

# CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING

MAY 12, 2005

Prepared by: Michael Isom, Project Planner

ITEM VII-A:

DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, & TENTATIVE SUBDIVISION MAP – 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) -- FILE#S DRP 03-49, CUP 03-07, & SUBD 03-10

#### **REQUEST**

The applicant requests approval of a Design Review Permit to allow construction of 26 attached live/work units with associated landscaping, lighting, and parking. A Tentative Subdivision Map is also requested to merge and re-subdivide a 0.48-acre and 0.16-acre parcel (totaling 0.64 acres) into 26 residential lots. As part of the Tentative Map (merger/re-subdivision) approval, the applicant is requesting that a 150-foot segment of Placer Street between Main Street and the alley be abandoned and incorporated into the project site. Lastly, a Conditional Use Permit is requested to allow residential units on the first and third floors (dwelling units are principally permitted on the second floor in the Historic District zone).

Applicant / Owner -- Shepard Johnson, Shepard Johnson Properties

#### **SUMMARY RECOMMENDATION**

The Planning Department recommends that the Planning Commission:

- A. Adopt the four (4) findings of fact for the Design Review Permit:
- B. Approve the Design Review Permit with one hundred (100) conditions of approval;
- C. Adopt the three (3) findings of fact for the Conditional Use Permit;
- D. Approve the Conditional Use Permit with one (1) condition of approval;
- E. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- F. Approve the Tentative Subdivision Map with forty-seven (47) 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 300 Main Street within the City's Historic District (see Attachment 1). The project site is 0.64 acres in size and is bounded by Main Street on the south, a public alley on the north, existing commercial buildings on the east, and Washington Boulevard on the west. The property is currently vacant. Development of the property would be the first significant construction project in the historic district in the last 45 years.

The project site encompasses two vacant lots: one on the west side of Placer Street, and one on the east side of Placer Street. The proposed design incorporates a 150-foot segment of Placer Street (from Main Street to the alley) as a landscaped plaza with a pedestrian walkway connecting Main Street to the alley. As a result, the applicant is requesting City approval to abandon this 150-foot segment of Placer Street. More detail related to the roadway abandonment is provided in the Tentative Map evaluation below.

The project proposes 26 three-story residential live/work lofts. The four units fronting on Main Street are planned to accommodate potential commercial storefronts on the ground level. Typical lot dimensions

range from 15 to 20 feet in width, and 55 feet in length. The average unit size is approximately 1,900 square feet, including a 500 square foot third story. Each unit will have a single or two-car garage which will be accessed via private driveway off of the public alley. Except for the units fronting Main Street, all units will be designed with a private patio at the front door of each unit, with the intent of fostering neighbor interaction. The units facing Main Street will incorporate small balconies on the second floor, which will help provide natural surveillance of Main Street, particularly at night.

There are no "common area" lots proposed with the tentative map. Each residential lot will contain a portion of the site improvements (i.e., sidewalks and landscaping) that will be utilized by all residents of the project via right to use easements. No homeowner's association is proposed with the project. Rather, the applicant proposes to establish an "ownership committee" that will be responsible for overseeing project Conditions, Covenants, and Restrictions (CC&Rs). The ownership committee will also be responsible for maintenance of improvements used by all residents (i.e., sidewalks, alleys, landscaping, parking, etc.). A \$100,000 maintenance endowment will be established by the applicant prior to Certificate of Completion (COC) for use by the ownership committee at its discretion (see Tentative Map Condition 35b). The maintenance endowment will be established in the project CC&Rs and can only be used for maintenance of common improvements (e.g., drainage facilities, exterior façade maintenance, roof repair, etc.).

## SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #20, Roseville Heights On August 7, 2003, staff mailed a notice that an application had been received for the Washington Lofts project. On September 9, 2003, the applicant held a neighborhood meeting, in association with the Historic District Merchants Association, at the Carnegie Library. Meeting notes from the September 9, 2003 meeting are included as Attachment 4. In April of this year, the applicant contacted Ray Phipps of the Merchant's Association with a proposal to present the project one last time prior to hearing. However, the meeting request was declined. No other comments have been received regarding the project.
- B. Total Acreage: ±0.64 acres
- C. Site Access: As shown on the site plan, the buildings will be accessed from the public alley on the north side of the project. No vehicular access is proposed from Main Street or Washington Boulevard.
- **D. Physical or Natural Features:** The elevation of the site ranges from 157 to 160 feet above sea level. The site is relatively flat and void of any natural vegetation including trees.
- **D. Grading:** Minimal site grading will be required to prepare building pads.

## **ADJACENT ZONING AND LAND USE**

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
On-Site	Historic District (HD)	Central Business District (CBD)	Vacant
North	Community Commercial (CC) and Attached Housing (R3)	CC and Low Density Residential	Nubins Drive-In and Single Family Residences
South	HD	CBD	Various commercial
East	HD	CBD	Various commercial /

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
			hotel
West	CC	CC	Washington Boulevard

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance.

