

PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING April 19, 2012

Prepared by: Ron Miller, Associate Planner

<u>ITEM III-A:</u> DESIGN REVIEW PERMIT – 250 AUTOMALL DRIVE – AUTOMALL FIAT DEALERSHIP – FILE # 2012PL-016 (DRP-000424)

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 6,300 sq. ft. sales office building, with attached service entry portal for a FIAT dealership within the Roseville Automall.

Project Applicant: Avannessian & Associates, George Avanessian Project Owner: AN F. Imports of Roseville, Inc., Jeffrey Shupert

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with 72 conditions of approval.

OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 250 Automall Drive (Lot 2) at the eastern edge of the existing Autuowest Dodge dealership within the Roseville Automall. The 2.23 acre project site is currently used as a vehicle display area for the Dodge dealership (see Figure 1 & Land Use & Zoning Map below).

The project site is within the City's Northeast Roseville Specific Plan (NERSP) area and has a zoning designation of Planned Development (PD247 – Auto Center).



The Automall's operation is governed by a Master Use Permit (MUP) adopted by the Project Review Commission in March 1989 (as required by the Council when the property was rezoned for an Automall use in 1988). The MUP was established to set forth criteria for construction and all operations of the Automall. The MUP includes rules and restrictions as to the use of the property and development standards, including building area, building setbacks, acceptable materials, parking, permitted uses, signage guidelines (including use of electronic readerboards), landscaping and lighting. The Automall MUP was most recently revised and approved by the Planning Commission in July 2009.

As established in the MUP, the Automall Association manages the Automall, and must approve applications for proposed construction and/or modifications to real property within the Automall. The Automall Association has approved the application for the proposed FIAT dealership.

PROJECT DESCRIPTION

The proposed project will allow construction of a 6,300 square foot FIAT dealership building and associated parking. The building will include an inside display area for vehicles as well as administrative offices. A service entry portal will be constructed on the west side of the sales office building; however, servicing of vehicles will be performed at the adjacent dealership. As sales of automobiles and economic conditions warrant, Phase 2 construction would include the addition of a service facility at this site. Site plans and elevations for this application indicate the future addition (Phase 2); however, this application is for Phase 1 construction of the sales office and parking only. When Phase 2 construction is contemplated, a separate design review permit modification application will be required at the time.

SITE INFORMATION

Location: The proposed FIAT dealership will be bordered by Automall Drive to the north, Lead Hill Boulevard to the south, an Automall access drive off Lead Hill Boulevard to the east, and Autowest Dodge to the west (see Surrounding Land Use and Zoning map below).

Total Acreage: approximately 2.23 acres

Surrounding Land Use and Zoning



Access: There is an existing entry drive (±50' in width) with a planter median off Automall Drive that is used to access the existing vehicle display area that occupies the site. It is proposed that this entry drive will be used for access to the proposed FIAT dealership. No driveway or frontage improvements to Automall Drive are proposed or required. The site may also be accessed through the automobile dealership located west of the site, via a parking lot drive aisle on the north portion of the vehicle display area.

Roseville Coalition of Neighborhood Associations (RCONA) and Neighborhood Outreach:

RCONA #10, Lead Hill. This neighborhood association is comprised primarily of commercial properties and is currently inactive. A Public Hearing Notice of the Design Committee meeting was mailed to properties within 300 feet of the subject site. No comments had been received at the time this report was prepared.

ZONING/SPECIFIC PLAN REGULATIONS

The project site is located on Parcel 13A within the Northeast Roseville Specific Plan (NERSP). The NERSP land use for the project site is Regional Commercial (RC). The site has a zoning designation of Planned Development (PD247 – Auto Center). Automobile Sales and Service are the primary uses permitted within this PD zone. As stated above, uses within the Roseville Automall are also subject to conditions and standards set forth in the Roseville Automall Master Use Permit (MUP).

The MUP includes standards for building construction, including area(s) on individual lots that buildings may be located, setbacks, height limits, and materials. As shown in the table below, the proposed FIAT dealership building will be in compliance with the standards set forth in the MUP.

