

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING September 23, 2010

Prepared by: Derek Ogden, Associate Planner

ITEM V-A: CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION - 1720

DOUGLAS BL. - TWIN CITIES MOTORSPORTS - FILE # 2010PL-056 (CUP-000063 &

DRP-000351)

REQUEST

The applicant requests approval of a Conditional Use Permit to allow retail sales of all-terrain vehicles (ATVs), snowmobiles, and personal watercraft (PWCs) within a Community Commercial (CC) zone. The applicant also requests a Design Review Permit Modification to enclose an existing porte cochere and repair vehicles in this area.

Property Owner: Carol Cohen, YCM Associates LLC Project Applicant: Carl Allison, Twin Cities Motorsports

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the three (3) findings of fact for the Conditional Use Permit;
- C. Approve the Conditional Use Permit subject to six (6) Conditions of Approval;
- D. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- E. Approve the Design Review Permit Modification subject to fifty-eight (58) 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 subject property is a developed .8 acre parcel located at 1720 Douglas Bl. in the infill area of the City. The site has a General Plan land use designation and zoning of Community Commercial (CC). Surrounding land uses include Douglas Boulevard to the north, a vacant parcel and multi-family residences to the south, Santa Clara Dr. and offices to the east, and an automotive dealership and repair facility (Frank Andrews Lincoln-Mercury) to the west. Figure 1 below shows the subject property and surrounding land uses.

The site is developed with an approximately 7,597 square foot building, parking, and landscaping. The existing building was constructed pursuant to a Use Permit approved for Placer Bank on May 24, 1984. The City subsequently approved a Design Review Permit Modification for minor modifications to the façade of the building for the Hollywood Video Store on the site in 1997. Currently, the building is vacant.

Access to the site is provided via two driveways on Santa Clara Dr. Currently one substandard driveway exists along Douglas Bl. This driveway was originally installed for a drive-thru banking lane. The applicant has proposed to remove this driveway with the current project.



The applicant is proposing the Conditional Use Permit to operate an ATV, snowmobile, and PWC dealership, including new and used vehicle sales, service, and parts sales. Exhibit C further describes the proposed use of the facility. The operational characteristics of the proposed business are summarized below:

- The business would provide sales, service and repair of ATVs, snowmobiles, and PWCs to the general public as well as to agencies.
- The proposed hours of operation of the business are 9:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturdays, and the store will be closed Sundays. The applicant indicates that the sales, service, and repair of vehicles will take place only during these hours of operation.
- Deliveries to the site will occur in very limited numbers and by a standard full size truck and flat bed trailer.
- There will be no test route for vehicles.
- There will be no dismantling of ATVs or other vehicles on the site.

The applicant is proposing the Design Review Permit Modification to enclose the existing porte cochere as shown in Exhibit D. The modification to the south and north facades involve enclosing the existing bank porte cochere and the installation of a roll-up door at the southwest corner of the building. The site modifications include minor parking lot re-striping and replacing landscaping that is dead or missing.

FINDINGS & EVALUATION

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

1. The proposed use or development is consistent with the City of Roseville General Plan.

The subject property has a General Plan land use designation of Community Commercial (CC). The General Plan states that primary uses associated with the CC land use designation include "Retail stores and businesses selling a full range of goods and services, including auto sales and repair, and commercial child care facilities." ATV sales and repair has similar characteristics to auto sales and repair. In fact, the automotive sales use type (as defined in the Zoning Ordinance) includes the sale and service of autos, motorcycles and other types of vehicles. The General Plan relies on the Zoning Ordinance and the CUP process to address potential incompatibilities between uses. The General Plan also includes guidelines for

noise generation, which are discussed under finding #3. That discussion finds the project consistent with the noise guidelines of the General Plan. Given this information, staff believes that the proposed use is consistent with the General Plan.

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

The project site is zoned CC. The Zoning Ordinance states that Automotive Sales and Automotive Repair use types, which include motorcycle sales and service, may be located within the CC zoning district upon approval of a Conditional Use Permit. The Zoning Ordinance does not specify specific regulations or development standards for motorcycle sales and service in the CC zoning district except those regulations that are related to parking.

The Zoning Ordinance specifies on-site parking requirements for automotive sales and services as follows:

Twin Cities Motorsports	Parking Requirement	Area	Required Spaces
ATV and vehicle sales	1 space per 1000 s.f.	4,500 s.f.	5
Accessories and parts sales	1 space per 300 s.f.	3,100 s.f.	10
Repair Area	1 space per 400 s.f.; plus 1 per bay; plus 1 per company vehicle	655 s.f; 2 repair bays	4
		Total	19

The store will have approximately 4,500 s.f. of vehicle sales display area, 3,100 s.f. of retail sales area, and 2 motorcycle lifts. This generates a parking requirement of 19 spaces. There are currently 51 parking spaces within the existing parking lot. Given this information the project will meet the requirements of the Zoning Ordinance.