Development Standard	Required	Proposed
Building Setbacks	None	None
Landscape Setbacks	None	None
Building Height Limit	50' (max)	38'
Max. Building Lot Coverage	300%	150%
Parking Spaces (Total)	60 (2 per residential unit + 2,078 s.f. @ 1:250)	60
% of compact spaces	up to 30% max.	None
# of handicapped spaces	1 van accessible	2*
% of shaded parking	50% min.	50%
Bicycle Spaces	4	Unknown

<sup>\*</sup> See Design Review Permit evaluation below concerning electric utility box locations and need for parking rearrangement.

## PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A); Grading & Drainage Plan (Exhibit B); Utility Plan (Exhibit C); Landscape Plan (Exhibit D); Building Elevations (Exhibit E); reduced color elevations (Attachment 2); and, color samples (Attachment 5).

#### **EVALUATION**

#### **DESIGN REVIEW PERMIT**

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance and the Historic District design standards contained in the City's Community Design Guidelines.

As proposed and conditioned, the project complies with the applicable guidelines identified in the Community Design Guidelines (CDG) document. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

## STREETSCAPE TREATMENT (Section 7.A.4)

- The applicant has provided a landscape plan (Exhibit D) that shows the proposed landscape treatment along Washington Boulevard and Main Street. However, since the time the subject application was submitted, the City's Redevelopment Division has moved forward with the Historic District streetscape project. The streetscape project includes sidewalk and landscape improvements along the frontage of the subject property.
- It is anticipated that the streetscape project will be underway and possibly complete by the time the Lofts is completed. It is ultimately staff's goal to coordinate improvements of utility infrastructure and landscaping between the streetscape project and the Lofts. In the event the Lofts moves forward prior to the streetscape project, it is staff's recommendation that landscaping be installed to

match that planned for the streetscape project. **Condition 3a** addresses this requirement. The applicant is in agreement with this condition.

## STOREFRONT DESIGN AND PEDESTRIAN CONSIDERATIONS (Section 7.A.5)

- The CDG encourages traditional storefront designs that contain historically appropriate doors and windows, recessed entries that are oriented toward the main streets with visible display windows, covered walkways, and an overall pedestrian scale at the street level.
- As shown in the elevation plans, the first floor of the building design incorporates awnings and wainscoting to achieve a pedestrian scale. In addition, the east corner of Building 1 and west corner of Building 2 been angled at 45 degrees to facilitate views into the interior courtyard and to eliminate a hard edge in this location (see site plan). The second floors in these locations project over the angled corner, creating a covered walkway in this location.
- The CDG also encourages the use of high quality materials at the pedestrian level, particularly near building entries. The Historic District design guidelines also require new buildings to approximate the character of details found in the Historic District. Staff is generally satisfied with the building architecture as shown in the elevations; however, staff believes that some enhancements should be required to the building facades as follows:
  - As shown in the elevations, the architectural detailing at the street level along Main Street consists primarily of a contrasting color with a foam wainscot rail. Staff believes that higher quality materials, such as stone, brick, or ceramic tile, should be strategically used in this area to enhance the pedestrian scale and streetscape appearance from Main Street. **Condition 3b** requires the use of enhanced materials in this location to the satisfaction of the Planning Department.
  - o All window framing shall consist of wooden sashes or wood frame sashes and shall be consistent with the historic tradition of the period (**Condition 3c**).
  - o The building's exterior finish shall be a troweled smooth stucco finish, similar to a cement plaster appearance consistent with the historic tradition of the period (**Condition 3d**)
- With incorporation of the preceding conditions, the building architecture will comply with the Historic District Design Guidelines. The applicant is in agreement with these conditions.
- The CDG encourages special paving treatments to accentuate pedestrian ways between buildings and within plaza areas.
- With this requirement in mind, staff recommends that enhanced paving be added in the space between the two units fronting Main Street with the angled corners (see Exhibit F). The enhanced paving shall extend back from the property line a minimum of 15 feet. The paving in this area will create a hardscaped plaza and will reduce the amount of landscaped area that must be maintained by the homeowners.
- **Condition 3e** reflects this requirement. The applicant is in agreement with this requirement.
- Since the project includes a proposal to abandon a portion of Placer Street, it is important to maintain pedestrian connectivity from Placer Street, north of the project site, to Main Street. In recognition of this, the project incorporates an eight-foot wide pedestrian pathway through the interior courtyard that preserves this pedestrian connection. Staff is generally satisfied with the configuration, but recommends that the northern terminus of the eight-foot sidewalk be aligned (to the extent feasible) with the centerline of Placer Street. The intent is to increase the visibility of the sidewalk from Placer Street. Condition 3f reflects this requirement. The applicant is in agreement with this condition.