Automall Building Development Standards:

| Development Standard | Required | Proposed |
|------------------------------|---|--|
| Building Setbacks | 50' - Automall Dr, 35' - perimeter wall | 102' – Automall Dr, 200' – perimeter wall ¹ |
| Building Height Limit | 35' | 26' |
| Parking Spaces | 4 standard, 1 accessible | 16 standard, 2 accessible |

As demonstrated in the above table, the project complies with the applicable development standards.

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, design standards described in the Northeast Roseville Specific Plan (NERSP), Community Design Guidelines, and the Roseville Automall Master Use Permit. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following discussion is provided as clarification on the proposed project.

Parking & Circulation: As stated above, the proposed FIAT dealership exceeds development standards for off-street customer parking. For-sale display vehicles will also be parked on the site within designated areas (see Exhibit A). An existing entry drive off Automall Drive will be used to access the site. No changes are proposed to entry drive or street frontage along Automall Drive. The

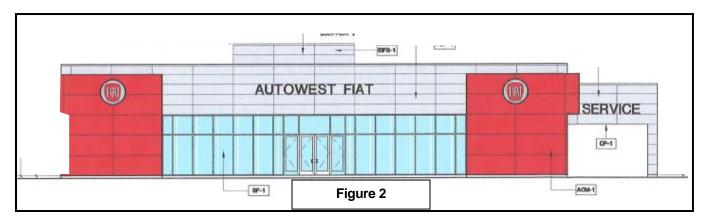
¹ Proposed building (6,300 sq. ft.) is part of Phase 1 of the project, with a 200' setback from Perimeter Wall. Phase 2 (future 7,800 sq. ft. addition to proposed building) is not under consideration with this application. As shown on site plan, future Phase 2 construction would have a setback of 122' which still exceeds minimum setback requirement.

entry drive and parking area drive aisles meet the City's development standards for width and turning radius.

Sales Office Building: The applicant proposes to construct a new 6,300 square foot sales office building for indoor vehicle display, as well as administrative office space. The building will face Automall Drive, with a setback of 102 feet, while the setback from Lead Hill Boulevard will be approximately 200 feet.

The Automall's Master Use Permit (MUP) includes standards as to the area(s) on individual lots that buildings may be located. The proposed location for the new showroom is in compliance with the standards set forth in the MUP.

The building's storefront, visible from Automall Drive, will utilize fiber cement panels (ash "natural" in color) above the storefront glazing and entry doors. The storefront glazing and entry doors will be bordered on both sides with aluminum composite panels, red in color, which reflects tenant branding for the dealership and will provide a strong definition of the building's entry area. Similar composite panels have been used on other dealership buildings in the Automall. The red aluminum composite panels will match the FIAT corporate logos which will be affixed to the upper portions of the panels under a separate permit (see Figure 2 & Exhibit C).



Side walls (east and west elevations), including the service entry portal on the west elevation, will also be constructed of fiber cement panels, ash "natural" in color. The rear (south) wall will be of a cement plaster finish, painted "mink" in color (see Exhibit C).

The entry area in front of the building will be of exposed aggregate concrete, with diagonal saw cuts creating 4' x 4' square patterns in the concrete to add texture and visual interest, and to add further definition to the building's entry area (see Exhibit A).

The colors, materials and design of the proposed sales office building are consistent with the Automall Master Use Permit, the Community Design Guidelines, and the Northeast Roseville Specific Plan. Therefore, staff supports the new building as proposed.

LANDSCAPING

The entry drive median and streetscape along Automall Drive have existing landscaping which conforms to the Automall MUP standards. No modifications to existing landscaping are proposed, nor is additional landscaping proposed for the site.

PHASING

As discussed above, this application requests approval of a 6,300 square foot sales office building for a proposed FIAT dealership. Although the exhibits associated with this application make reference to a "Future Addition," to the building of a 7, 800 square foot service facility, staff's review of the application was of Phase 1 plans for the 6,300 square foot sales office building and associated parking only. Any future expansion(s) to the building or modifications to the site will require submittal of a new design review permit modification application (see Condition 3).

