

# CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING March 17, 2005

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<u>ITEM III-A</u> DESIGN REVIEW PERMIT MODIFICATION – 6861 FIVE STAR BL (GOLDEN CORRAL) – FILE NO. DRPMOD 05-01

# **REQUEST**

The applicant requests approval of a Design Review Permit Modification to construct a 10,750 square foot restaurant on an existing pad within the Fairway Commons I shopping center at the corner of Five Star Boulevard and Fairway Drive.

Project Applicant – Burrell Consulting Group (Jerry Aplass)
Property Owner – Kobra Properties

# **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification with ninety-five (95) conditions of approval.

# **OUTSTANDING ISSUES**

There are no outstanding issues with this application. The applicant has reviewed and is in agreement with all recommended Conditions of Approval.

#### BACKGROUND

The project site is located on the southwest corner of Five Star Boulevard and Fairway Drive and is a portion of Parcel 45B of the Highland Reserve North Specific Plan (HRNSP). On March 13, 2003 the Planning Commission approved plans for the Fairway Commons I Shopping Center. The approved plans included elevations for a 10,330 square foot building on Pad B (Attachment 3). The shopping center is currently under construction, including all site improvements needed for this building.

#### PROJECT DESIGN FEATURES

See the attached Site Plan Exhibit (A), Building Elevations (Exhibit B), Grading Plan (Exhibit C) and Color Elevations (Attachment 2).

# **DESIGN REVIEW PERMIT EVALUATION**

This project is subject to the development standards of the City's Zoning Ordinance, the design standards of the City's Community Design Guidelines (CDG), and additional design guidelines of the Highland Reserve North Specific Plan. Staff reviewed the proposal for consistency with all

applicable standards and for compatibility with the other Fairway Commons I buildings. The following discussion notes the differences between the proposed plans and those previously approved.

**General Design Considerations:** The CDG state that buildings should be designed to conform to their surroundings with respect to height and scale. All elevations of a building should be given architectural treatment and contain elements drawn from those used in the design of the primary frontage.

- The Golden Corral plans indicate a floor area of 10,750 square feet. This building footprint is slightly larger than the 10,330 square foot Pad B building in the original Fairway Commons I Design Review Permit approval, but is generally in the same shape and location.
- The plans indicate parapet and roof ridge heights of 19 to 21 feet. The gabled entry tower on the west elevation is 26 feet high. Two gabled towers at the north and south ends of the building are 27 feet 8 inches high.
- The Pad B building elevations approved with the Fairway Commons I plans do not indicate dimensions (see Attachment 3); however, on the plans the parapets appear to be 22 to 23 feet high and the entry tower appears to be 31 feet high. An accurate scale is shown for reference.
- The other Fairway Commons I buildings are currently under construction. The adjacent Pad A building is 16,426 square feet with a 26 foot high parapet and a 33 foot high entry tower. The five contiguous major tenant buildings on the south of the property range from 20,460 to 35,000 square feet and have parapets ranging from 24 to 31 feet high and towers of 34 to 38 feet high.
- The Golden Corral building will have the smallest building footprint on the Fairway Commons I property and have proportionately lower roof and tower elements. Accordingly, it is designed to conform to the other buildings with respect to height and scale.
- All four elevations of the Golden Corral building use the following treatments and elements:

wood fascia and window trim

bronze-framed storefront windows

metal roofing in the form of gables, dormers and a mansard

stucco walls contrasted with areas of split-face concrete masonry

 As discussed above, the Golden Corral building will conform to the surrounding buildings with respect to height and scale; and all elevations of the building will have architectural treatment and elements drawn from those used in the design of the front elevation.

**Massing and Form:** The CDG state that main building entries should be emphasized through building articulation and form to be easily identified. Building entries and streetside facades should have a pedestrian scale, using windows, awnings, trellises, articulation, etc. Roof lines, wall planes and wall heights should be varied and significantly articulated to avoid blank expanses.

- The proposed building form is a clear departure from the parapet wall and flat roof of the original Pad B elevations. The new design is intended to present the Golden Corral corporate image using materials that are typical for Roseville commercial buildings and colors that were previously approved for the Fairway Commons I center.
- The plans indicate the building entry will be through the large gable wing on the front of the building, with doors on either side. Smaller gable roofs extend over both doorways to afford shade and rain cover with a pedestrian scale.