#### **BUILDING COLOR**

- Staff is generally satisfied with the color palette proposed for the buildings. However, staff believes
  that the appearance of the project could be enhanced through use of a different color scheme for
  each building cluster.
- The Historic District and downtown areas of the city are unique in that each building has its own identity through different materials, colors, and textures. Staff believes that incorporating a second, but complementary, color palette would further enhance the streetscape appearance of the buildings.
- Condition 3n requires the applicant to work with the Planning Department to find a suitable complementary color palette for the building containing Units 13-26. The applicant is in agreement with this condition.

#### SITE PLANNING

- The Electric Department has been working with the applicant to find suitable locations for required transformers and junction boxes. According to Roseville Electric, two transformers and one junction box are required to serve the project. As shown on the site plan, space is limited in which to place aboveground electric infrastructure. In consultation with the Electric Department, the site plan has been designed to place the required electrical equipment in landscape planters in the parking area off of the alley.
- At the Electric Department's suggestion, the electric meters for each cluster of buildings will be located in a meter bank at the north end of each cluster. The site plan shows the proposed location of each meter bank.
- The Electric Department indicates that there are conflicts with the meter banks serving units 1-6 and units 19-26. A three-foot working clearance must be maintained in front of each meter bank. Parking spaces, alleyways, or other public ways cannot count toward the required working clearance. The meter bank serving units 1-6 is located within a parking space that, when occupied, will prevent adequate working clearances. The meter bank serving units 19-26 is too close to the alley and does not provide the required three-foot working clearance.
- To eliminate these conflicts staff recommends the following:
  - o Parking space P5 shall be eliminated and replaced with a landscape planter.
  - Unit 26 shall be reduced in width to the satisfaction of the Planning and Electric Departments so that the meter bank is provided the minimum required working clearance from the alleyway.
- Conditions 3g & 3h reflect these requirements. The applicant is in agreement with this condition.
- According to the Building Division, only one van-accessible parking stall is required based on the number of surface parking spaces provided. Therefore, to make up for the loss of parking space P5, staff recommends that the van-accessible handicapped parking space north of Unit 1 be eliminated and replaced with one standard and one compact parking stall. Condition 3i reflects this requirement. The applicant is in agreement with this condition.
- As indicated on the Utility Plan, a 10" sewer line is shown running beneath some of the patios of units 13-18. Permanent structures cannot be located on top of utility improvements. Therefore, the sewer line will either need to be relocated, or the patios redesigned, or a combination of both to avoid this conflict. Condition 3j requires that adequate clearances from sewer lines and easements be maintained. The applicant is aware of this situation and is in agreement with this condition.

#### ART

• The commercial component of the Community Design Guidelines encourages the incorporation of public art into plaza areas and other gathering places. However, the multi-family component of the Guidelines does not incorporate this provision.

- The proposed buildings are sited at the property line along Main Street. The storefronts facing Main Street open out onto the public sidewalk and no plaza areas are proposed between the buildings and the property line along Main Street. Therefore, opportunities for incorporating public art are limited.
- Staff finds the proposed design acceptable. No change is recommended.

#### NOISE

- Residents of the units facing Washington Boulevard will be exposed to roadway and vehicle noise
  that exceeds the General Plan interior noise level standard of 45 dB for transportation-related noise
  sources. An acoustic analysis prepared for the project indicates that the project will comply with the
  General Plan standard with incorporation of specific construction methods such as using 5/8"
  gypsum wallboard, plywood sheathing, windows with an STC rating of 29 or better, and adequate
  HVAC units.
- **Condition 5** requires incorporation of the mitigation measures noted in the acoustic analysis (Attachment 5). The applicant is in agreement with this condition.

#### **PHASING**

- The applicant indicates that all site work will be performed in one phase. Building pads will be created with the site work. All common improvements, such as sidewalks and the private alleys shall be installed with the initial site work (**Condition 4**).
- Since the project is a fee-lot subdivision, each unit could conceivably be constructed one at a time. While this is possible, the applicant indicates that it is his intent to develop the two buildings (consists of 12 and 14 units, respectively) in two phases. To ensure that the project develops in an orderly fashion, staff recommends that the project be developed in a maximum of two phases.
   Condition 4 also addresses this requirement.

## **Design Review Permit Conclusion**

Section 19.78.060(B) of the Zoning Ordinance requires that four findings 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 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.

## CONDITIONAL USE PERMIT

Section 19.12.020 of the Zoning Ordinance identifies dwellings or Single Room Occupants as principally permitted on the second floor of buildings in the Historic District. In all other instances, dwellings in the Historic District require a Conditional Use Permit. Because the project proposes living space on the first and third floors in addition to the second floor, it is subject to a Conditional Use Permit. The intent of the CUP requirement is to encourage ground floor retail with residential living quarters above. In this case, the project is intended as "live/work" lofts, where a professional office may be located on the first floor and the owner's living space is located on the second and third floors. Staff believes the live/work concept is consistent with the Zoning Ordinance's intent for mixed-use in the Central Business District.