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

Staff evaluated the consistency of this request with the above finding under the topics of noise, outdoor storage, traffic, and lighting.

Noise

The service and repair of vehicles has the potential to generate noise which may impact surrounding residential properties. Noise associated with servicing and repair may be generated when motorcycle engines are tested within the building.

Applicable Noise Regulations - The Noise Element of the Roseville General Plan establishes guidelines for noise generation. Table IX-3 of the General Plan identifies maximum allowable noise exposure resulting from fixed noise sources. Table IX-3 states that the maximum noise exposure for sensitive receptors during daytime hours (7am to 10 pm) is 70dB. The General Plan states that acoustical analyses should be performed for development projects where there is a potential for impacts to sensitive noise receptors such as residences.

Chapter 19.24 of the City Municipal Code also regulates noise generation within the City of Roseville. The Noise Ordinance states that the noise produced on commercially zoned property shall not result in an increase above the local ambient of more than 8 decibels (dB) as measured at the property line of the commercial parcel. A daytime exception is provided only for noise sources that generate a noise level less than or equal to 70 dB. This analysis will use conformance with the Noise Ordinance and General

Plan as the criteria for determining whether or not there is an adverse affect on public health and/or welfare in the neighborhood related to noise.

Acoustical Information - The applicant has submitted an acoustical description of the proposed use to address vehicle noise levels. The acoustical description dated August 19, 2010 was prepared by BRP, Inc. and is provided as Attachment 2 to the Negative Declaration (Exhibit A). A detailed discussion of the acoustic analysis is provided in the Negative Declaration. The Negative Declaration identifies mitigation measures related to noise generation that are recommended as conditions of approval as noted in the following discussion.

Operation of the facility will result in an increase in the ambient (background) noise level in the project area. In particular, point source noise from repair and testing of off-road vehicles, snowmobiles, and personal watercraft is anticipated to raise the ambient noise level in the area. However, the applicant has submitted noise data from tests that were conducted by the manufacturer (BRP US Inc.) of the vehicles that show the anticipated level of noise is within the limits anticipated by the General Plan EIR for the site (Attachment 2). This letter details the Federal and State Mandates that the vehicles must comply with, and also states the maximum decibel levels of the vehicles at 150 feet. One hundred and fifty feet is the distance from the repair bay to the property line where the residences to the south are located. In all of these tests, the maximum sound level at full throttle for an ATV would be 72.5 decibels at 150 feet. This measurement would exceed the City's adopted Noise Ordinance, but as the letter states, regular maintenance and testing would not need to be conducted under a full throttle scenario. A more representative test would include running the ATV engine at ½ the maximum RPM in neutral gear. This test generated a decibel level of 57 decibels at 150 feet. Given this information staff recommends Conditions 2- 5 and the mitigation measures of the Mitigated Negative Declaration to ensure that the project will comply with local Noise Ordinance requirements.

Summary of CUP Noise Conditions - The acoustical description resulted in several conditions of approval designed to reduce noise impacts to adjacent parcels. In particular, Condition 3 prohibits the outdoor testing of motorcycle and other vehicles.

The Planning Department notes that the applicant has proposed and the site design offers the following additional mitigation measures:

Limited hours of operation.

Monday through Friday - 9:00 a.m. to 6:00 p.m. Saturday - 9:00 a.m. to 5:00 p.m. Sunday - closed (Condition 1)

• There shall be no outdoor service and repair of motorcycles. (condition 2)

Conclusion to Noise Analysis: With the recommended conditions of approval, the noted operational characteristics of the business, and the noted site design characteristics, noise resulting from this project will not adversely affect the health, safety or welfare of persons residing in the neighborhood. If the Conditional Use Permit is approved and the City receives complaints regarding noise, the City has the authority to contract with an acoustical consultant to conduct noise tests for compliance with the parameters established for this project. The City would have the authority to take actions (such as requiring sound barriers to be constructed) pending results of any noise testing. If the City receives complaints regarding compliance with the conditions of approval, the City has the authority to monitor use of the site and take necessary actions to ensure compliance.

Outdoor Storage

The applicant is not proposing outdoor storage at this time. However should the applicant desire to have outdoor storage in the future, the Zoning Ordinance states that outdoor storage is a permitted accessory use to commercial use types. It should be noted that all outdoor storage shall be screened from public view through a combination of building design, landscaping, berming, and/or location.

