

PLANNING & REDEVEOPMENT STAFF REPORT DESIGN COMMITTEE MEETING February 16, 2006

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ITEM III-B DESIGN REVIEW PERMIT AND ADMINISTRATIVE PERMIT — 3975 DOUGLAS BOULEVARD — GRANITE BAY VENTURES — FILE NOS. DRP 05-25 & AP-0000098

REQUEST

The applicant requests approval of a Design Review Permit to authorize construction of an 11,995 square foot, two story office building with parking on the ground level. An Administrative Permit is requested to authorize a parking reduction from the required forty-eight (48) off-street parking stalls to forty-one (41) parking stalls (a reduction of seven parking stalls).

Project Applicant – Jeff Leonhardt, RMW Architecture & Interiors Owner – Timothy Gagnier, Granite Bay Ventures

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with 106 conditions of approval;
- C. Adopt the four (4) findings of fact for the Administrative Permit; and
- D. Approve the Administrative Permit with two (2) conditions of approval.

OUTSTANDING ISSUES

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

BACKGROUND

The project site is located mid-block on the north side of Douglas Boulevard, between East Roseville Parkway and Sierra College Boulevard. The site is within the Infill area of the City (Attachment 1), however, the site is east of the Northeast Roseville Specific Plan area and north of the Southeast Roseville Specific Plan.

The 0.81-acre site is currently developed with a small office building that will be demolished as part of this project. As shown in the aerial (Attachment 2) a small drive-through coffee shop was also located on the site, but has recently been removed in preparation of redeveloping the site with a multistory office building consistent with the remainder of the Douglas Boulevard corridor.

This project is unique in that the site is very small (280' x 124') in comparison to other office projects along Douglas Boulevard. The site also has significant topographic variation. Due to the limited size of the site, the proposed office project intends to provide an at grade parking garage with office space on the second floor and a patio and game room area on the roof.

SITE INFORMATION

Roseville Coalition of Neighborhood Associations (RCONA): The project is within the Olympus Point neighborhood association #11. A notice of application and request for comments was sent to board members of the neighborhood association. To date, the Planning & Redevelopment Department has not received any comments regarding this project.

Lot Size: 0.81 acres (35,457 s.f.)

Grading: The site has a grade difference of over 20 feet from the low point along Douglas Boulevard (235 ft) to a high point along the northern boundary of the property (256 ft). The majority of the site is currently paved and a small office building is located in the northeastern corner of the site. The building and asphalt will be removed and an additional 4,400 cubic yards of material will be exported from the site.

Site Access: The project will be accessed from an existing driveway located at the far western corner of the site. An additional driveway will be provided at the eastern end of the site, but will be restricted to egress only. This driveway will also be restricted to right out turning movements.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	General Commercial/Special Area (GC/SA)	Community Commercial (CC)	Office Building
North	GC/SA	CC	Propane sales
South (across Douglas)	Community Commercial (CC)	CC	Veterinary office & Renaissance Creek Shopping Center
West	GC/SA	CC	Douglas Ridge Executive Plaza
East	GC/SA)	CC	Sierra Rock & Nursery

The proposed office use is consistent with the Community Commercial land use contemplated by the City's General Plan, and the General Commercial designation of the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	20 ft Community Design Guidelines	25 ft - Douglas
Landscape Setbacks	20 ft minimum in infill areas. However the NERSP &SERSP require a 50 ft setback on Douglas (can be reduced to 40 ft to allow for turn lanes etc)	25 ft Douglas 5 ft on north and east sides
Building Height Limit	50 ft.	50 ft
Building Coverage	No maximum per Zoning Ordinance	34%

Development Standard	Required	Proposed
Parking Spaces (Total)	48 spaces (1:250)	41 [*]
% of compact spaces	30%	30% (12 spaces)
# of handicapped spaces	2	2
% of shaded parking	50% at 15 years maturity	95%
Bicycle Spaces	3	6

^{*}The Administrative Permit to authorize a parking reduction is evaluated later in this report.

PROJECT DESIGN FEATURES

Please see the attached Site Plan (Exhibit A); Grading Plan (Exhibit B); Landscape Plan (Exhibit C), and Elevations (Exhibit D).

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 City's Community Design Guidelines (CDG).

As proposed and conditioned, the project complies with the applicable guidelines identified in the above listed documents. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Design Committee.

SITE DESIGN GUIDELINES – Vehicle Access & Circulation

- The Community Design Guidelines stipulate that driveway locations, widths, throat depths, and stacking requirements shall comply with the City's Improvement Standards.
- The project site is only 125 feet deep. The entrance into the parking area (beneath the building) is located approximately 54 feet from Douglas Boulevard and does not meet the City's stacking requirements. However due to the narrow depth of the site and other site constraints such as topography there is not the ability to locate the driveway entrance elsewhere.
- The Engineering Department has required that a median be installed in the existing driveway off of Douglas Boulevard to prohibit vehicles from turning left out of the parking garage (Condition 29). With this improvement, the Engineering Department believes that proper traffic movements and overall site circulation will meet the intent of the improvement standards.
- The City's Improvement Standards require driveways to be 35 feet wide.
- The eastern driveway is 20 feet wide. Due to the existing development on the adjacent property (Sierra Rock & Nursery) there is not the ability to construct a wider driveway at this time without significantly reducing the size of the Granite Bay Ventures Building. Therefore, the Engineering Department has condition the project (Condition 27) to restrict this driveway to egress only. If the adjacent project is redeveloped in the future with an office or other permitted use, the Engineering Department will require the driveway to be widened to its full 35 foot width and ingress & egress will be permitted and access will be shared between the two projects.
- The Fire Department has evaluated the onsite circulation and finds the one way drive aisle to be acceptable.