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

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

The land use designation for the subject property is Central Business District (CBD). This designation is a distinct land use category that acknowledges land use patterns of significantly greater intensities and traditional mixed-use retail, office, and apartments. The General Plan lists high density residential as a secondary use, and does not establish a density or maximum number of units that may be located in the CBD. Clearly the General Plan and the Zoning Ordinance recognize the residential component of the CBD, Downtown, and Old Town areas.

The various utility departments have identified required utility improvements to serve the site and have conditioned the Design Review Permit accordingly. Staff has concluded that 26 residential units at this site will not create additional adverse impacts beyond those anticipated for a commercial project of comparable size. The proposed residential units will not impact existing utility services or create traffic or other impacts that were not anticipated with a commercial project of comparable size that cannot be accommodated. Therefore, staff has concluded that the request for residential units within the project is consistent with the General Plan.

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

As evidenced in the Design Review Permit discussion above, the project has been designed to comply with applicable Zoning Ordinance development standards, including required parking. Therefore, the request for residential living space on the first and third floors of the project is consistent with the Zoning Ordinance.

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

As noted in the discussion above, the project has been designed to comply with the applicable requirements of the Zoning Ordinance and Community Design Guidelines. Staff has not identified any operating characteristics associated with residential units that would be materially detrimental to the health, safety, or welfare or persons residing or working in the area.

#### TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Map. The three findings are listed below in *italics* and are followed by an evaluation of the map in relation to each finding.

1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

<u>Parcel size, design, configuration, location, orientation and character:</u> The proposed Tentative Subdivision Map (Exhibit G) would create 26 lots. The lots vary in size from 1,083 square feet (s.f.) to 4,334 s.f. As discussed in the Design Review Permit evaluation above, there are no common area lots proposed with the subdivision. The lots have been sized and designed to accommodate the buildings and site design proposed with the Design Review Permit. Staff has not identified any concerns regarding the proposed lot configuration.

<u>Grading:</u> The site is relatively flat; minimal site grading will be required to prepare building pads. The grading is consistent with that proposed for the DRP, which has been found to be appropriate for the development of the site.

Access & Circulation: As shown on the site plan, the buildings will be accessed from the public alley on the north side of the project. No vehicular access is proposed from Main Street or Washington Boulevard. Provisions for reciprocal access and parking have been included for the 26 proposed parcels (Tentative Map Condition 38).

<u>Easements:</u> As indicated on the Tentative Map, all areas not encumbered by a building footprint will be dedicated as a Public Utility Easement. This will provide for flexibility in locating underground wet and dry utilities. The utility companies are satisfied with this arrangement.

<u>Improvements:</u> The project will also include utility infrastructure, water, sewer, electric, fire hydrants and other utility mains. The Design Review Permit was conditioned to require that these site improvements be provided. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as this Tentative Map.

Right of Way Abandonment: As previously noted, the project proposes to incorporate a portion of Placer Street in its design. As shown on the project site plan (Exhibit A), a 150-foot portion of Placer Street from Main Street to the alley north of the project would be incorporated as a pedestrian plaza. The existing curb returns are to be removed and new sidewalk added on Main Street (Tentative Map Conditions 15 and 18). Units 13-18 would actually encroach out into the right of way. As a result of the proposed design, the applicant has requested that the City abandon the right of way.

Staff's investigation into the right of way of Placer Street indicates that this roadway is held by easement. Given that the roadway is granted by easement, the land area would revert to the adjoining property owner once abandoned. In this case, the project proponent owns the properties on both sides of the roadway; therefore, the land area will be incorporated into the project site.

Staff is supportive of the request to abandon the right of way. This project represents the most significant private investment in the Historic District in over 45 years. The Lofts project is anticipated to serve as a much-needed catalyst for private development in the Historic District. Abandoning the right of way will allow two smaller commercial parcels to be combined into a larger and more viable commercial property, which has produced the project under consideration.

Placer Street is not a high-volume roadway and primarily serves the six residences north of the alley (see aerial photo – Attachment 3). The street pattern in the Historic District is a grid pattern with alleyways, which provides multiple circulation choices for drivers. As a result, staff does not believe that the closure of this portion of Placer Street will significantly affect circulation within the Historic District.

It should be noted that the alleyway north of the project site will be improved to meet the City's improvement standard for alleys. The alley is currently substandard with approximately 15 to 17 feet of pavement width. The project has been conditioned to improve the alley with 20 feet of asphalt and a valley gutter.

Section 66499.20½ of the Subdivision Map Act provides for the abandonment and/or relocation of right of way with a merger and resubdivision. Accordingly, the right of way proposed for abandonment is clearly stated on the face of the map. All existing easements will remain in place, and new easements required as a result of the project are also listed on the face of the map. The proposed merger / resubdivision was routed to the various utility companies / City departments. All comments received on the map have been incorporated into the map design and conditions of approval. At the time this report was written, no objections to the proposed abandonment had been received.

