# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING SEPTEMBER 20, 2007

Prepared by: Elisa Reynolds, Associate Planner

<u>ITEM II-C</u> DESIGN REVIEW PERMIT – 300 DEREK PLACE (CJS OFFICE & WAREHOUSE) – FILE # 2007PL-109 (DRP-000205 & TP-000101)

# **REQUEST**

The applicant requests approval of a Design Review Permit to allow construction of a 9,000 square foot office and warehouse building with associated improvements including parking, lighting and landscaping. The applicant also requests approval of a Tree Permit to remove one (1) native oak tree from the project site.

Applicant – Mark Davis, CBS Construction Property Owner – Robert O'Flaherty, CJS Lighting

## **SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the Negative Declaration;
- B. Adopt the four findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit subject to seventy-three (73) conditions of approval;
- D. Adopt the two finding of fact for the Tree Permit; and
- E. Approve the Tree Permit subject to eight (8) conditions of approval.

## **SUMMARY OF OUTSTANDING ISSUES**

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

#### **BACKGROUND**

The project site is located at 300 Derek Place, on the east side of Derek Place, approximately 500 feet north of the intersection of Derek Place and Washington Boulevard, within the Infill area of the City of Roseville (see Attachment 1). The 0.98-acre site is surrounded by the Southern Pacific Rail Road tracks on the north and east, with Sierra View Country Club beyond. There are industrial properties to the south and west.

In March 2007, the Design Review Committee approved a Design Review Permit that allowed construction of a 4,333 square foot office and warehouse building on the westerly portion of the property with associated landscaping, parking and lighting (File # DRP 96-27). The easterly portion of the site was left undeveloped.

The proposed building will be located on the undeveloped portion of the site. The project scope will consist of the construction of a two-story building totaling 9,000 square feet, inclusive of 6,500 square feet of office and 2,500 square feet of warehouse. Additional site improvements will include landscaping, parking, site lighting, walkways, and utilities.

# **SITE INFORMATION**

Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the Kaseberg-Kingswood neighborhood association district, which is currently inactive.

Lot Size: 0.98 acres

**Site Access:** Provided via two (2) driveways from Derek Place, which enjoy unrestricted turning movements.

**Topography:** The site was previously rough-graded and is characterized by bare dirt, non-native grasses and weeds, and one protected native oak tree which is proposed for removal with the project due to its deteriorated condition. Minimal grading will be necessary to prepare the site for development of the industrial building and associated parking field. The approximate grading quantities are estimated to be 374 cubic yards of cut and 143 cubic yards of fill (see Exhibit C). The site drains generally to the northwest.

Fig. 1 Adjacent Zoning and Land Use

Location	Zoning	General Plan Land Use	Actual Use Of Property	
Site	Light Industrial (M1)	Light Industrial (LI)	Vacant (eastern portion)	
North	SPRR Low Density Residential beyond (R1)	SPRR Parks & Recreation beyond (PR)	Sierra View Country Club	
South	Light Industrial (M1)	Light Industrial (LI)	Industrial Uses	
East	SPRR Low Density Residential beyond (R1)	SPRR Parks & Recreation beyond (PR)	SPRR Sierra View Country Club (PR)	
West	Light Industrial (M1)	Light Industrial (LI)	Industrial Uses	

Fig. 2 Development Standards

	Required	Proposed
Building Setback	None specified. *	26' from east (side) property line 26'6" from north (rear) property line 26' from Derek Place
Landscape Setback	20' from Derek Place *	Varies from 14' to 35'**
Building Height Limit	50' maximum	33' 4"
Floor Area Ratio	20-50%	31%
Parking Spaces (total)	29	29
Compact	30% max	14%
Handicapped (ADA)	2	2
Shade Cover (min.)	50%	60%
Bicycle Spaces	2	2

<sup>\*</sup> Community Design Guidelines

<sup>\*\*</sup> See Design Review Permit Evaluation

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

## **PROJECT DESIGN FEATURES**

See the attached Site Plan (Exhibit B), Grading Plan (Exhibit C), Building Elevations (Exhibit D), Floor Plan (Exhibit E), Landscape Plan (Exhibit F), and Color Elevations (Attachment 2).

## **DESIGN REVIEW PERMIT EVALUATION**

This project is subject to the development standards of the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project consistent with the requirements and guidelines in each.

#### Setbacks:

The north side of Derek Place does not have curbs and sidewalks. A rolled gutter serves to capture drainage from the roadway. Staff used the property line to measure setbacks in lieu of the traditional method of measuring from back of curb. The property line is approximately 10 feet from the back of the rolled gutter. As a result, the building and landscape setbacks are 10 feet *greater* when measured from the back of the rolled gutter.