Traffic

The City uses a traffic model to compare existing traffic levels with the traffic levels that will result from a new project. The traffic model was used in preparation of the General Plan EIR. The traffic model assigns trip generation rates to various uses within the City. If a new use is anticipated to result in a substantial increase in traffic, additional traffic analyses are required. The threshold for whether or not additional traffic analyses are required is as follows:

- A long term traffic study is required for new uses in existing buildings when the new use will result in 50 additional P.M. peak hour trips above the traffic level assumed in the traffic model.
- A short term traffic study is required for new uses in existing buildings when the new use will result in a net total of 50 or more P.M. peak hour trips.

For retail uses, the traffic model assumes a trip generation rate of 2.67 P.M. peak hour trips per 1,000 s.f. of building area. This is the trip generation currently assigned to the Hollywood Video Store by the traffic model. Engineering indicates that the proposed motorcycle dealership falls within the retail use category for purposes of the traffic model. The Twin Cities Motorsports lease space is 7,597 s.f. in area. Therefore, the proposed use will result in a total of 20 P.M. peak hour trips from the site, and will not result in any additional P.M. peak hour trips beyond the level currently assigned to the site by the traffic model. As a result, neither a long term nor short term traffic study is required.

For informational purposes the Engineering Department used the Institute of Traffic Engineers (ITE) manual to compare trip generation rates of the proposed motorcycle dealership with trip generation rates of other permitted uses in the CC zoning district. The ITE manual indicates that the trip generation rate for a motorcycle dealership is approximately the same as or less than many other permitted uses in the CC zone district. In addition, the trip generation rate for a motorcycle dealership is substantially lower than the trip generation rate for a retail video store, which was the previous use of the site.

Given the above information, staff concludes that traffic resulting from this project will not adversely affect the neighborhood.

Lighting

The subject property has existing pole-mounted parking lot lights and existing building lights. The existing lighting is sufficient for security purposes and is consistent with the City's Community Design Guidelines. As a condition of a past Use Permit approval for the site, building mounted lighting was required to be installed at the rear of the building and was required to be in operation during nighttime hours for security purposes.

<u>Conditional Use Permit Conclusion</u>: The above analysis indicates that the operational characteristics of the proposed motorcycle dealership are similar to and will have an equal or lesser impact on the surrounding properties than other permitted uses in the CC zone district neighborhood. In particular, the proposed hours of operation are limited to primarily daytime hours and will ensure that the use does not impact the neighborhood. As a result, staff recommends approval of the Conditional Use Permit.

DESIGN REVIEW PERMIT MODIFICATION

Section 19.78.060(I) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The findings are listed below and are followed by a discussion.

1. The proposed modification is substantially consistent with the intent of the original approval.

The design of the existing building is substantially the same as originally approved for the Placer Bank in 1984. The Hollywood Video Design review Permit Modification added two tower elements to the building in 1998. The proposed Design Review Permit Modification involves installation of a service and repair area to the west side of the building, and the installation of a roll-up door on the south facade of the building. The new service and repair area is architecturally compatible with and in scale with the existing building. The expansion area utilizes design elements including siding and paint that are compatible with the existing building (See Exhibit D). The roll-up door does not face the street or primary facade of the building, and is compatible with the existing design of the building.

The applicant is also proposing minor modifications to the site including new wrought iron security fencing and a rehabilitation of parking lot landscaping. Given the fact that the building has not been in use for several years the landscaping has fallen into disrepair and the applicant will be removing turf and adding shrubs and ground cover, and two additional parking lot trees. Staff believes the modifications proposed are substantially consistent with the intent of the original approval.

2. The proposed modification complies with all applicable standards and requirements of this title (the Zoning Ordinance), with the applicable goals, policies and objectives set forth in the General Plan, and the applicable Community Design Guidelines and applicable Specific Plan.

As discussed previously, the proposed project is consistent with the General Plan and the Zoning Ordinance. In addition, the proposed project is not within a Specific Plan area. Staff has evaluated the proposed Design Review Permit Modification with respect to the City's Community Design Guidelines. Staff finds that the proposed modifications are consistent with the Community Design Guidelines. As a result, staff believes this finding can be made.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. The Planning Commission may adopt the proposed Mitigated Negative Declaration. The Mitigated Negative Declaration will circulate for a 20-day public review period that will began on September 3, 2010 and ends on September 23, 2010. The Initial Study/Mitigated Negative Declaration may be reviewed during normal business hours in the Planning Department located at 311 Vernon Street in Roseville, CA.