2. The subdivision will result in lots that can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

As discussed previously, staff has determined that the design, layout, configuration, and size of the proposed lots are sized to accommodate future development in accordance with City standards. There are no outstanding issues that would prevent the lots from being developed in accordance with the Design Review Permit.

There are no physical features (such as wetlands) present on the property that would preclude development of any of the proposed lots.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

## **ENVIRONMENTAL DETERMINATION**

In reviewing the site specific information provided for this project, the City of Roseville Planning & Redevelopment Department has analyzed the potential environmental impacts created by this project and determined that the impacts are considered to be less than significant. Based on the results of an Initial Study checklist, the Planning & Redevelopment Department has found the project to be 1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; 2) the proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; 3) the project site has no value as habitat for endangered, rare or threatened species; 4) approval of the project would not result in any significant effects relating to traffic noise, air quality, or water quality; and 5) the site can be adequately served by all required utilities and public services. As such, the Planning & Redevelopment Department has determined that the project is exempt from further CEQA review as an Infill Development Project pursuant to CEQA Guidelines Section 15332. The Initial Study checklist is available for review in the Planning & Redevelopment Department at 311 Vernon Street during normal business hours.

#### RECOMMENDATION

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

- A. Adopt the four findings of fact as stated below for approval of the DESIGN REVIEW PERMIT 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) FILE #DRP 03-49:
  - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, 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, access, vehicle parking, vehicle, pedestrian and bicycle 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 and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
- 3. The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and 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 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) FILE #DRP 03-49 with the one hundred (100) conditions listed below;
- C. Adopt the three (3) findings of fact as stated in the staff report for approval of the CONDITIONAL USE PERMIT – 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) – FILE #CUP 03-07;
- D. Approve the CONDITIONAL USE PERMIT 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) FILE #CUP 03-07 with one (1) condition of approval.
- E. Adopt the three (3) findings of fact as stated in the staff report for approval of the TENTATIVE SUBDIVISION MAP – 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) – FILE #SUBD 03-10;
- F. Approve the TENTATIVE SUBDIVISION MAP 300 WASHINGTON BOULEVARD (WASHINGTON LOFTS) FILE #SUBD 03-10 with forty-seven (47) conditions of approval.

#### CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 03-49:

- 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 May 12, 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 May 12, 2005.
- 2. The project is approved as shown in Exhibits A G and as conditioned or modified below.
- 3. All applicable plans shall be modified to reflect the following:
  - a. The applicant shall coordinate landscape and frontage improvements with the Historic District streetscape improvement project. (Planning / Redevelopment)
  - b. The building elevations along Main Street shall incorporate high quality materials, such as stone, brick, or ceramic tile, to enhance the pedestrian scale and streetscape appearance from Main Street to the satisfaction of the Planning Department. (Planning)
  - c. All window framing shall consist of wooden sashes or wood frame sashes (or acceptable alternative) and shall be consistent with the historic tradition of the period. (Planning)

- d. The buildings exterior finish shall be a troweled smooth stucco finish, similar to a cement plaster appearance consistent with the historic tradition of the period. (Planning)
- e. Enhanced paving (stamped or decoratively scored colored concrete) shall be added in the space between the two units fronting Main Street with the angled corners (see Exhibit F). The enhanced paving shall extend back from the property line a minimum of 15 feet. (Planning)
- f. The northern terminus of the eight-foot sidewalk (near Units 12 and 13) shall be aligned (to the extent feasible) with the centerline of Placer Street. (Planning)
- g. Parking space P5 (as shown in Exhibit A) shall be eliminated and replaced with a landscape planter. (Planning)
- h. Unit 26 shall be reduced in width to the satisfaction of the Planning and Electric Departments so that the meter bank is provided the minimum required working clearance from the alleyway. (Planning, Electric)
- i. The van-accessible handicapped parking space north of Unit 1 shall be eliminated and replaced with one standard and one compact parking stall. (Planning)
- j. The patios of Units 13-18 shall be revised or removed or the 10 inch sewer line location modified so as not to result in a conflict to the satisfaction of the Planning and Environmental Utilities Department. (Planning, Environmental Utilities)
- k. Where any portion of the structure, including accessories such as awnings, extends into a public right-of-way, an encroachment permit shall be obtained. (Planning)
- I. All exterior light fixtures shall be provided for review and approval by the Planning Department. (Planning)
- m. The private alleys providing access to the garages shall be concrete. Additional dry utility conduit shall be installed as deemed necessary to avoid future cuts to the concrete. (Planning)
- n. A different, but complementary, color palette shall be developed and applied to the building containing Units 13-26 to the satisfaction of the Planning Department. (Planning)
- 4. All common improvements, such as sidewalks, private alleys, and parking shall be installed with the initial site work. The project shall be constructed in no more than two phases. (Planning)
- 5. The plans submitted to the Building Department shall incorporate all noise attenuation measures incorporated in the acoustic analysis as follows:
  - a. All joints in exterior walls shall be sealed airtight around windows and doors, at the wall perimeter and at major seams.
  - b. All above ground penetrations of exterior walls by electrical and plumbing components shall include a ¼ to ½ inch airspace around the perimeter. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight with non-hardening caulking or mastic.
  - c. Basic exterior wall construction shall include the following or an equivalent: 2" x 4" wood studs at 16 inches on center; minimum R-13 insulation in the stud cavities; ½ gypsum wallboard; exterior finish shall include a minimum three-coat dense stucco.

