

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING MAY 26, 2005

Prepared by: Steve Lindbeck, Associate Planner

ITEM VI-A: DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT & ADMINISTRATIVE

PERMIT - 335 LINCOLN ST - CASSIE HILL BUILDING - FILE## DRP 03-76, CUP

03-09 & AP 04-19

# **REQUEST**

The applicant requests approval of plans to construct a four story, mixed use building on a vacant parcel in the Old Town Historic District. Project entitlements include: a Design Review Permit for the building plans; a Conditional Use Permit for residential units on the third and fourth floors (residential units on the second floor are a principally permitted use); and an Administrative Permit to reduce the parking requirement to zero. Essentially the same project was approved in 2001, but the entitlements have since expired.

Applicant – Alan Edwards, Edwards Co. Property Owner – Richard Ryan

### **SUMMARY RECOMMENDATION**

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

- A. Adopt the four findings of fact as stated below for the Design Review Permit;
- B. Approve the Design Review Permit with eighty-five (85) conditions of approval;
- C. Adopt the three findings of fact as stated below for the Conditional Use Permit;
- D. Approve the Conditional Use Permit with one (1) condition of approval;
- E. Adopt the three findings of fact as stated below for the Administrative Permit; and
- F. Approve the Administrative Permit with one (1) condition of approval.

#### **SUMMARY OF OUTSTANDING ISSUES**

As of this date, the applicant has not indicated his agreement with the conditions of approval.

# **BACKGROUND**

In 1994, the City approved a Site Review Application for modifications to an existing building on this property. Some demolition was performed prior to construction of the approved modifications, however, soon after demolition, construction ceased and the permit was eventually withdrawn. In 2000, the Design Committee approved a Design Review Permit for the construction of a 6,414 square foot, two story building with commercial proposed on the ground floor and four residential units on the second floor. That approval was still in effect when additional entitlements were requested, including: a Design Review Permit Modification to add an additional two stories of apartments to the approved two story building; a Conditional Use Permit to authorize residential units on the third and fourth floors; and an Administrative Permit to reduce the number of parking spaces. On March 29, 2001 the Planning Commission approved the additional entitlements. However, all entitlements have since expired and currently the property is vacant except for some remnants of the previous building.

#### **SUMMARY EVALUATION & CONCLUSION**

The applicant proposes the same project that was approved by the Planning Commission in 2001. The building elevations are essentially the same as approved previously, with some additional detailing on the front facade.

The staff recommendation in 2001 was to limit the building to three stories, because most of the Old Town Historic District buildings are one and two stories. At the same time, the Historic Old Roseville Merchants Association expressed their support of the project, including the four story design. During the public hearing, the Planning Commission determined that the proposed 42 foot 4 inch high, four story building would be in scale with the adjacent buildings, which include the 40 foot high, three story McRae Building. The Commission determined the design meets the intent of the Old Town Historic District Design Guidelines and the Floor Area Ratio standards in the General Plan. At the conclusion of the public hearing, the Commission made the required findings and approved the four story project design, the third and fourth floor residential units, and the parking reduction.

Since 2001, the City has adopted new building and fire codes, implemented other life safety measures, and updated the wording of our standard conditions of approval. The attached Design Review Permit conditions of approval include these new/updated standard conditions, as well as all of the special requirements that were made conditions of the 2001 approval. Also, staff has revised Condition #2.I. to enhance the color scheme on the building with a fourth color.

Based on the findings made by the Planning Commission in 2001 and subject to the attached conditions of approval, staff believes that the Commission can again make the required findings and approve this new application.

#### **ENVIRONMENTAL DETERMINATION**

This application is exempt from the provisions of the California Environmental Quality Act pursuant to the City of Roseville Implementing Procedures Section 305 and Section 15332 of the CEQA Guidelines, which exempts infill development that is consistent with the general plan and zoning, on a site of no more than 5 acres and surrounded by urban uses, with no habitat value, adequately served by utilities and public services, and that would not result in any significant effects relating to traffic, noise, air quality or water quality.

#### RECOMMENDATION

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

- A. Adopt the four findings of fact as stated below for the Design Review Permit 335 Lincoln Street Cassie Hill Building File # DRP 03-76;
  - The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
  - 2. The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian circulation, pedestrian walks, and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.

- 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
- 4. The design of the public services, as approved, including but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.
- B. Approve the Design Review Permit 335 Lincoln Street Cassie Hill Building File # DRP 03-76 with eighty-five (85) conditions of approval;
- C. Adopt the three findings of fact as stated below for the Conditional Use Permit 335 Lincoln Street Cassie Hill Building File # CUP 03-09;
  - 1. The proposed use is consistent with the City of Roseville General Plan.
  - 2. The proposed use conforms with all applicable standards and requirements of the City of Roseville 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.
- D. Approve the Conditional Use Permit 335 Lincoln Street Cassie Hill Building File # CUP 03-09 with one (1) condition of approval;
- E. Adopt the three findings of fact as stated below for the Administrative Permit 335 Lincoln Street Cassie Hill Building File # AP 04-19;
  - 1. The proposed use is consistent with the City of Roseville General Plan.
  - 2. The proposed use conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.
  - 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.
- F. Approve the Administrative Permit 335 Lincoln Street Cassie Hill Building File # AP 04-19 with one (1) condition of approval.

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT #DRP 03-76

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 26, 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 26, 2007.

