

PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING

February 21, 2013

Prepared by: Derek Ogden, Associate Planner

<u>ITEM III-B:</u> DESIGN REVIEW PERMIT- 1241 PLEASANT GROVE BL. - STARBUCK'S - FILE# 2007PL-113 (DRP-000468).

REQUEST

The applicant requests approval of a Design Review Permit to construct a 297 square foot retail coffee building with drive through facility. The project includes landscaping and site lighting.

Applicant – Lisa Sunderland, SCM Solutions, LLC Property Owner – Phil Burnett, Starbucks Corporation

SUMMARY RECOMMENDATION

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

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit subject to sixty-six (66) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 1241 Pleasant Grove BI. in the Arbor View Village Center. The center is located on the corner of Foothills Boulevard and Pleasant Grove Boulevard, in the Northwest Roseville Specific Plan (NWRSP). In June 2003, the Planning Commission approved a Design Review Permit, Tentative Parcel Map, and Tree Permit for Arbor View Village. The plan included six one-story retail buildings totaling 42,365 square feet. After receiving approval for six buildings the property owner subsequently received approval to eliminate one of the buildings in order to provide more parking for future restaurant and medical office tenants. In addition to these approvals, in September of 2003 the Design Committee approved a Design Review Permit to construct two additional retail buildings totaling 19,740 square feet.

To date, six of the seven buildings approved for the center have been constructed. The approved plan designated the proposed Starbucks parcel as Phase 3 and the building approved for this parcel was never constructed. The 0.19 acre site is one of two possible remaining undeveloped pads in the Arbor View Village. The other vacant pad being the space that was intended to be converted to parking. The remainder of Arbor View Village includes a mix of retail, office, bank and restaurant uses and contains 342 parking spaces.

PROJECT DESCRIPTION

The applicant requests approval of a Design Review Permit to construct a 297 square foot retail coffee building with drive through only facility. The building will be located in the center of the site, and with a driveway entrance to be constructed and accessed through the Arbor View Village project. The project includes the addition of landscaping and lighting to serve the building.

SITE INFORMATION

Location: The project site is located at 1241 Pleasant Grove Bl. The site is physically located on the south side of Pleasant Grove Bl. and east of Foothills Bl.

Total Acreage: .18 acres

Figure 1: Surrounding Zoning



Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the Kaseberg-Kingswood neighborhood association, which is currently inactive. Public Hearing notices were mailed to all property owners within a 300 foot radius of the project site and the City has not received any inquiries or comments regarding the project.

ZONING/SPECIFIC PLAN REGULATIONS

The project is located in the Northwest Roseville Specific Plan (NWRSP). The project was evaluated against the NWRSP and NWRSP Landscape Design Guidelines, as well as the City's Zoning Ordinance and Community Design Guidelines (CDG). The applicable development standards for this project are outlined in the following table.

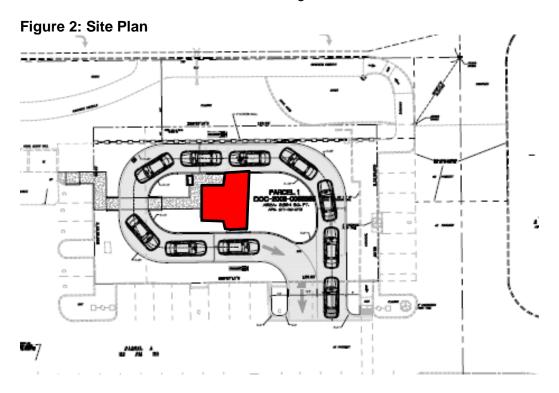
Development Standard	Required	Proposed
Building Setbacks	None specified	47'
Landscape Setbacks	50' minimum	38' (with 10' auxiliary lane, consistent with Arbor View Village approval)
Building Height Limit	50' maximum	19' 8"
Lot Coverage	50% maximum	4%
Parking Spaces	6 spaces (fast food with a drive through 1:50)	6 spaces
% compact	30% maximum	15% (with Arbor View Village approval)
% of shaded parking	50%	50% (not adding additional parking areas)

DESIGN REVIEW PERMIT EVALUATION

Staff reviewed the proposal for consistency with all applicable standards and found the project consistent with the intent of the requirements and guidelines in each. The following evaluation focuses on pertinent design issues.

Building Location

The Community Design Guidelines (CC-4) encourage drive-thru aisles that do not face primary street frontages. However due to the small size of this site, it would be difficult to relocate the driveway and meet the CDG requirement for 180 feet of stacking distance (CC-30). In order to provide adequate stacking distance the building had to be oriented with the drive-thru located around the building (see Figure 2). In this instance it is especially important to provide adequate stacking because the facility is a drive-thru only facility. When drive- thru facilities are located in an area that is visible from a public street the CDG require that these facilities be screened from public view. The plan includes a stone-clad knee wall that will screen vehicles and headlights from vehicles and pedestrians on Pleasant Grove Boulevard. The location of the building also provides a large area for landscaping next to the building that will help to screen vehicles in the drive-thru from the roadway and help to screen the drive-thru from the remainder of Arbor View Village.