- The elevations depict a 4.5:12 slope, metal roof covering most of the building. The roof plane is varied with four shuttered dormers on the front elevation and one on the rear.
- A 4 foot deep roof overhang on the front provides shade for the southwest–facing windows and a degree of rain cover for the front walkway.
- A portion of the rear elevation has a parapet wall with a metal mansard wrap. The eave of this 18:12 slope is 3 feet above the top of the windows, so it appears the mansard is intended to break up the vertical plane of the wall more than to shade the windows.
- Staff believes that these design details are consistent with the intent of the CDG and are compatible with the surrounding buildings, including the Les Schwab Tires across the street and the other Fairway Commons I buildings (Attachment 4).

**Materials and Finishes:** The CDG state that innovative use of durable, high quality materials such as brick, stone, tile, stucco and certain forms of concrete is encouraged. Materials, shapes, elements and details used on the front or main elevation, including the roof style and materials, should be extended to all elevations. The number of colors should be kept to a minimum, no more than three on small commercial buildings.

- The materials/color schedule indicates that the building will have the same exterior stucco colors as the other Fairway Commons I buildings. The principal color on the front is Bone White; on the rear it is Onionskin Tan.
- A contrasting color and texture will be provided with split face masonry painted Smokey Glass.
   This will be used on the tower bases and as a wainscoting on the rear elevation.
- The schedule indicates the metal roof as AEP Span Hemlock Green. The schedule approved for Fairway Commons I indicates metal roofs to be Berridge Teal Green. Staff confirmed with the architect that the design intent is for the roof colors to match. Accordingly, we have included Condition #8a to stipulate that the metal roof color must match that used on the other buildings and the applicant has agreed to this condition.
- Staff believes that the colors, materials and design are consistent with the intent of the CDG and are compatible with the other buildings of the previously approved Fairway Commons I Shopping Center (Attachment 3).
- The elevations indicate a split face masonry retaining wall to be constructed along the Five Star Boulevard frontage and part way across the Fairway Drive frontage. The plans also indicate an "existing rock wall" for the rest of the Fairway Drive frontage. While the same split face masonry has already been used to construct the retaining wall around the adjacent Pad Building A, the rock wall has not yet been constructed. In order to provide a consistent appearance along Fairway Drive and Five Star Boulevard, staff is coordinating with Kobra Properties to revise the Fairway Commons I civil improvement plans to use split face masonry instead of rock for the retaining wall at the front of the parking lot.

**Parking:** The Fairway Commons I site plan was approved with a total of 720 parking stalls provided, a surplus of 132 stalls more than the 588 stalls required by code (see Figure 1).

Tenant leasing after the DRP approval resulted in several minor changes to the numbers. The overall building floor area increased 1,426 square feet. Chuck E. Cheese leased 12,000 square feet of Building A, an increase in the floor area identified as restaurant. The site plan was revised to accommodate these building changes and larger trash enclosures, resulting in a decrease of 14 parking stalls. Staff reviewed these revisions during plan check and determined they were compatible with the spirit of the original approval and consistent with the code requirements.

Figure 1
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	Retail	Restaurant	Total Parking	Parking
	(1 space/300 sq. ft.)	(1 space/100 sq. ft.)	Required	Provided
	145,460 sq. ft.	10,330 sq. ft.		
Original DRP	485 stalls	103 stalls	588 stalls	720 stalls
	134,882 sq. ft.	22,334 sq. ft.		
Revised to Date	450 stalls	223 stalls	673 stalls	706 stalls
	134,883 sq. ft.	22,754 sq. ft.		
This Proposal	450 stalls	228 stalls	678 stalls	705 stalls

The current proposal also increases the floor area of restaurant use and results in the loss of one more parking stall. As shown in the table, the site will still provide a surplus of 27 parking stalls.

**Signs:** Signs depicted on the building elevations are not a part of this application and are subject to a separate Sign Permit. The signs depicted are not consistent with the approved Pad B criteria in the Fairway Commons I Planned Sign Permit Program (PSPP 03-12).

# CONCLUSION

Zoning Ordinance Section 19.78.060(J) requires two findings of fact to be made in order to approve a Design Review Permit Modification. 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 Modification. The two findings for approval of the Design Review Permit Modification are contained in the Recommendation section of this report.

#### **ENVIRONMENTAL DETERMINATION**

A Negative Declaration was adopted for the Fairway Commons I Shopping Center on March 13, 2003. Section 15162 of the CEQA Guidelines stipulates that where a negative declaration has been adopted for a project, no additional CEQA review is required unless:

- Substantial changes are proposed in the project, which will require major revisions of the
  previous negative declaration due to the involvement of new significant environmental effects or
  a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken (i.e. a substantial deterioration of air quality in the vicinity), which will require major revisions in the previous negative declaration; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted, shows any of the following:
  - a) the project will have one or more significant effects not discussed previously;
  - b) significant effects previously examined will be substantially more severe;
  - c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or
  - d) mitigation measures or alternatives, which are considerably different from those analyzed previously, would substantially reduce one or more significant effects on the environment.

