

# PLANNING AND REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING MARCH 16, 2006

Prepared by: Derek Ogden, Associate Planner

ITEM III-C:

DESIGN REVIEW PERMIT AND ADMINISTRATIVE PERMIT – 5010 FOOTHILLS BOULEVARD (NWRSP PCL 86, SONIC RESTAURANT) -- FILE# DRP-000047 AND AP-000102

#### **REQUEST**

The applicant requests approval of a Design Review Permit to construct a convenience restaurant totaling 1,187 square feet with associated car canopies, parking, lighting, and landscaping. The application also includes an Administrative Permit for a parking reduction from 49 spaces to 36 spaces.

Applicant – Burrell Consulting Group, Inc., Jerry Aplass Property Owner – Capital City Concepts, Mike Alizadeh

## SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with one hundred three (103) conditions of approval;
- C. Adopt the three (3) findings of fact for the Administrative Permit; and,
- D. Approve the Administrative Permit with one (1) condition of approval.

## **OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

#### **BACKGROUND**

The subject site is located at the northwest corner of Foothills Boulevard and Junction Boulevard (Attachment 1). The site is located within the Northwest Roseville Specific Plan (NWRSP) area of the City. The site is currently vacant. The land use designation is Community Commercial (CC), and is also zoned Community Commercial (CC/SA-NW). The site is the last remaining parcel of the Foothill/Junction Center, which is the current location of an Albertson's grocery store, Long's Drug Store, restaurant, retail and other service businesses.

At this time the property owner is requesting approval of a Design Review Permit to allow development of a convenience restaurant on the site. The proposed building will include two car canopies, a drive through, and outdoor seating. The owner is also requesting approval of an Administrative Permit to reduce the required parking of the center from 49 spaces to 36.

## **PROJECT DESCRIPTION**

## SITE INFORMATION

A. Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #24, Foothills/Junction – the Foothills/Junction Neighborhood Association is currently inactive. No comments have been received regarding this application.

- B. Total Acreage: ±1.16 acres
- **C. Site Access:** The project frontage is presently improved with landscaping, sidewalk, curb, and gutter. Internal driveways from the Foothills/Junction center will provide access to the project.
- **D. Physical or Natural Features:** The site was graded during construction of the Foothills/Junction center. The site is relatively flat with a gentle slope to the southwest corner of the site. The site is slightly lower in elevation than the Taco Bell restaurant site. The site has sparse vegetation consisting of annual grasses. There are no wetlands, native oak trees, or other significant natural features on the site.
- **E. Grading:** There will be minor cut and fill work on the site to grade the property for parking areas and a building pad. In total the site is expected to balance earthwork quantities.

## ADJACENT ZONING AND LAND USE

The surrounding uses as depicted on the City's General Plan Land Use Plan Map and Zoning Map are summarized in the following table.

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial (CC/SA-NW)	Community Commercial (CC)	Vacant
North	Community Commercial (CC/SA-NW)	Community Commercial (CC)	Foothills/Junction Retail Center
South	Single Family Residential (R1)	Low Density Residential (LDR- 4.8)	Single Family Homes
East	Community Commercial (CC/SA-NW)	Community Commercial (CC)	Retail Center
West	Single Family Residential (R1)	Low Density Residential (LDR- 4.1)	Single Family Homes

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

## **ZONING REGULATIONS**

Development Standard	Required	Proposed
Landscape Setbacks from streets	50' from Foothills Boulevard and 35' from Junction Boulevard	Foothills: 40' Vineyard: 35'
Building Height Limit	50'	24'2" top of tower feature; 16'6" typical for parapet
Parking Spaces (Total)	49 (Convenience Restaurant 1:50)	36
% of compact spaces	up to 30% max.	0
# of handicapped spaces	2	2
% of shaded parking	50% min.	58%
Bicycle Spaces	3	0

#### PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A); Grading Plan (Exhibit B); Landscape Plan (Exhibit C); Building Elevations (Exhibit D-E); and reduced color elevations (Attachment 2).

## **EVALUATION**

## **DESIGN REVIEW PERMIT**

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, Northwest Roseville Specific Plan (NWRSP), and the design standards of the City's Community Design Guidelines (CDG). As proposed and conditioned, the project complies with the applicable standards and guidelines identified in the Zoning Ordinance, NWRSP, and CDG document. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Design Committee.

#### **Vehicle Access and Circulation**

- The CDG encourage parking lot designs that provide clarity and ease of use. The driveway (adjacent to Taco Bell) at the northeastern corner of the site is currently designed as an entrance and exit into the Sonic Burger site. This design could cause conflicts and potential safety concerns for patrons exiting the Taco Bell restaurant drive through. In addition, this design is confusing as it brings vehicles into the site opposite to the flow of vehicles entering the car canopies and drive-thru. Staff would suggest reducing the width of this driveway and allowing vehicles to exit only from this driveway. This will eliminate the conflict between patrons entering the Sonic Burger site and customers exiting the drive through of the Taco Bell restaurant. Lastly, as a result of decreasing the driveway width one additional space can be placed on the west side of the planter in this area. Condition #10a has been added to reflect this change.
- The most recent site plan submitted by the applicant reflects staff's request to eliminate parallel parking spaces from the most westerly drive aisle adjacent to the drive-thru. However, the grading and landscaping plan were not revised to reflect these changes. Staff has added condition #10b to require that the grading and landscaping plans will be modified to match the site plan.