- d. Ceilings shall be finished with a minimum ½" gypsum board with minimum R-19 insulation.
- e. Windows shall have a minimum STC rating of 29 or better.
- f. Exterior French glass doors shall have a minimum STC rating of 29.
- g. Adequate ventilation shall be provided. (Building)
- 6. 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 and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
- 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)
- 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)
- 9. 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:

- 10. The Final Map for SUBD 03-10 shall be recorded prior to issuance of building permits. (Engineering, Planning, Building)
- 11. Parking stalls shall meet, or exceed, the following minimum standards:
  - All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped 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 handicapped 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:
    - Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
       The total number of accessible parking spaces shall be established by Table 11B-7 of the UBC.
    - ii) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the UBC.

- iii) Handicapped accessible parking and exterior route of travel shall comply with UBC, Sections 1127B and 1129B. (Building)
- 12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 13. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 14. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 15. 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)
- 16. 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)
- 17. 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)
- 18. 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)
- 19. 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.
- 20. 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)
- 21. 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)
- 22. 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)
- 23. Prior to the Approval of the Improvement Plans for this project, the project proponent shall have properly abandoned the existing right-of-way of that portion of Placer Street that currently bisects the site. The Abandoned RoW shall then be dedicated back to the City as a Public Utility Easement. (Engineering)
- 24. Upon the completion of all necessary utility connections within the existing alleyways, the alleyways shall be overlaid with enough asphalt pavement to equal the structural section of a typical residential street. **Prior to the approval of the Improvement Plans**, the project proponent shall have a geotechnical engineer pothole, test and verify the existing pavement section and offer to the City a recommendation for final construction of the equivalent structural section. The alleyway shall be overlaid from the intersection of Washington to the intersection of Lincoln . (Engineering)
- 25. Along the frontage of the project, and in those locations where the curb and gutter is not in conformance with current City Standards, the existing improvements shall be removed and replaced with newly constructed Type 2 curb and gutter. That area along the length of Main Street where the RoW of Placer Street will be abandoned shall be replaced with Type 2 curb and gutter. (Engineering)
- 26. A right turn lane from Main Street north bound onto Washington Blvd. shall be provided. Stripping and additional lane width to provide two 10-foot lanes as measured form the raised median shall be made part of the improvement plans. (Engineering)
- 27. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Engineering)
- 28. Parking shall be restricted on Washington Blvd. and on Main Street from the intersection of Washington back 130-feet, and on the alleyways. "No Parking" signs shall be posted. (Engineering)
- 29. The existing sidewalk shall be removed and replaced with new 4-foot wide sidewalk (or other width as approved for the Historic District Streetscape Improvement Project) along the frontages of Main Street and Washington Blvd. (Engineering)
- 30. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 31. **Prior to the approval of the Improvement Plans**, the project proponent shall provide a copy of the Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. (Engineering)
- 32. 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)
- 33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 34. 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 6' and 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)
- d. The project shall have individual domestic water meters.
- Water services to all units with ground floor commercial shall be equipped with a backflow preventor. This is necessary to satisfy the commercial service requirement and prevent the use of dual services to such units.
- f. The types, sizes and locations of all meters, backflows and fire hydrants shall be determined prior the approval of the improvement plans by Environmental Utilities Department.
- g. No trees or permanent structures shall be placed within water or sewer easements without the approval of the Environmental Utilities Director.
- 35. The existing water system serving the project site cannot currently support the required fire flow for this project. The applicant shall construct all necessary improvements to the water infrastructure to service the proposed project, including looping the system. Depending on the timing of the Historic District revitalization project, the applicant may be required to build and upsize water and sewer infrastructures beyond what are needed for this project, subject to reimbursement. These improvements shall include, but are not limited to, the following:
  - a. Construction of an 8-inch water line from the existing 6-inch water main on Placer St., down Placer St. (the new landscape corridor) to Main St., west along Main St. to Washington Blvd., and south along Washington Blvd. to the 12-inch water line on Church St. All waterline appertenances shall be designed and constructed to current City specifications.
  - Upgrade the 10-inch sewer line in Placer St. (the new landscape corridor) and the existing 6-inch sewer lines and associated appurtenances in the Alley and along Main St. to current City specifications.
- 36. The project shall utilize 90-gallon bins for trash in lieu of trash enclosures. It shall be the responsibility of the residents to make the bins available on the day of pick up.
- 37. 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)
- 38. 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)

