

CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE MARCH 15, 2007

Gina La Torra, Associate Planner

<u>ITEM II-B:</u> DESIGN REVIEW PERMIT MODIFICATION— 3000 TAYLOR ROAD — TAYLOR ROAD SELF STORAGE — FILE# 2006PL-201 (PROJECT# DRP-000154)

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow an existing one-story self storage building (Building C) to be replaced with a three-story, 34,425 square foot self storage building in the location of the original building. No other modifications to the remaining seven buildings or site circulation within the self storage complex are proposed.

Project Applicant/Owner: Jerry A. Peterson, Taylor Road Self Storage

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification with seventy-one (71) conditions of approval.

OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 3000 Taylor Road, which is near the intersection of Hwy 65 and Interstate 80 within the Infill area of the City (see Attachment 1). The site is in a predominately industrial area of Taylor Road adjacent to an auto service/storage facility (Future Ford storage lot) to the north and the Union Pacific Railroad tracks to the west (see Attachment 2).

On September 5, 1996, the Design Review Commission approved a Site Review Permit (File # SR 96-08) for development of the site with a 76,510 square foot storage facility. The approved development included eight buildings with a total of 218 self storage units, an on-site manager's residence, office space and ten parking spaces. Buildings A1, A2, B1 and B2 were constructed with two stories, and Buildings C, D1, D2 and D3 were constructed as single story structures. The approved site plan is provided as Attachment 3. On March 4, 1997, a Design Review Permit Modification was approved to allow three additional tower features to be added to Buildings A1, A2 and B2. The tower features were necessary to provide for elevators within the buildings. The tower features matched those approved for Building B1.

PROJECT DESCRIPTION

The current request is to allow the existing 5,700 square foot Building C to be replaced with a three-story, 34,425 square-foot self storage building. The footprint would be modified to extend the new building towards the south property line. A retaining wall would be added to contain the reduced planting area along the south side of the building and three additional Deodar Cedars would be added to the east planting area

to soften the edge of the building. The building would provide 281 self storage units that would be accessed through two main doors on the west and south building elevations. The entrance doors would be located near the existing parking area and drive aisle. The project would not be visible from Taylor Road, but would be visible from Hwy 65 and Interstate 80 as further discussed below. No other modifications to the remaining seven buildings or site circulation within the self storage complex are proposed.

SITE INFORMATION

- **A. Location:** 3000 Taylor Road, 015-163-002-000
- **B.** Roseville Coalition of Neighborhood Associations (RCONA): This parcel is located within the East Roseville Parkway Neighborhood Association. To date, the Planning & Redevelopment Department has not received any inquiries or comments regarding the project.
- C. Total Acreage: Approximately 2.29 acres
- **D. Site Access:** Access to the site is provided via single driveway on Taylor Road. Site access will not change as a result of this request.
- **E. Grading:** The site would require minimal grading as the new building would be located in an area that was previously graded for the existing building.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Current Use
Site	Industrial/Business Park (MP)	Community Commercial (CC)	Self Storage
North	Industrial/Business Park (MP)	Community Commercial (CC)	Auto Service/Storage (Future Ford)
South	Hwy 65	Hwy 65	Hwy 65
East	Interstate 80	Interstate 80	Interstate 80
West	Industrial/Business Park (MP)	Community Commercial (CC)	Vacant (U.P.R.R.)

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

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None	Varies (5' at closest point along the East property line, 0' along North property line)
Landscape Setbacks	None (20' from Taylor Rd)	No change to setback on Taylor Rd
Building Height Limit	35'	34'-2"
Parking Spaces (Total)	4 spaces plus 2 spaces for the managers quarters	15 spaces (no change to existing)

PROJECT DESIGN FEATURES

See attached Partial Site Plan (Exhibit A), First Floor Plan (Exhibit B), Second/Third Floor Plan (Exhibit C), Elevations (Exhibit D), Grading & Drainage Plan (Exhibit E), Landscape Plan (Exhibit F), and Color Elevations (Exhibit G).

DESIGN REVIEW PERMIT MODIFICATION EVALUATION

A detailed project description and evaluation of the proposed Design Review Permit Modification is as follows:

Height

The proposed three-story building would be replacing an existing one-story storage building in the same location. The building would be 34 feet tall and would not exceed the 35 foot height limit for the MP zone. The existing buildings at the tallest point (elevator towers) are 32 feet tall. The proposed building would be partially screened by the landscaped berm that runs along the Interstate 80 and Hwy 65 Interchange (see Attachment 4). Although the proposed building would be taller than those on the site, staff feels that the building height is appropriate for it's location on the site because the buildings height would not impact adjacent properties, would be partially screened and is consistent with other buildings along the freeway.

Design

The proposed building would be similar in design to the existing buildings. The building differs slightly because the building would contain climate controlled storage units as opposed to the typical roll-up door style units. Although the building would not have the roll-up doors that are present on the other buildings, other distinguishing details are proposed. The building materials would include stucco and metal siding that would be consistent with the pattern on Buildings A and B. Similar tile details would be added to accent the building corners. The roof would also have a parapet consistent with Buildings A and B and the same building colors would be used. The tower features found on Buildings A and B could not be added to the roof because they would exceed the height limit for the zone.