## Landscaping

- The NWRSP requires a landscape setback of 50 feet from Foothills Boulevard. The applicant is
  proposing to retain the existing oak tree preserve and landscaping along Foothills Boulevard. The
  landscape setback is about forty feet wide as it has been reduced to accommodate an auxiliary
  lane. Staff is in support of the landscaping setback as proposed.
- When the Foothills/ Junction center was originally approved there was a native oak tree on the site that was removed to allow for construction of the center. The mitigation for removing this large Blue Oak tree was to establish a re-vegetation and oak tree mitigation area at the corner of Foothills Boulevard and Junction Boulevard. The applicant is proposing to remove the wrought iron fencing that currently exists around the mitigation area, and install native landscaping and curbing where the fence once was. In addition, the applicant is proposing to place a parking stall in this area. Staff's preference would be to eliminate the additional space because it may impact

the native oak trees that exist in the mitigation area. Staff had added condition #10 c to require the applicant to install native landscaping in this area and remove the additional parking space.

#### **Architecture**

- The applicant has incorporated many design elements that were used in the Foothills Junction Center. The building will include the use of a stucco exterior, tile wainscot, and metal canopies that will closely mimic the architectural style of the existing center. However, Staff has encouraged the applicant to design the restaurant with a stronger street front appeal. Given the automobile-oriented design of the site (drive-thru, car canopies) the applicant was not able to place the building closer to the street front. The applicant has increased the height of the building to provide a stronger street presence, and added other embellishments to the building including a tile wainscot and tower element on the eastern elevation that will break up the stucco exterior of the building. As proposed Staff is in support of the architectural elements of the Sonic Restaurant.
- Originally, the canopies throughout the sonic restaurant had been designed with corporate symbols displayed in a repeated fashion along the fascia of the canopy. Staff directed the applicant to revise the canopies to incorporate the cornice design that is found on the restaurant. This is shown in Attachment 2. However the remote car canopy elevations have not been revised to reflect this design change. Therefore, staff has added condition #3 to require all canopies to match the design shown in Exhibit D.
- Lastly, the elevations shown in Exhibit D depict advertising signs located along the eastern and western elevations of the building. The Sign Ordinance does not permit these signs. Therefore, Staff has added condition #10 d to eliminate these signs from the building.

#### **Public Art**

• The CDG encourage public art and plaza spaces to be thoughtfully designed into new commercial projects. The applicant is not proposing any public art with this application.

#### **Design Review Permit Conclusion**

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

#### **ADMINISTRATIVE PERMIT**

The applicant has requested an Administrative Permit to reduce the number of required spaces for the project from 49 to 36. This will reduce the number of required spaces by 13. The restaurant and outdoor seating area with a total of 2,432 square feet requires 49 total parking spaces. The site plan shows 20 covered spaces and 17 uncovered spaces. The covered parking spaces will primarily be for patrons to park and order food inside their cars. The employees of the restaurant would then bring the food to the owners of the cars parked under the canopies.

The site design of the Sonic project is considered by Staff to be unique, given the fact that there are no indoor seating areas for patrons of the Sonic Restaurant. Patrons will order food in one of three different options. Guest will either use the drive thru, to order and then eat at some other location; park underneath the car canopies and have their food delivered to their cars by restaurant employees; or sit at the outdoor seating area and also have their food brought to them restaurant employees. These different methods are

unique to the Sonic restaurant, where traditional convenience restaurants either have a drive through or indoor guest seating options.

A letter submitted by the applicant indicates that this particular method of food service requires far less parking than a traditional convenience restaurant. Patrons of the Sonic Restaurant typically are using the drive thru or carhop to order their food and then exit the site. Given the fact that the applicant is providing enough uncovered parking spaces to accommodate the outdoor seating area for the restaurant, and three spaces for employees, staff feels comfortable that the restaurant will be parked adequately, and not impact adjacent uses.

As is evidenced by the aerial photograph below, there is a surplus of parking spaces that are usually vacant immediately adjacent to the site where the Sonic Restaurant is proposed. Staff has visited the site several times over the past month, (at different times during the day) and observed a surplus of parking spaces left unused. This is primarily due to the fact that the major tenants and restaurant uses are located immediately to the north (Taco Bell) and west (Albertson's) of the project site. These uses generate the greatest demand for parking within the center. Because the Sonic site is not located near these uses additional overflow parking spaces would be available to the restaurant at peak periods.



#### **ENVIRONMENTAL DETERMINATION**

The Planning Director has determined that the above project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, construction of a small structure (commercial building less than 2,500 sq. ft.), and Section 305 of the City of Roseville CEQA Implementing Procedures.