- 39. 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)
- 40. The required fire flow for the protection of the proposed project is 2,250 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)
- 41. 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 2,250 and the fire sprinkler system 750 gpm. (Fire)
- 42. Applicant shall provide a minimum of 3 fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 400 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)
- 43. 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)
- 44. The subdividing of this project shall not reduce the responsibilities of the homeowners of this project from maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations. The project CC&Rs shall contain clear language regarding maintenance and common easement agreements for service. A service company, or other arrangement suitable to the Fire Department shall be obtained to maintain all on-site fire protection systems. (Fire)
- 45. 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)
- 46. 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)
- 47. Electric metering shall be accomplished by using meter clusters or electric switchgear (that meet Roseville Electric and E.U.S.E.R.C. requirements) and the 4-commercial units shall meet Roseville Electric requirements for commercial metering. (Electric)
- 48. The meter banks shown for units 1-6 and 19-26 do not meet the required 36" working clearance in front of the proposed equipment. Parking, alley, or roadway cannot be used for working clearance. If a door is used on the meter centers, the doors must open to 180 degrees or the 36" working clearance will be required from the doors when open to 90 degrees. These two locations must be revised to provide the working clearances shown above. (Electric)

- 49. 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
- 50. 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)
- 51. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of customers and residents 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)
- 52. 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:**

- 53. 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)
- 54. 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)
- 55. 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.

- 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**)
- 56. 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.
- 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.
- Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- 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)

#### 57. The project shall be addressed as follows:

Lot 1 – 304 Washington Boulevard, Suite 100

Lot 2 – 304 Washington Boulevard, Suite 105

Lot 3 - 304 Washington Boulevard, Suite 110

Lot 4 - 304 Washington Boulevard, Suite 115

Lot 5 - 304 Washington Boulevard, Suite 120

Lot 6 - 304 Washington Boulevard, Suite 125

Lot 7 – 180 Main Street, Suite 100

Lot 8 - 180 Main Street, Suite 105

Lot 9 - 180 Main Street, Suite 110

Lot 10 - 180 Main Street, Suite 115

Lot 11 - 180 Main Street, Suite 120

Lot 12 - 180 Main Street, Suite 125

Lot 13 – 160 Main Street, Suite 140

Lot 14 - 160 Main Street, Suite 145

Lot 15 - 160 Main Street, Suite 150

Lot 16 - 160 Main Street, Suite 155

Lot 17 - 160 Main Street, Suite 160

Lot 18 - 160 Main Street, Suite 165

Lot 19 - 160 Main Street, Suite 100

Lot 20 - 160 Main Street, Suite 105

Lot 21 - 160 Main Street, Suite 110

Lot 22 - 160 Main Street, Suite 115

Lot 23 - 160 Main Street, Suite 120

Lot 24 - 160 Main Street, Suite 125

Lot 25 - 160 Main Street, Suite 130

Lot 26 - 160 Main Street, Suite 135

- 58. This project falls within the commercial land use category of the Dry Creek 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)
- 59. 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)
- 60. 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, Environmental Utilities)
- 61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 62. 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)
- 63. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 64. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 65. Restaurants or other food services. The developer shall install exterior grease interceptor if any of the proposed mixed units (residential and commercial) could potentially discharge any grease type product. (Environmental Utilities)
- 66. 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)
- 67. 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)\_
- 68. 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)
- 69. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

- 70. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)
- 71. 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)
- 72. 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)
- 73. 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)
- 74. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 75. 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)
- 76. 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)
- 77. 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. A knox's key shall also be installed adjcacent to any all auto gate entrance. Detail plan shall be submitted to the Fire Department for review. 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)
- 78. 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)
- 79. All of the area outside of the building footprints shall be dedicated as P.U.E. (Electric)
- 80. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

- 81. 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)
- 82. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 83. 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)
- 84. 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)
- 85. 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.
- 86. 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)
- 87. Electric facilities are required to be installed underground. (Electric)
- 88. Developer will be required to pay for the street lighting along all street & alley frontages as designed by Roseville Electric. (Electric)

#### OTHER CONDITIONS OF APPROVAL:

- 89. 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)
- 90. All existing public utility, electric, water, and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 91. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 92. 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)
- 93. 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)
- 94. 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)
- 95. 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)
- 96. 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)
- 97. 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)
- 98. 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)
- 99. 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)
- 100. 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)

## CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 03-07:

1. This Conditional Use Permit approval shall expire, if not effectuated, on the same date as DRP 03-49. The Conditional Use Permit shall be deemed effectuated upon issuance of a building permit. (Planning)

## CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP 03-10:

- 2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 3. 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)

- 4. The developer 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)
- 5. 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 and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)

## PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

- 6. 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 the Engineering Department prior to approval of the improvement plans.
  - d. Access to the floodplain as required by Engineering and the Streets Department.
  - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 7. 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)
- 8. 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)
- The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 10. All Lots/Parcels shall conform to class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
- 11. The following note shall be added to the Grading and/or Improvement Plans:
- 12. 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 through out the day.
- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent streets 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 measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 13. On the face of the Final Map, the project proponent shall abandon the existing right-of-way for that portion of Placer Street that currently bisects the site. In place of the abandoned RoW, a Public Utility Easement shall be dedicated to the City. (Engineering)
- 14. Upon the completion of all necessary utility connections within the existing alleyways, the alleyways shall be overlaid with enough asphalt pavement to equal the structural section of a typical residential street. **Prior to the approval of the Improvement Plans**, the project proponent shall have a geotechnical engineer pothole, test and verify the existing pavement section and offer to the City a recommendation for final construction of the equivalent structural section. The alleyway shall be overlaid from the intersection of Washington to the intersection of Lincoln . (Engineering)
- 15. Along the frontage of the project, and in those locations where the curb and gutter is not in conformance with current City Standards, the existing improvements shall be removed and replaced with newly constructed Type 2 curb and gutter. That area along the length of Main Street where the RoW of Placer Street will be abandoned shall be replaced with Type 2 curb and gutter and sidewalk. (Engineering)
- 16. A right turn lane from Main Street north bound onto Washington Blvd. shall be provided. Stripping and additional lane width to provide two 10-foot lanes as measured form the raised median shall be made part of the improvement plans. (Engineering)
- 17. Parking shall be restricted on Washington Blvd. and on Main Street from the intersection of Washington back 130-feet, and on the alleyways. "No Parking" signs shall be posted. (Engineering)
- 18. The existing sidewalk shall be removed and replaced with new 4-foot wide sidewalk (or other width as approved for the Historic District Streetscape Improvement Project) along the frontages of Main Street and Washington Blvd. (Engineering)
- 19. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 20. **Prior to the approval of the Improvement Plans**, the project proponent shall provide a copy of the Storm Water Pollution Prevention Plan (SWPPP) to the City for review and approval. (Engineering)

- 21. 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 be installed on a maximum of 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. (Environmental Utilities)
- 22. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
- 23. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 400' on center. (Fire)
- 24. Minimum fire flow is 3,000 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 25. 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)
- 26. All Electrical Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction". (Electric)
- 27. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
- 28. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
- 29. The location and design of the gas service shall be determined by PG&E. The design of 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)
- 30. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

## PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

- 31. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a. All the area outside of the building footprints shall be dedicated as a Public Utility Easement on the face of the Map (Electric, Engineering, Environmental Utilities).

- A pedestrian easement shall be recorded along the alignment of the 8-foot sidewalk between Units 7-12 and 13-18, beginning at Main Street and terminating at the alley north of Units 12 and 13. (Engineering, Planning)
- 32. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 33. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 34. 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 (Environmental Utilities, Electric, Engineering)
- 35. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
  - a. Creation of an ownership committee or other entity responsible for coordination of maintenance to common improvements (including, but not limited to parking, drainage facilities, roof repairs, building façade and private alley maintenance, etc.) (Attorney, Planning)
  - b. Prior to issuance of a certificate of completion, a \$100,000 maintenance endowment shall be established for use by the ownership committee for maintenance of improvements utilized by all parcels (e.g., alleys, parking, drainage facilities, etc.), building facades, roof repairs, etc. (Attorney, Planning)
  - c. A disclosure to buyers that the design of the buildings, including color and materials, is subject to an approved Design Review Permit and cannot be modified without City approval. (Attorney, Planning)
- 36. The City shall not approve the Final Map for recordation until either:
  - a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
- 37. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
- 38. All parcels shall have rights of reciprocal access and parking. A separate agreement to this effect shall be submitted to the City as a part of Final Map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
- 39. 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)

- 40. The Final Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval, but prior to Council approval (Engineering)
- 41. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
- 42. A declaration of restrictions shall be recorded, either in conjunction with the CC&R's or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plan, it shall be the responsibility of the owner of the residence to maintain the valve and prevent damage from occurring to any such residence, or its contents, due to the failure of the valve for any reason whatsoever. (Environmental Utilities)

#### **OTHER CONDITIONS OF APPROVAL**

- 43. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 44. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 45. 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)
- 46. 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. (Engineering)
- 47. 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 shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

#### **ATTACHMENTS**

- 1. Vicinity Map
- 2. Reduced Color Elevations
- 3. Aerial Photo
- 4. September 9, 2003 Neighborhood Meeting Notes
- 5. Acoustic Analysis
- 6. Floor Plans
- 7. Applicant's Project Description
- 8. Color Samples

#### **EXHIBITS**

- A. Site Plan
- B. Grading & Drainage Plan
- C. Utility Plan
- D. Landscape Plan
- E. Building Elevations
- F. Enhanced Paving Exhibit
- G. Tentative Subdivision Map

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