The applicant proposes a texture pattern in the CMU wall comprising the building's north elevation to add additional visual interest. Due to building's location on the property line, options for improvement to this elevation are limited. The applicant has also added windows wherever possible. The use of the building and the building's proximity to property lines limit the amount of windows that can be added. However, the building has been designed so that the majority of the windows can be placed on the most visible façade (along Interstate 80) (see Exhibit D).

Staff believes that the proposed building incorporates a sufficient level of design detail given it's proximity to, and visibility from, Hwy 65 and Interstate 80. Therefore, no change in design is recommended.

Landscaping

A majority of the original landscaping will be maintained with this project. The applicant is proposing to reduce the size of the landscape planter adjacent to the building to allow for the building to be expanded. However, all of the original trees will be maintained. Staff has included Condition 4 that would require any damaged landscaping to be replaced. The applicant would be adding three additional Deodar Cedar trees in the landscape area behind the new building. These trees would compliment the existing Deodar Cedars that surround the site and would assist in softening the height and mass of the new building.

Visual Impacts

The building would be partially visible from the adjacent Future Ford property. However, the current use of the adjacent site is a car storage facility that is not accessible by the public. As discussed in previous sections, the building would also be partially visible from the Hwy 65 and Interstate 80 Interchange. The landscape berm and added evergreen trees will partially screen the building. For these reasons, staff feels that visual impacts will be minimal.

DESIGN REVIEW PERMIT CONCLUSION

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

ENVIRONMENTAL DETERMINATION

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15332 pertaining to in-fill development projects and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed below for the Design Review Permit Modification 3000
 Taylor Road Taylor Road Self Storage Project # 2006PL-201 (File # DRP-000154);
 - 1. The proposed improvement is minor in nature and substantially compatible with the existing structure and complimentary to the adjacent land uses.
 - 2. The proposed improvement complies with all applicable standards and requirements of this Title, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and applicable Specific Plan.
- B. Approve the Design Review Permit Modification for 3000 Taylor Road Taylor Road Self Storage Project # 2006PL-201 (File # DRP-000154) with seventy-one (71) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2006PL-154:

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 15**, **2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **March 15**, **2009**. (Planning & Redevelopment)
- The project is approved as shown in Exhibits A G and as conditioned or modified below. (Planning & Redevelopment)
- 3. All prior conditions of approval for the Taylor Road Self Storage Facility (SR 96-08 and DRPMOD 97-03) shall remain in full force and effect for this project. (Planning)
- 4. Any existing landscaping that is disturbed, damaged or removed during construction shall be replaced to the original approved landscape plans. (Planning)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

- 6. 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)
- 7. 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)
- 8. 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:

- 9. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
 The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC. (Building)
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 11. 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)
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 13. 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)
- 14. 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)
- 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. 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. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 19. 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)
- 20. 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.
 - Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering
- 21. 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)
- 22. A note shall be added to the grading plans that states:
 - "Prior to the commencement of grading operations, the contractor shall identify the site where the borrow earthen material shall be imported. If the borrow site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
- 23. 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 appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 24. 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 fascia treatment. (Engineering)
- 25. 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)
- 26. 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)
- 27. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 28. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 29. 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)
- 30. 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)
- 31. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 32. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 33. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
- 34. An approved turnaround shall be provided at the southeast end of the site due to the proposed new addition. The turning radii used shall be 30 feet interior and 50 feet exterior as per the provisions of the Fire Department's standard. (Fire)
- 35. 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
- 36. 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)
- 37. 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)
- 38. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

During Construction and Prior to Occupancy Permits:

- 39. 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 preventors shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
- 40. 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)
- 41. 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)
- 42. 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)
- 43. The project shall be addressed as 3010 Taylor Road. 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)
- 44. This project falls within the commercial land use category of the Antelope Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 45. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 46. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (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. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 50. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 51. 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)
- 52. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

- 53. 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)
- 54. 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)
- 55. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
- 56. 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)
- 57. 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)
- 58. Any expansion or addition to the existing electrical system is subject to review by the electric department. Any upgrade to the electrical distribution system as a result of the improvements related to this project will be at the developer's expense. (Electric)

Other Conditions of Approval:

- 59. 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)
- 60. 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)
- 61. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 62. 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)
- 63. 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)
- 64. 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)

- 65. 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)
- 66. 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)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic;
 - A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENT:

- 1. Vicinity Map
- 2. 2005 Site Aerial

- 3. Original Site Plan
- 4. Photos of Site from Hwy 65/Interstate 80 Interchange

EXHIBITS:

- A. Partial Site Plan
- B. First Floor Plan
- C. Second/Third Floor Plan
- D. Elevations
- E. Grading & Drainage Plan
- F. Landscape Plan
- G. Color Elevations

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the 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 & Redevelopment Director at, or prior to, the public hearing.