The Community Design Guidelines state that the minimum setback width for establishing a streetscape setback should be 20 feet from back of curb *where practical*. The applicant proposes a setback that varies from 14 feet to 35 feet from the property line. The setback narrows proportionally to the narrowing of the lot (see the Site Plan, Exhibit B, for illustration). The average landscape setback for developed properties on Derek Place is 12.5 feet. Staff feels that the average width of the landscape setback, 24.5 feet, is comparable and even exceeds the existing development on Derek Place.

Neither the Zoning Ordinance nor the Community Design Guidelines specify a building setback for industrial uses. Existing building setbacks on Derek Place range from 24 to 50 feet measured from the property line. The applicant proposes a building setback of 27 feet at the narrowest portion of the lot and 45 feet at the widest. The proposed building setback from Derek Place is consistent with the existing development on Derek Place.

The proposed side and rear setbacks are also consistent with existing development and appropriate for a two-story industrial building.

#### **Pedestrian Amenities:**

The applicant proposes to construct a new sidewalk that will provide access from the public right-of-way (Derek Place lacks public sidewalks on the north side of the street, as stated above) to all entrances of the proposed building. The proposed site plan has been reviewed by the Building Department and has been found to meet existing standards for pedestrian access and site accessibility requirements as outlined in the Building Code. No change is recommended.

#### **Architecture:**

The applicant proposes a two-story 9,000 square-foot office and warehouse building. The building will have a mansard roof constructed of standing seam metal. The exterior of the building will be painted plaster with stone accents at each corner that rise from grade to the top of the first floor level to provide a complete four-sided architectural treatment. The exterior stairwell, braces, and awning will be constructed

out of aged redwood. A similar building was recently constructed at 401 Derek Place using an identical stairwell, awning, and roof design. This other building has similar colors, materials, and massing (Figure 1, below). An architectural rendering of the proposed structure is provided in Figure 2 below.

Figure 1 – 401 Derek Place



Figure 2 - Proposed building at 300 Derek Place



One noticeable difference between the existing and proposed buildings is that the spandrel panels on the north and east elevations have been recessed by 6 inches. At staff's request, the applicant also incorporated an additional color (Lyndhurst Timber) to be used on the recessed panels. These modifications provide additional visual interest as well as shadow and depth to the elevations.

#### **DESIGN REVIEW PERMIT CONCLUSION**

Zoning Ordinance Section 19.78.060(B) requires four finding of fact 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 for approval 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.

## TREE PERMIT EVALUATION

The Tree Preservation Chapter of the Roseville Zoning Ordinance requires the City to consider the appropriateness of, and alternatives to, proposed tree removals and encroachments. In addition, when tree removal is requested, the City is required to review the proposed mitigation plan.

## Tree Removal:

The applicant proposes the removal of one (1) fifty-inch (50") Blue Oak tree (Quercus douglasii) in conjunction with the development of this site. The oak is located at the southwest corner of the proposed building. During initial conversations with the applicant, staff proposed that the building be moved to the northeast in order to preserve the tree. This recommendation was based on the information contained in the arborist's report that was submitted by the applicant with the Design Review Permit application. Staff advised the applicant that in order to perform the analysis required, further information regarding the tree would be necessary. Specifically, staff requested an increment bore be performed to determine accurate measurements of live tissue and dead tissue. This request for more detailed information was based on the recommendation of one of the City's arborists who had inspected the tree and evaluated the initial arborist's report.

The applicant submitted a more detailed arborist's report that provided the requested information regarding the condition of the tree. This information indicates that the root crown is showing decay, that only 29% of the trunk is live tissue while it is supporting the entire tree crown, and that the tree is not structurally sound. This additional information was reviewed by the City arborist, who concurred with the assessment. Staff supports the approval of the Tree Permit based on the additional information provided by the applicant's arborist and based on the assessment by the City arborist. Correspondence regarding the tree, as well as the arborist's reports, can be found in Attachment 3.

## **Tree Mitigation:**

The applicant has provided 21" of mitigation for the Blue Oak through on-site replacement, as evidenced by the Landscape Plan (Exhibit F). Fifteen-inches (15") are mitigated by the placement of 15 Valley Oak trees (15 gallon size). The other six-inches (6") are replaced by London Pines and Crepe Myrtles. The remaining net loss of 29" will be mitigated by the collection of in-lieu fees.

## TREE PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(F) requires two finding of fact be made in order to approve a Tree Permit. Based on the analysis contained in this staff report and with the Tree Permit conditions, the required findings for approval can be made for the proposed Tree Permit. The two findings for approval of the Tree Permit are contained in the Recommendation section of this report.