ARCHITECTURAL GUIDELINES – Materials and Finishes

- The CDG state that innovative use of durable, high quality materials such as brick, stone, tile, stucco, and certain forms of concrete is encouraged. Materials, shapes, elements, and details used on the front or main elevation, including the roof style and materials, should be extended to all elevations.
- The Granite Bay Ventures building utilizes a modern architectural style. The project features a large rounded tower element at the center of the front facade that has a slate tile finish. The building also uses other high quality materials such as sandstone tile veneer, opaque glass, and finished metal panels. Architectural elements such as steel canopies, columns, and exposed stair cases provide visual interest. Staff believes the architect has thoughtfully incorporated the parking garage into the building design and overall the project will be an attractive addition to the Douglas corridor and surrounding developments.

LANDSCAPE GUIDELINES

- The CDG state that trees should shade a minimum of 50 percent of the parking area at 15 years maturity.
- Since the majority of the project's parking spaces are provided on the ground floor of the office building they are completely shaded/covered year round. Based on this the project has a shade calculation of 95 percent.
- As previously discussed the project is located between the NERSP and SERSP. The NERSP and SERSP require a 50 foot wide landscape corridor along Douglas Boulevard. The landscape corridor may be reduced to 40 feet to allow for turn lanes, bus turnouts, and other public improvements.
- As proposed the project is providing a 10 foot wide auxiliary lane and 25 foot landscape setback along Douglas Boulevard (35 feet total). This is five (5) feet less than required by the adjacent specific plan areas, but five (5) feet wider than required by the Community Design Guidelines for infill areas.
- Due to the limited depth of the site (125 feet deep) and topographic variability, staff finds the proposed landscape setback to be acceptable.

DESIGN REVIEW PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(B) requires four findings of fact to be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ADMINISTRATIVE PERMIT

Section 19.26.030.C.3 of the Roseville Zoning Ordinance provides for parking reductions for an individual use. An applicant can apply for an Administrative Permit to allow a reduction of the required parking when they can provide evidence that their use functions differently than the generic use type and associated parking standards. The Administrative Permit may be approved if the required findings can be made for the parking reduction for an individual use. The required findings are listed below in *italicized bold print* and are followed by an evaluation.

1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.

The adjacent NERSP requires that office uses provide parking based on net building square footage rather than gross square footage. This is because office buildings typically have large lobbies, stair cases/elevators, and other common areas that are not part of their leasable square footage. The applicant has requested that their project be parked on net similar to other projects along the Douglas Corridor.

Most office buildings have an efficiency rate or net leasable area equivilent to 90 - 85% of the gross building square footage. The floor plan for the project (Exhibit E) indicates that the building has an 85% efficiency rate resulting in a net leasable square footage of 10,195 (11,995 gross s.f.). This building has a lower efficiency rating due to its small size and the need for stairs and elevators. Based on the net square footage the project would require a total of 41 parking spaces. The proposed reduction is seven (7) spaces less than if the project was parked on gross square footage.

As previously discussed, the project site is relatively small compared to other projects along Douglas Boulevard. To maximize development, the office space is being constructed on top of the parking area. The applicant has modified the design of his project several times to meet the City's Improvement and Development Standards as well as to find ways to provide the most parking possible. The proposed design optimizes the amount of parking and building area that can be developed on this site.

2. Overflow parking will not impact any adjacent use.

The NERSP allows office projects to park on net rather than gross square footage. Staff has visually surveyed several projects along the Douglas Corridor (within the NERSP) and believes that adequate parking is available in these projects. Therefore, staff does not believe that an office project parked on net square footage would impact adjacent uses.

Administrative Permit Recommendation

Staff believes the project will function similarly to other office projects in the NERSP and Douglas Boulevard Corridor. The project has a net useable square footage of 10,195 and provides adequate parking for its leasable area. Therefore staff believes the required findings can be made for the proposed Administrative Permit to allow a parking reduction of seven (7) parking spaces.

ENVIRONMENTAL DETERMINATION

Construction of the building is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 and the City of Roseville CEQA Implementation Procedures that exempt infill development projects. The parking reduction is exempt pursuant to Section 15305, minor alternations in land use limitations.