- 2. The project is approved as shown in Exhibits A B and as conditioned or modified below.
  - a. The plans submitted for a Building Permit shall be modified to incorporate architectural treatment on the side elevations to the satisfaction of the Planning & Redevelopment Department.
  - b. The building exterior finish shall be a troweled smooth stucco finish, similar to the cement plaster appearance consistent with the historic tradition of the period.
  - d. Windows divided into many small panes of glass, including windows with fake muntin bars that give the appearance of small panes of glass, shall not be used and shall be replaced with single pane glass consistent with the historic period.
  - e. All window framing shall consist of wooden sashes or wood frame sashes and shall be consistent with the historic tradition of the period.
  - f. The middle entryway which accesses the second level apartments shall be recessed a minimum of two to three feet.
  - g. An awning shall be provided over each rear entry to the satisfaction of the Planning & Redevelopment Department.
  - h. A minimum of two light fixtures shall be provided at the rear of the building. Said light fixtures shall be consistent with the fixtures located at the front of the building.
  - i. A detail of the proposed light fixtures shall be provided for review and approval by the Planning & Redevelopment Department.
  - j. Utilities and services shall be screened to the satisfaction of the Planning & Redevelopment Department.
  - k. The project shall be submitted to and reviewed by the Historical Old Roseville Merchants Association (HORMA) prior to final approval of the building plans. The applicant/developer shall provide a letter from the Association indicating their support for the project.
  - I. The building's color shall be consistent with colors common to other buildings on the street. The color scheme for the building shall utilize a minimum of four colors and shall be coordinated by a professional colorist with the final building colors to be approved by the Planning Director. (Planning)
- 3. 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)

- 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)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

#### PRIOR TO BUILDING PERMITS:

- 7. 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)
- 8. 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)
- 9. 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)
- 10. A separate sign permit application shall be submitted for all proposed building signage. (Planning)
- 11. 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)
- 12. 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)
- 13. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 14. 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.
- 15. 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)
- 16. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - 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)
- 17. 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)
- 18. 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)
- 19. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 20. 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 and sewer mains shall not exceed a depth of 6' and 12' respectively, 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.
  - d. Connection fees shall be based on the compositions of the residential units.
  - e. As part of the development of the Historic District, the City has earmarked certain water and sewer lines to be upgraded or replaced. At present, it is not known when these improvements will be completed. In order to accommodate this project, prior to the completion of these improvements by the City, the applicant shall be required to complete the following improvements. Any or all reimbursements associated with such improvements shall be submitted to the City for approval.
    - 1. The existing 4-inch water line on Lincoln St. through the Alley to Pacific St. shall be upsized to 8-inch. Hence, connecting the 12-inch water line on Lincoln St. to the 12-inch water line on Pacific Street.
    - 2. Replace the existing 6-inch sewer line from the sewer manhole located at the intersection of Lincoln St and the Alley, West to the intersection of Lincoln St and Church St, and South on Church St. to the sewer manhole at the intersection of Pacific St. and Church St. (Environmental Utilities)

- 21. 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)
- 22. 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)
- 23. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. The applicant shall submit a trash enclosure detail for review and approval. This detail may be submitted separately or incorporated as part of the site plan. (Refuse).
- 24. 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)
- 25. 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)
- 26. 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)
- 27. The required fire flow for the protection of the proposed project is 3,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 28. 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 1,500 and the fire sprinkler system 1,000 (Fire)
- 29. Applicant shall provide a minimum of three (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 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)
- 30. 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)

- 31. 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)
- 32. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
- 33. 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)
- 34. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. One (1) set of improvement plans including a basemap in AutoCad format
  - b. Load calculations
  - c. Electrical panel one-line drawings
- 35. 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)
- 36. 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:**

- 37. 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)
- 38. Water and sewer easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions. (Environmental Utilities)

- 39. 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)
- 40. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 41. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
  - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 42. 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)
- 43. 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)
- 44. 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)
- 45. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

- 46. 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)
- 47. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 48. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 49. **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)
- 50. 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)
- 51. 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)
- 52. 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)
- 53. The design, installation and maintenance of centrifugal fire pumps serving automatic fire sprinkler systems within each building shall conform to Fire Department requirements. The maximum number of buildings to be protected by one (1) fire pump shall be one. Fire pumps shall not serve parcels or buildings that cross an established public right-of-way. Fire pumps shall serve only contiguous parcels. (Fire)
- 54. 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. The Roseville Fire Department requires that these standpipes shall be able to provide a minimum of 100 psi of residual pressure at the most remote hose outlet in accordance with the model code adopted by the City of Roseville.(Fire)
- 55. 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)
- 56. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
- 57. 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)
- 58. 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)
- 59. 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)
- 60. 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)
- 61. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 62. 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)
- 63. 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)
- 64. 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)
- 65. 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)
- 66. 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)
- 67. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 68. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." New electric service shall be underground and an easement shall be provided to cover those facilities. (Electric)
- 69. 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)
- 70. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 71. 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)
- 72. 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)
- 73. 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.
- 74. 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)
- 75. 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:

- 76. All existing public utility, electric, water and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 77. 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)
- 78. 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)
- 79. 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)
- 80. 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)
- 81. 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)
- 82. 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)
- 83. 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)
- 84. 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)
- 85. 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)

# CONDITION OF APPROVAL FOR CONDITIONAL USE PERMIT #CUP 03-09

 This Conditional Use Permit approval shall expire, if not effectuated, on the same date as DRP 03-76. The Conditional Use Permit shall be deemed effectuated upon issuance of a Building Permit. (Planning)

# CONDITION OF APPROVAL FOR ADMINISTRATIVE PERMIT #AP 04-19

 This Administrative Permit approval shall expire, if not effectuated, on the same date as DRP 03-76. The Administrative Permit shall be deemed effectuated upon issuance of a Building Permit. (Planning)

# **ATTACHMENTS**

- 1. Vicinity Map
- 2. Aerial Photograph
- 3. Colored Elevations
- 4. Color Palette

# **EXHIBITS**

- A. Site Plan
- B. Elevations

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