

47. 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)
48. 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)
49. 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)
50. 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:

51. 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)
52. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.
 - b. Water and sewer easements
 - c. Other easements (please specify) (Electric, Engineering, Environmental Utilities)

53. 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)
54. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, 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. 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)
57. The project shall be addressed as_10620 Industrial Avenue. 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)

58. This project falls within the North Industrial land use category of the Pleasant Grove 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)
59. 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)
60. 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)
61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
62. 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)
63. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Parkside Industrial Center to be reviewed and approved by the City Manager. (Transportation)
64. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
65. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
66. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
67. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
68. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

69. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
70. 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)
71. 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)
72. 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)
73. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
74. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
75. 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)
76. 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)
77. 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)
78. 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)
79. 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)
80. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 81. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
 82. 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)
 83. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer’s expense. (Electric)
 84. Any upgrade or change of existing transformer due to larger loads generated by the building expansion will be at the developer’s expense. If the expansion places the existing transformer or high voltage runs in direct conflict the relocation of those facilities will be at the developer’s expense. (Electric)
 85. 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)
 86. 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)
 87. 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.
88. 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)
89. 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:

90. 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)
91. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
92. 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)
93. 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)
94. 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)
95. 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)
96. 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)

97. 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)
98. 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, Sunday and holidays. 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)
99. 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)
100. 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)

CONDITIONS OF APPROVAL FOR AP-000075:

1. The Administrative Permit shall run with the DRPMOD, DRP-000066, and shall be effectuated upon the effectuation of DRP-000066;
2. A 125 space parking reduction is approved as conditioned or modified below. (Planning)
 - a. The Administrative Permit for a Parking Reduction is approved for the Melchizedek Church to have a 125 space parking reduction. Should the use intensify or expand such that it is not consistent with the use description according to Exhibits I and J or this Administrative Permit then a modification to this Administrative Permit is required. (Planning)

ATTACHMENTS

1. Vicinity Map

EXHIBITS

- A. Overall Site Plan
- B. Site Plan
- C. Floor Plan
- D. Sections and Roof Plan
- E. Building Elevations
- F. Landscape Plan
- G. Original Site Plan

- H. Original Building Elevations
- I. Use Description
- J. Proposed Use of Parking Spaces of Melchizedek Center

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission 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.