RECOMMENDATION

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

- A. Adopt the four findings of fact as stated below for the Design Review Permit 3975 Douglas Boulevard
 Granite Bay Ventures File No. DRP 05-25;
 - 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 space, 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 materials, 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 -- 3975 Douglas Boulevard Granite Bay Ventures with 106 Conditions of Approval;
- C. Adopt the two findings of fact as listed below for the Administrative Permit 3975 Douglas Boulevard Granite Bay Ventures – FILE # AP-000098; and
 - 1. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.
 - 2. Overflow parking will not impact any adjacent use.
- D. Approve the Administrative Permit 3975 Douglas Boulevard Granite Bay Ventures with the two (2) Conditions of Approval FILE # AP-000098 permitting a 7-stall parking reduction.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT #DRP 03-69

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 16, 2008**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 16, 2008**.
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (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 and one half (2-1/2) percent of the value of the public improvements, or \$2,500, 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 and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)
- 4. 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)

- 5. 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. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas, or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
 The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked, and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 10. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. 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)

12. 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)

Prior to the issuance of Building Permits:

- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 15. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 16. **Multiple Building Complexes.** As part of the required **Site Accessibility Plan**, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 17. 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)
- 18. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (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, 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)
- 24. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 25. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with facia treatment. Prior to plan approval, the project proponent shall acknowledge, in writing, that he understands that all retaining walls are installed at his risk, and alterations may be required upon the review of the final improvement plans. (Engineering)
- 26. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 27. Along the Douglas Boulevard frontage a 10 ft. wide auxiliary lane and a 5 ft. wide sidewalk shall be constructed between the western and eastern driveways. The eastern driveway shall be at a minimum a 20 ft. wide modified A-7 driveway. The modified A-7 driveway shall incorporate a 50 taper for the proposed auxiliary lane and shall be signed for one way and rights out only.
- 28. A raised median shall be constructed within the center turn lane of Douglas Boulevard to prohibit lefts out of the easterly driveway. This raised median shall create a 50 ft. taper a 200 ft. left turn pocket.
- 29. A 75 ft. long raised median curb shall be constructed along the centerline of the westerly driveway.
- 30. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
- 31. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 32. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

- a. Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
- b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
- c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval.
- d. Disconnect from existing water service from San Juan water line. (Environmental Utilities)
- 33. The Landowner shall use best effort to design a sewer system that can serve the following properties: APN 048-021-007, and APN 048-021-008 via gravity sewer. Best effort shall include providing sewer to neighboring parcels to the north and east. (Environmental Utilities)
- 34. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for (name of project) to be reviewed and approved by the Transportation Commission. (Transportation)
- 35. 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)
- 36. 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)
- 37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 38. 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)
- 39. 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)
- 40. 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)
- 41. The required fire flow for the protection of the proposed project is 2750 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)
- 42. 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 2000 gpm and the fire sprinkler system 750 gpm. (Fire)
- 43. Applicant shall provide a minimum of four (4) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 350 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 44. 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)
- 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. 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)
- 47. 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)
- 48. 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
- 49. 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)

- 50. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
- 51. 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:

- 52. 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)
- 53. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 20 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Water and sewer easements
 - d. Other easements (please specify) (Electric, Engineering, 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. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 56. 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)
- 57. 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)
- 58. The project shall be addressed as <u>3975 Douglas Boulevard</u>. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (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)
- 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. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Granite Bay Ventures to be reviewed and approved by the City Manager. (Transportation)

- 64. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 65. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 66. 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)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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)
- 73. 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)
- 74. 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)
- 75. 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)
- 76. 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)
- 77. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 78. 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)
- 79. 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)
- 80. 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.
- 81. 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)
- 82. 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)
- 83. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 84. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 85. 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)
- 86. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 87. 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)
- 88. 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)
- 89. 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.
- 90. 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)
- 91. 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:

- 91. 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)
- 92. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)

- 93. 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)
- 94. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 95. 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)
- 96. 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)
- 97. The right-of-way along Douglas Boulevard required for the proposed auxiliary lane shall be dedicated to the City by the developer **prior to approval of improvement plans.** (Engineering)
- 98. An access easement through the easterly driveway shall be recorded via separate document. This easement shall grant an access easement with the adjacent property owner to the east and shall measure at a minimum 20 ft. wide by 80 ft. long.
- 99. 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)
- 100. 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)
- 101. 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)
- 102. 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)
- 103. 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)
- 104. 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)
- 105. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

CONDITIONS OF APPROVAL - ADMINISTRATIVE PERMIT FOR PARKING REDUCTION

- 1. This Administrative Permit approval authorizing a seven (7) parking stall parking reduction for 3975 Douglas Boulevard runs with the associated Design Review Permit (file #DRP 05-25). The Administrative Permit shall expire upon the expiration of the DPR, or shall be effectuated upon the effectuation of the DRP. (Planning)
- 2. The parking reduction is based on professional office uses. A use with a more intensive parking requirement is not a permitted use at 3975 Douglas Boulevard due to lack of adequate off-street parking. Such uses would only be permitted subject to approval of an Administrative Permit authorizing an additional parking reduction from the off-street parking standards of the Zoning Ordinance. (Planning)

ATTACHMENTS:

- 1. Vicinity Map
- 2. Aerial Map
- 3. Color Elevations

EXHIBITS:

- A. Site Plan (2 sheets)
- B. Grading Plan
- C. Landscape Plan
- D. Elevations
- E. Floor Plans

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

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