Staff has compared the present request with the approved project, determined that none of these criteria are true, and concluded that no additional CEQA review is required. Pursuant to Section 15162 of the CEQA Guidelines, the previously adopted Negative Declaration remains adequate for the purpose of the present request and will be applied to this Design Review Permit Modification.

# RECOMMENDATION

The Planning Department recommends that the Design Committee take the following two (2) actions:

- A. Adopt the two findings of fact as stated below for the Design Review Permit Modification 6861 Five Star Boulevard File No. DRPMOD 05-01;
  - 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.
  - 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.
- B. Approve the Design Review Permit Modification 6861 Five Star Boulevard File No. DRPMOD 05-01 with ninety-five (95) Conditions of Approval.

# CONDITIONS OF APPROVAL FOR DRP MODIFICATION #DRPMOD 05-01

- 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 **March 17, 2007**. 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 **March 17, 2007**.
- 2. The project is approved as shown in Exhibits A C and as conditioned or modified below. (Planning)
- 3. All existing conditions for Fairway Commons I (DRP 02-60) shall remain applicable to this DRP Modification, except as otherwise conditioned below. (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. A deposit in the amount of two (2) percent of the value of the public improvements, or \$1000, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two (2) percent of the value of the public improvements, or \$1000, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. Monthly statements will be issued by the City's Finance Department to the applicant. If at any time the balance in the deposit account is less than \$500, the applicant may be required to deposit additional funds as estimated by the City. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)

- 5. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 6. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 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. (Engineering)

### PRIOR TO 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--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - 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. 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.
  - a. The metal roof color shall match that used on the other Fairway Commons I buildings. (Planning)
- 10. 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)

- 11. 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)
- 12. 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)
- 13. **Multiple Building Complexes.** As part of the required **Site Accessibility Plan**, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 14. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 15. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 16. 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.
- 17. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 18. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
  - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
  - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.

- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 19. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 20. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 21. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 22. 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)
- 23. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 24. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 25. The applicant/developer shall pay Pressure Zone 4 fee. (Environmental Utilities)
- 26. The plans shall show existing water and sewer utilities and proposed water and sewer to the building. (Environmental Utilities)
- 27. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for HRNSP Parcel 45B Fairway Commons 1 to be reviewed and approved by the Transportation Commission. (Transportation)

- 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. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
- 32. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 33. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 34. The required fire flow for the protection of the proposed project is 2,500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type NV 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)
- 35. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1750 gpm and the fire sprinkler system 750 gpm. (Fire)
- 36. Applicant shall provide a minimum of four (4) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 350 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)

- 37. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 38. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 39. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
- 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
- 41. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 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. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - A 12.5 foot wide public utilities easement along all road frontages.
  - Water and sewer easements. (Electric, Engineering, Environmental Utilities)
- 46. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
- 47. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 48. 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)
- 49. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.

- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 50. This project falls within the commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 51. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 52. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 54. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 55. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for HRNSP Parcel 45B Fairway Commons 1 to be reviewed and approved by the City Manager. (Transportation)
- 56. 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)
- 57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 58. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 59. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 60. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

- 61. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 62. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 63. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 64. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 65. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 66. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 67. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 68. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 69. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
- 70. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)

- 71. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
  - a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
  - b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
  - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - d. A 100 % reliability factor. (Fire, Police)
- 72. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 73. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 74. 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)
- 75. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 76. 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)
- 77. 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)
- 78. 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.

- 79. 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)
- 80. 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:

- 81. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
- 82. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 83. The project shall comply with all required environmental mitigation identified in the Highland Reserve North Specific Plan EIR. (Planning)
- 84. 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)
- 85. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 86. 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)
- 87. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
- 88. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
- 89. 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)
- 90. 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)

- 91. 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)
- 92. 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)
- 93. 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)
- 94. 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)
- 95. 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)

# **ATTACHMENTS:**

- 1. Vicinity Map
- 2. Color Elevations
- 3. Fairway Commons I Pad B Elevations
- 4. Fairway Commons I Major Elevations

# **EXHIBITS**:

- A. Site Plan
- B. Building Elevations
- C. Grading Plan

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

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