# **ENVIRONMENTAL DETERMINATION**

An Initial Study and Negative Declaration were prepared in accordance with the provisions of the CEQA Guidelines as the environmental document for this project (Exhibit A). The Initial Study and Negative

Declaration were posted for a 20-day public review and comment period, from September 1, 2007 through September 20, 2007. No comments have been received to date.

## RECOMMENDATION

The Planning and Redevelopment Department recommend the Design Committee take the following actions:

- A. Adopt the Negative Declaration;
- B. Adopt the four findings of fact as stated below for the Design Review Permit CJS LIGHTING OFFICE & WAREHOUSE FILE # 2007PL-109, DRP-000205 & TP-000101:
  - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, 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 for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
  - 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area 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.
- C. Approve the Design Review Permit CJS LIGHTING OFFICE & WAREHOUSE FILE # 2007PL-109, DRP-000205 & TP-000101 subject to seventy-three (73) conditions of approval;
- D. Adopt the two findings of fact as stated below for the Tree Permit CJS LIGHTING OFFICE & WAREHOUSE FILE # 2007PL-109, DRP-000205 & TP-000101; and
  - Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Zoning Ordinance; and
  - 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.
- E. Approve the Tree Permit CJS LIGHTING OFFICE & WAREHOUSE FILE # 2007PL-109, DRP-000205 & TP-000101 subject to eight (8) conditions of approval.

## **CONDITIONS OF APPROVAL for DESIGN REVIEW PERMIT (DRP-000205)**

- 1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **September 20, 2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **September 20, 2009**.
- 2. The project is approved as shown in Exhibits A F and as conditioned or modified below.
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 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 abut 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:
    - Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
    - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)

- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)
- 10. The Landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

# Prior to the issuance of Building Permits:

- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 15. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 16. 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. 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.
- 18. 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)
- 19. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - 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)
- 20. 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)
- 21. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 22. 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 appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 23. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 24. Prior to the approval of the improvement plans, it will be the project proponents responsibility 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)
- 25. 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)
- 26. 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)

- 27. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 28. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 29. Sewer should be installed off of the existing sewer line to the existing building with a manhole at the intersection of both services.
- 30. 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)
- 45. 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)
- 46. 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)
- 31. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 32. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
- 33. 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
- 34. 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)

- 35. 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)
- 36. 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:**

- 37. 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)
- 38. 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.
  - b. A common area Public Utilities Easement will be required across the entire parcel except where existing or future structures exist. (Electric)
- 39. 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)
- 40. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 41. 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)
- 42. 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)
- 43. The project shall be addressed as 290 Derek Place. 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)
- 44. 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)
- 45. 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)
- 46. 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)
- 47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 48. 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)
- 49. Bike Parking shall be provided per the Zoning Ordinance. (Transportation)

- 50. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 51. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 52. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 54. 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)
- 55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 56. 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)
- 57. 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)
- 58. 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.
- 59. 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)
- 60. 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:

- 61. 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)
- 62. 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)
- 63. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 64. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 65. 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)
- 66. 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)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)

- 72. 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)
- 73. 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)
- 74. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
  - A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

## **CONDITIONS OF APPROVAL FOR TREE PERMIT (TP-000101)**

#### TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CC	<u>NDITION</u>	COMPLIANCE VERIFIED/	COMMENTS		
		INSPECTED			
PR	PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE				
1.	All recommendations contained in the Arborist Report(s) (Attachment 3)				
	shall be incorporated as part of these conditions except as modified				
	herein. (Planning)				
2.	The Blue Oak, as shown in Exhibit B is approved for removal with this				
	tree permit. All other native oak trees shall remain in place. Trees to be				
	removed shall be clearly marked in the field and inspected by Planning				
	Staff prior to removal. Removal of the tree shall be performed by or				
	under the supervision of a certified arborist. (Planning)				
3.	The developer shall be responsible for the replacement of the total				
	number of inches proposed for removal prior to any tree removal. The				
	total number of inches for this project is 50. Mitigation must be provided				
	prior to tree removal unless otherwise approved in the tree replacement				
	plan or in these conditions. (Planning)				
4.	No activity shall be permitted within the protected zone of any native oak				
	tree beyond those identified by this report. (Planning)				

5.	A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and			
	criminal penalties. (Planning)			
DU	DURING CONSTRUCTION			
6.	The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)			
PR	PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT			
7.	A copy of this completed Tree Permit Compliance Verification/Inspection			
	form shall be submitted to the Planning Department. (Planning)			
8.	The approval of this Tree Permit shall expire on the same date as the Design Review Permit (2007PL-109, DRP-000205).			

# **ATTACHMENTS:**

- 1. Vicinity Map
- 2. Color Elevations
- 3. Arborist's Report & Staff Correspondence

## **EXHIBITS:**

- A. Initial Study & Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Elevations
- E. Floor Plan
- F. Landscape Plan

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