

Development Advisory Committee

January 12, 2011

Purpose Statement

The Development Advisory Committee is a committee of the City Council with review and recommendation authority.

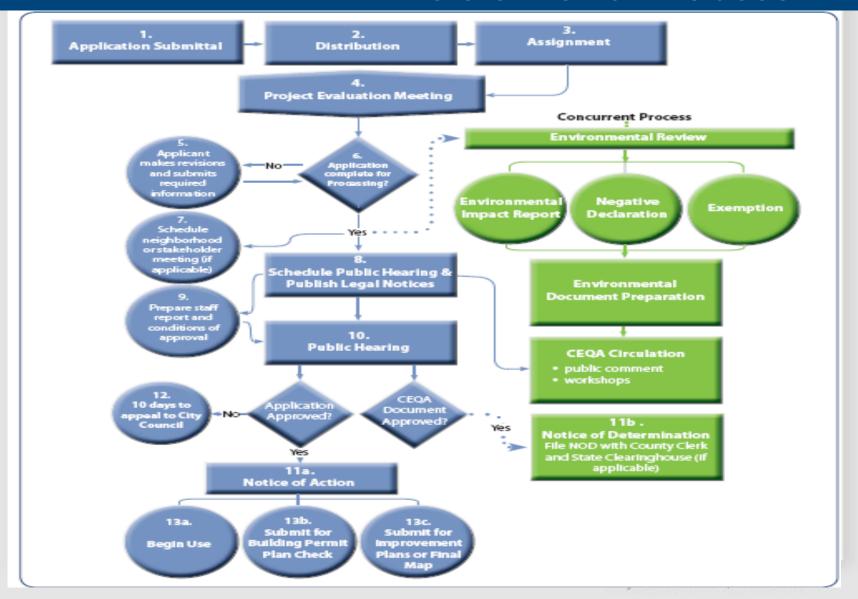
Its purpose is to provide a forum for the public and staff to introduce and discuss suggestions, comments, and concerns regarding the city's development services.

Purpose Statement

The Development Advisory Committee shall represent the voice of the customer providing input into delivery of development services, cost of services, construction standards, development impact fees, and other development service policy areas.

The Committee shall function as a liaison building relationships between the City and development community to foster and support development investment."

Entitlement Process



Improvement Plan Review

Commercial Design Process

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Approved Entitlement

Discretionary approval must first be obtained prior to the submittal of improvement plans for plan check.

Discretionary approvals include subdivision and parcel maps.

Permit Center

The Permit Center receives all initial submittals of improvement plans. The application(www.roseville. ca.us/developmentapp) for plan review of improvement plans states the materials required at submittal. The materials and information required is noted below:

Improvement Plans

- ☐ 11 sets of plans (including landscape plans for nonresidential projects)
- ☐ 2 copies of the engineer's cost estimate
- ☐ Plan Check & Inspection Fee Deposit = 2.5% of engineer's cost estimate
- ☐ 2 copies of the storm drain calculations
- ☐ 2 copies of the drainage shed map
- ☐ 3 copies of the soils report
- ☐ 5 copies each of the Clerk's or Planning Dept. Notice of Approval w/conditions of Approval (not staff report)
- ☐ 3 copies of the Approved Tentative Map
- ☐ 2 copies of the Stormwater Quality Maintenance Plan and completed SWQ Management Permit (if applicable)

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Plan Distribution

Upon receipt of the improvement plans by the Permit Center the improvement plans are distributed to City departments for review comment and ultimately approval. City departments receiving plans for review include: Public Works Engineering, Planning, Roseville Electric, Environmental Utilities, Parks and Recreation and Fire. Each department will provide their comments directly to the project applicant. The project applicant responds back directly to the plan reviewer in each respective department.



Rough Grade

Once each department's requirements have been met relative to the grading sheets they will approve the plans for rough grading. Once all departments have approved the rough grading a "Rough Grade Only Permit" can be issued. Approved rough grade plans shall be identified as being for grading purposes only on the face of the Improvement Plans and grading sheets shall be copied on green paper. Anapplicantis not required to pull a rough grading only permit.