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the three (3) findings of fact as discussed in the staff report for the Conditional Use Permit 1720 Douglas BI. TWIN CITIES MOTORSPORTS FILE# 2010PL-056; (CUP-000063);
- C. Approve the Conditional Use Permit 1720 Douglas BI. TWIN CITIES MOTORSPORTS FILE# 2010PL-056; (CUP-000063), with the six (6) conditions of approval listed below;

- D. Adopt the two (2) findings of fact as discussed in the staff report for the Design Review Permit Modification – 1720 Douglas Bl. – TWIN CITIES MOTORSPORTS - FILE# 2010PL-056; (DRP-000351);
- E. Approve the Design Review Permit Modification 1720 Douglas Bl. TWIN CITIES MOTORSPORTS FILE# 2010PL-056; (DRP-000351), with the fifty-eight (58) conditions of approval listed below;

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT (CUP-000064):

- 1. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning & Redevelopment)
- 2. The hours of operation shall be limited to the following:

Monday through Friday - 9:00 a.m. to 6:00 p.m.

Saturday - 9:00 a.m. to 5:00 p.m.

Sunday - closed (Planning & Redevelopment)

- 3. Operation of vehicles outside of the repair area is prohibited. (Planning & Redevelopment)
- 4. The CUP shall be effectuated upon the occupancy of the building being approved by the Building Department. The Tenant Improvement permit plans shall implement noise dampening materials in the construction of the repair bay. (Planning & Redevelopment, Building)
- 5. Only one vehicle at a time shall be operated within the repair bay at any one time. (Planning & Redevelopment)
- 6. Tenant improvement 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)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (DRP-000351):

- 1. This design review permit modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on September 23, 2012. 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 23, 2012.
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in The Mitigated Negative Declaration for Twin Cities Motorsports. (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. (Public Works, Environmental Utilities, Electric, Finance)
- 5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)

- 6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way 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. (Public Works)
- 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. (Public Works)

PRIOR TO ISSUANCE OF 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 Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 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, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control onsite traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. 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)

- d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements (Ord. 4786). (Planning)
- e. 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)
- f. The landscaping plan shall provide shrubs with the appropriate spacing per the City's Community Design Guidelines. Two trees shall be installed in the planter along the west side of the parking lot where the tree planting wells are currently empty. (Planning)
- 12. 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)
- 13. Building/Site plans for modifications requiring a building permit shall be designed by the applicant in accordance with the City's adopted California Building Standards Code (RMC Title 16, Chapter 16.04, Section 16.04.100) and reviewed/approved by the Building Division.
- 14. The developer shall not commence with any building or site modifications until such time as building/site plans are approved and the building permits are issued by the Building Division (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 (California Building Code CBC based on the International Building Code, California Mechanical Code CMC based on the Uniform Mechanical Code, California Plumbing Code CPC based on the Uniform Plumbing Code, California Fire Code CFC based on the International Fire Code with City of Roseville Amendments RFC, California Electrical Code CEC based on the National Electrical Code, and California Energy Standards CEC T-24 Part 6), 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. (Building)
- 18. Accessibility for existing buildings. When alterations are made to such buildings the proposed area of work shall comply with all of the provisions CBC Division New Buildings. In addition, the owner is obligated to upgrade the existing path of travel (main entrance, exterior route of travel from the public way and an accessible parking space, restrooms serving the area of remodel, drinking fountains, public phones, parking, storage and alarms) serving the area of remodel. When upgrading these features creates an unreasonable hardship, the owner is obligated to invest 20% of the total cost of construction upgrading the existing path of travel. Alteration projects consisting of only accessibility upgrades shall be limited to the actual work of the project. (Building)
- 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 Public Works prior to approval of any plans. (Public Works)

- 20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
- 21. The existing driveway on Douglas Blvd shall be removed and replaced with new sidewalk, curb and gutter. (Public Works)
- 22. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
- 23. The project shall be addressed as 1720 Douglas Blvd. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering Land Development Division) for building/suite addressing. (Public Works)
- 24. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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)"
- 25. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 26. Installation of posts for wrought iron fencing shall not be placed over sewer lines. (Environmental Utilities)
- 27. The project fencing shall maintain a minimum two-foot clearance from all existing fire hydrants on the property. (Environmental Utilities)
- 28. 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)
- 29. 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)
- 30. 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 and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. 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. 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)

- 39. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 40. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 41. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 42. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 43. 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)
- 44. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 45. 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)
- 46. 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.
- 47. 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)
- 48. 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)
- 49. 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)
- 50. 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)
- 51. 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)

- 52. 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)
- 53. 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)
- 54. 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)
- 55. 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)
- 56. 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)
- 57. 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)
- 58. 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 description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. 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)

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. Project Description
- D. Color 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.