Building Setback

The Northwest Roseville Specific Plan requires a 50 foot setback for commercial uses along this portion of Pleasant Grove Boulevard. The proposed setback for this project is 38 feet of landscaping plus a 10 foot auxiliary lane. This 48 foot setback is consistent with the existing Arbor View Village setback and the applicant is not proposing any frontage improvements with this application.

Parking Requirements

Arbor View Village was constructed with 342 parking spaces. The construction of this project will result in a loss of 4 spaces to construct a driveway entrance. This will leave a total of 338 spaces. Based on the existing and anticipated uses in the center, a total of 309 parking spaces would be required. The vacant suites in the center have been calculated at 1 space per 200 square feet, consistent with Zoning Ordinance parking requirements. As these vacant tenant spaces are leased the parking will be reevaluated to ensure that the center has sufficient available parking. The Starbuck's will be a drive-thru facility and is not anticipated to have a significant impact on available parking resources given the fact that customers cannot park and walk up to the facility. It is expected that 3 employees will operate the store during most business hours and these employees will utilize the parking areas adjacent to the building. The number of employees typically working at the facility will be less than the 6 spaces required by the Zoning Ordinance.

Architecture

The applicant proposes a 297 square-foot building and drive-thru (see Figures 3 & 4). There will be no seating provided for customers within the building. The building will complement the existing buildings in Arbor View Village with similar awnings, cultured stone, paint colors, and architectural design. The exterior of the building will be stucco painted to match the center and will feature cultured stone on several elevations including a 2 foot band of cultured stone around the structure. The applicant has provided a wooden trellis feature to the building which will help to provide further articulation for the building.

Figure 3 - Front of building, facing parking lot



Figure 4 - Rear of building, facing Pleasant Grove Bl.



Landscaping

The tree and plant palette have been designed to match the existing center. The project will plant Chinese Pistache, Crape Myrtle, and Chanticleer Pear trees to match the existing center. A large planting area is provided between the drive-thru lane and the rest of the shopping center. This planting area will help to screen the drive-thru from the rest of the retail center.

DESIGN REVIEW PERMIT 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. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) per Section 15332 pertaining to Infill development projects and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT 1241**PLEASANT GROVE BL. STARBUCK'S FILE# 2007PL-113 (DRP-000468); and
 - 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 Northwest Roseville Specific Plan.
- 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 Northwest Roseville Specific Plan.
- 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 1241 PLEASANT GROVE BL. STARBUCK'S FILE# 2007PL-113 (DRP-000468)** subject to sixty-six (66) conditions of approval.

CONDITIONS OF APPROVAL FOR DRP-000467

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 **February 21**, **2015**. 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 **February 21, 2015**. (Planning)

- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning)
- 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)
- 4. 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)
- The applicant shall not commence with any on-site improvements or improvements within the rightof-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)
- 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. (Public Works)

PRIOR TO ISSUANCE OF 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--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 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:
 - 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. Parking lot striping and signage shall be maintained in a visible and legible manner. (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 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 Northwest Roseville Landscape Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance (Ordinance #4786).
 - 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)
- 11. 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)
- 12. 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)
- 13. 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)
- 14. 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)
- 15. 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)

- 16. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 17. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
- 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. 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)
- 20. 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, Planning, Building, 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." (Public Works)
- 22. 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. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. 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)
- 23. 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)
- 24. 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)
- 25. The project shall be addressed as 1241 Pleasant Grove Bl. 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)
- 26. 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)

- 27. 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)
- 28. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 29. 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)
- 30. The applicant shall install a separate irrigation service in addition to the domestic water service. (Environmental Utilities)
- 31. 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)
- 32. 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)
- 33. 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)
- 34. 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)
- 35. 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)
- 36. 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)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 37. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 38. 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)
- 39. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements. (Environmental Utilities)
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 40. 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)
- 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. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 43. The applicant/developer shall participate in the Transportation Systems Management (TSM) Plan and Agreement for Arbor View Village to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 44. 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)
- 45. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 46. Restaurants or other Food Service Establishment (FSE). The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
- 47. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
- 48. 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)
- 49. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 50. 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)
- 51. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 52. 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)
- 53. 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. (Electric)
- 54. 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)
- 55. 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:

- 56. 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)
- 57. 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)
- 58. 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)
- 59. 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)
- 60. 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)
- 61. 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)
- 62. 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)
- 63. 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)

- 64. 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)
- 65. 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)
- 66. 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 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. (Building, Planning)

ATTACHMENT

- 1. Color Elevations
- 2. Overall Arbor View Site Plan

EXHIBITS

- A. Site Plan
- B. Grading & Drainage Plan
- C. Elevations
- D. Landscape Plan

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment 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 & Redevelopment Director at, or prior to, the public hearing.