Underground water, sewer, storm

Underground improvements include potable water, irrigation including recycled water, fire service water, sewer and storm drain improvements. Once each department's requirements have been met relative to the underground improvements they will approve the plans for underground work. Once all departments have approved the underground improvements an "Underground Improvement Permit"can be issued. Prior to release of the Underground Improvement Permit the applicant shall submit an electronic copy of the improvement plans and shall have submitted landscape plans. Approved underground improvement plans shall be identified as being for underground improvement purposes only on the face of the Improvement Plans and underground sheets shall be copied on pink paper. An applicant is not required to pull an underground only permit but may do so at their



Electric Design to begin

Once the improvement plans reach underground approval the Public Works Department will forward an electronic copy of the improvement plans to Roseville Electric (.dwg format), Roseville Electric will initiate the electric design based on the electronic plans received from Public Works. Roseville Electric will complete their design. Roseville Electric forwards electronic design to other utilities (PG&E, phone, cable) and to Public Works.



Approved Improvement Plans

Upon completion of the electric design the final portion of the improvement plans to be completed are the surface improvements and landscape plans. Once the surface improvements and final landscape plans are approved by all departments the improvement plans are approved.



February 9th - Fee Updates

Traffic Mitigation Fee update

Building Permit Fee update

Construction Cost Index Annual Adjustment evaluation of July 2011 implementation

Impact Fees:

- Explore potential for impact fee reduction
- Explore the alignment of fee adjustments to all occur at the same time each year

March 9th – Plan Review

Tenant improvement process
Production home permit process
Review model home approval process
Building Plan Review response time frames
Building Permit Process –

- Alternative for submitting in person
- Truss calcs deferred submittal
- Individual production permit processing
- Earlier BP fee calculation

Improvement plan review process
Improvement Plan Review response time frames
Work Program for 2011 (Update)

April 13th -Standards

Roseville Amendments to the Fire Code

Hydrant spacing and water pipe size in subdivisions with sprinkled homes

Cul de sac bulb size, cul de sac length in subdivisions with sprinkled homes

Consolidation of Public Works and Parks standards

Park construction costs and costs associated with design and construction standards.

May 11th – Electric Standards

Review design & installation procedures and costs, compared to other electric providers in Sacramento area (SMUD and PG&E).

Electric 12KV mainline 3 in 1 design changes

Electric, impacts of the use FR3 transformer oil; transformer ratings and capacity changes

Electric N-1 design basis for the distribution system.

State code versus City codes

June 8th – EU Standards

Storm Water standards

Low Impact Development standards

Water and sewer improvement and construction standards

Identify State code versus City codes

July 9th - Service Consolidation

Plan Check Consolidation

Inspection response time frames (all depts.)

Permit Center process for approvals that require multi-departmental input/approval

Explore opportunities for cross over inspection by a single staff person.

Shorten timeframes for final inspection sign off.

Identify best practices of other cities for the committee to review and discuss?

August 10th - Business Costs

Fee Estimates

Comparative analysis (inter City and Inter State)

Costs of doing business

Cost drivers

Costs per square foot

September 14th - Downtown

DAC and CDC coordination - how can the DAC support the Roseville Community Development Corporation.

Incentives for Downtown Development Incentives for Multi-Family development Establishment of enterprise zones Work Program for 2011 (Update)

October 12th - Entitlements

Design Committee and Planning Commission consolidation

Entitlement response time frames

Administrative Design Review for small buildings (less then 10,000)

Staff Report applicant pre Commission coordination.

Review of the City Zoning Code to address older requirements in some use districts

Duration of City Entitlements

November 9th - Communications

Business Technology...Will the City be updating the fiber infrastructure in the older business and infill areas with Fiber Ready technology?

Is there any short range plans for Roseville to have a City wide grid for wireless communication?

Work Program for 2011 (Update)

December 14th - Open Meeting