## **RECOMMENDATION**

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

- A. Adopt the four (4) findings of fact as stated below for approval of the DESIGN REVIEW PERMIT 5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) – FILE #DRP-000047:
  - 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 spaces, 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 material, 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 5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) FILE #DRP-000047 with the one hundred three (103) conditions listed below:
- C. Adopt the three (3) findings of fact as listed below for approval of the ADMINSTRATIVE PERMIT --5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) – FILE #AP-000102);
  - 1. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
  - 2. Satisfactory evidence is provided describing the nature of uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;and,
  - 3. Overflow parking will not impact any adjacent use.

D. Approve the ADMINSTRATIVE PERMIT -- 5010 FOOTHILLS BOULEVARD (NWRSP PARCEL 86, SONIC RESTAURANT) – FILE #AP-000102) with one (1) condition of approval.

## CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT- 000047:

- This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on March 16, 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 March 16, 2008. (Planning)
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning)
- 3. The remote car canopies shall match the canopies adjacent to the restaurant building shown in exhibit D and incorporate a cornice element on the fascia. (Planning)
- 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)

#### PRIOR TO BUILDING PERMITS:

- 8. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be handicapped van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - 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 11B-7 of the UBC.

- ii) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the UBC.
- iii) Handicapped accessible parking and exterior route of travel shall comply with UBC, Sections 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 10. 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.
  - a) The driveway at the northeastern corner of the parcel shall be reduced in size by 10 feet and be restricted to exit only. This 10 feet space shall be designed as an additional parking space.
  - b) The site plan shall govern the design of the Sonic Restaurant, and all other plans shall be revised to match the site plan.
  - c) The parking stall immediately adjacent to the native oak tree mitigation area shall be removed and native landscaping shall be installed in this area.
  - d) The wall mounted picture boards shall be eliminated from the elevations of the Sonic Restaurant. (Planning)
- 11. The Landscape plan shall comply with the Northwest Roseville Specific Plan and City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 13. 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)
- 14. 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:**

- 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. 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)
- 17. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 18. 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.

- 19. 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)
- 20. 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)
- 21. 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)
- 22. 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)
- 23. 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)
- 24. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
- 25. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
- 26. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Engineering)
- 27. 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)

- 28. If at anytime prior to the "Notice of Completion", the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (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. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for The Foothill Junction Retail Center on NWRSP Parcel 86, which includes the Sonic Restaurant, to be reviewed and approved by the Transportation Commission. (Transportation)
- 34. 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)
- 35. 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)
- 36. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. Double trash enclosures are required for restaurants to accommodate both a trash and recycle bin. (Refuse)

- 37. 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)
- 38. 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)
- 39. 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)
- 40. The required fire flow for the protection of the proposed project is 2,000 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)
- 41. 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 gpm and the fire sprinkler system 500 gpm. (Fire)
- 42. Applicant shall provide a minimum of 2 fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 450 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)
- 43. All underground fire service lines shall not extend through another parcel number unless a reciprocal easement is provided subject to the Roseville Fire Department's approval (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. 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)

- 47. The electric service will be provided by a transformer that is currently serving the Taco Bell to the north of this project. There are some existing conduit stubs that originate from the secondary side of that transformer pad and are stubbed onto this parcel. Those conduits will need to be located and extended to the customers main panel. (Electric)
- 48. If the electric load of this project requires the transformer to be upgraded, those costs will be paid by the developer. (Electric)
- 49. 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
- 50. 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)
- 51. 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)
- 52. 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:**

- 53. 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)
- 54. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. Water and sewer easements.
- 55. 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)

- 56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 57. 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)
- 58. 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)
- 59. This project falls within the commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 60. 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)
- 61. 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)

- 62. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 63. 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)
- 64. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for The Foothill Junction Retail Center on NWRSP Parcel 86, which includes the Sonic Restaurant, to be reviewed and approved by the City Manager. (Transportation)
- 65. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 66. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 67. **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)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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)
- 73. 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)

- 74. 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)
- 75. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 76. 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)
- 77. 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)
- 78. 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. (Fire)
- 79. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 80. 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)
- 81. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 82. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 83. 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)

- 84. Any relocation, rearrangement, or change of existing electric facilities due to this development shall 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 to 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 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)
- 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. 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)
- 91. All existing public utility, electric, water, sewer and Recycled water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 92. A Sign Permit is required for all project signs. (Planning)
- 93. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 94. 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)
- 95. 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)
- 96. 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)
- 97. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with Article 87 of the Uniform Fire Code, 2001 Edition with the City of Roseville's Amendments. (Fire)
- 98. Temporary above ground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
- 99. 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)
- 100. 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)
- 101. 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)
- 102. 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)
- 103. 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 ADMINISTRATIVE PERMIT- 000102:

This Administrative Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on March 16, 2008. Prior to said expiration date, the applicant may extend the Administrative Permit by receiving approval of an extension for DRP-000047, provided, however, this approval shall be extended for no more than a total of one year from March 16, 2008. (Planning)

#### **ATTACHMENTS:**

- 1. Vicinity Map
- 2. Reduced Color Elevations
- 3. Parking Letter from Applicant

# **EXHIBITS**:

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

**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.