CONCLUSION

Zoning Ordinance Section 19.78.060(B) requires four findings 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 to allow construction of a new FIAT sales office building within the Roseville Automall. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT 250 AUTOMALL DRIVE AUTOMALL FIAT DEALERSHIP FILE # 2012PL-016 (DRP-000424)**;
 - 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.
 - B. Approve the DESIGN REVIEW PERMIT 250 AUTOMALL DRIVE AUTOMALL FIAT DEALERSHIP FILE # 2012PL-016 (DRP-000424) with 72 conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2012PL-016:

- 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 April 19, 2014. 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 April 19, 2014
- 2. The project is approved as shown in Exhibits A C and as conditioned or modified below. (Planning)
- 3. Exhibits associated with this application make reference to a "Future Addition," to the building of a 7,800 square foot service facility. Project approval is for the 6,300 square foot sales office building and associated parking only. Any future expansion(s) to the building or modifications to the site will require submittal a new design review permit modification application. (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. The Fire Department access road shall meet the City's requirements for width and turning radii as noted on the Fire Department standards for access. This shall be enforced at the time plans are submitted for review. (Fire)
- 9. 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)
- Signs and/or striping shall be provided on-site as required by the Planning Department to control
 on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and
 legible manner. (Planning)
- 11. 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)
- 12. 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)
- 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)
- 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 (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.

- 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 Public Works prior to approval of any plans. (Public Works)
- 19. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)
- 20. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Public Works)
- 21. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require relocation as a result of the construction of turn lanes and/or driveways. (Public Works)
- 22. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Public Works)
- 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. (Public Works)
- 24. 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)
- 25. Prior to the approval of the improvement plans, it will be the project proponent's 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. (Public Works)
- 26. The project shall be addressed as **250 Automall Drive**. 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)
- 27. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
- 28. The applicant/developer shall modify the existing Transportation Systems Management (TSM) Plan for the Automall, and the modified plan shall be reviewed and approved by the Transportation Commission. (Public Works)

- 29. 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)
- 30. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 31. The applicant will be required to install a sand/oil separator. (Environmental Utilities)
- 32. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 33. The sewer shall be built to current City standards, but shall be privately owned and maintained by the applicant. The existing easements shall be abandoned back to the first on-site manhole. (Environmental Utilities)
- 34. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 35. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 36. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 37. 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)

- 38. 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)
- 39. The electrical transformer that will serve the proposed sales office building will also serve the car wash proposed for the adjacent property to the west. Necessary improvements to the transformer will need to be completed based on the earliest need of the proposed sales office building or the adjacent car wash facility. (Electric)
- 40. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings. (Electric)
- 41. 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)
- 42. 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)
- 43. 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:

- 44. 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)
- 45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

- 46. 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 supplies 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)
- 47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 48. The applicant/developer shall prepare a Transportation Systems Management Agreement for 250 Automall Drive to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 49. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
- 50. The total number of bike parking spaces provided on site shall meet the requirements of the California Green Building Standards Code and the Roseville Municipal Code. (Alternative Transportation, Building, Planning, Engineering)
- 51. 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)
- 52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 53. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
- 54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 55. 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)
- 56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 57. 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)
- 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 ensure 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. 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)
- 62. 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. (Public Works)
- 63. 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)
- 64. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 65. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire

- Department at (916) 774-5821 to initiate the process. Satisfaction of storage shall be determined prior to requesting occupancy. (Fire)
- 66. Temporary above ground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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.);
 - b. A phasing plan showing 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 specific date for the first phase. (Planning, Building)

EXHIBITS

- A. Site Plan
- B. Utility Plan

C. Elevations

Note to Applicant and/or Developer: Please contact the Planning & Department staff at (916) 774-5276 prior to the 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 & Redevelopment Director at, or prior to, the public hearing.