

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING DECEMBER 13, 2007

Prepared by: Steve Lindbeck, Project Planner

ITEM V-C: DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, & ADMINISTRATIVE PERMIT

- 2501 HAYDEN PW. - WRSP PCL F-20, SIENA APARTMENTS - FILE #2007PL-138

(DRP-000218, CUP-000049, AP-000193)

REQUEST

The applicant requests approval of a Design Review Permit to construct a 156-unit apartment complex on a 6.9 acre High Density Residential parcel. The applicant also requests approval of a Conditional Use Permit to authorize a 30 percent Residential Density Bonus for the affordable housing project; and an Administrative Permit to revise the WRSP Phasing Plan to include Parcel F-20 in Phase 1.

Applicant – Rachel Green, St. Anton Partners Property Owner – Roseville/Fiddyment Land Venture

SUMMARY RECOMMENDATION

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

- A. Adopt the four findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit subject to eighty-seven (87) conditions of approval;
- C. Adopt the three findings of fact and four special findings for the Conditional Use Permit;
- D. Approve the Conditional Use Permit subject to two (2) conditions of approval;
- E. Adopt the three findings of fact for the Administrative Permit; and
- F. Approve the Administrative Permit subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

West Roseville Specific Plan (WRSP) Parcel F-20 is located on the west side of Hayden Parkway approximately 600 feet south of Blue Oaks Boulevard (see Figure 1). High Density Residential Parcel F-20 is within WRSP Phase 3, as are two adjacent parcels, Community Commercial Parcel F-34 to the north, and park site F-55 to the west. The other three adjacent parcels are within Phase 1—open space parcel F-86 to the southwest, fire station site F-73 to the south, and Village F-5 across Hayden Parkway to the east. The Phase 1 infrastructure improvements previously constructed by Signature Properties include Hayden Parkway to Blue Oaks Boulevard and all utilities to Parcel F-20.

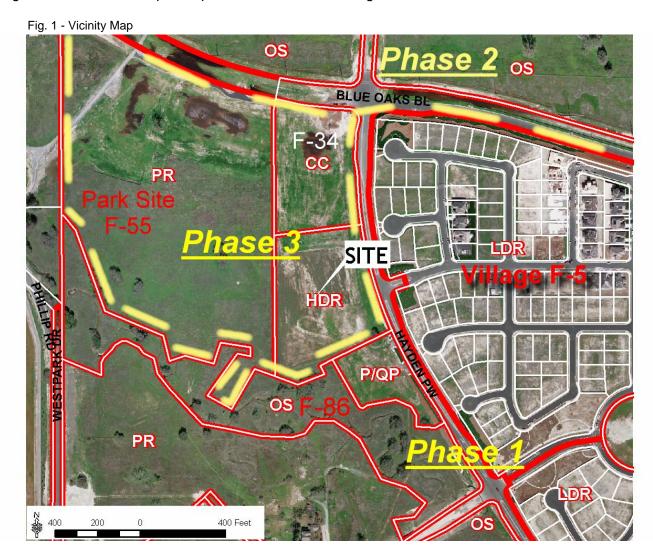
SITE INFORMATION

Location: 2501 Hayden Parkway, approximately 700 feet south of Blue Oaks Boulevard

Roseville Coalition Of Neighborhood Associations (RCONA): A neighborhood association has not yet been formed in West Roseville.

Total Size: 6.9 acres

Topography: Parcel F-20 was previously rough-graded with the Phase 1 improvements, resulting in a relatively level development pad over most of the parcel. A 2:1 bank slopes down at the southwest corner to Open Space Parcel F-86. Overhanging F-20 is a single 48-inch blue oak tree on the adjacent fire station site F-73, which has been determined by an arborist to be dead. This tree will be removed. Vegetation on the development pad consists of seasonal grasses.



PROJECT DESCRIPTION

St. Anton Partners proposes to develop the Siena Apartments, a 156-unit multi-family complex on the 6.9 acre Parcel F-20. The project will consist of 13 three-story residential buildings, a community building and pool, parking, landscaping and associated site improvements. The site is adjacent to a future neighborhood shopping center, a future regional park, and is within walking distance of a future high school.

The apartments are designed as three different three-story building types, each containing 12 of the same floor plan. Three of the buildings will be constructed with 599 square foot one-bedroom units, for a total of 36 one-bedroom units. Six of the buildings will be constructed with 893 square foot two-bedroom units, for a total of 72 two-bedroom units. Four of the buildings will be constructed with 1,144 square foot three-bedroom units for a total of 48 three-bedroom units. All buildings will be wood-frame construction with stucco exteriors and concrete tile roofs.

Central to the building complex, the project will also include a community building, swimming pool and patio, tot lot and picnic facilities. Parking will be distributed throughout the site, including garages, carports and open parking stalls.

EVALUATION – DESIGN REVIEW PERMIT

This project is subject to the development standards of the City's Zoning Ordinance, the design standards of the City's Community Design Guidelines (CDG), and additional design guidelines of the West Roseville Specific Plan. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the requirements and guidelines in each. The following discussion is provided for a few topics of particular interest.

Amenities: The CDG state that recreational areas and other open space shall be provided as integral elements of projects, including tot lots for children's play. Open areas should be centrally and conveniently located to a majority of the units.

- The recreation amenity average for existing high density projects within the City is approximately 50 square feet of amenities per dwelling unit. This average is calculated from such amenities as tot lots, sport courts, community gardens, and picnic grounds, which tend to distinguish the different projects from each other. The amenity average calculation does not include areas occupied by swimming pools and community buildings, which are considered normal amenities for high density projects.
- In addition to a swimming pool and community building, the project will provide 1,562 square feet of other amenities, approximately 10 square feet per unit. The amenities provided are a tot lot, picnic areas and bench areas conveniently located to the units.
- The applicant notes that the project does not provide 50 square feet per unit on-site, but points out that there will be a pedestrian gate in the west fence to provide direct access to the adjacent regional park.
- Staff agrees that the adjacent park will provide nearby recreational amenities, but also feels that a few more amenities could be provided on-site, e.g. small picnic-barbeque areas between the buildings, and possibly a community garden. Staff has included Condition 9.a. to require the project to add more recreational amenities where space allows.
- The plans indicate the swimming pool as "future". Staff has included Condition 9.b. to require the
 pool be constructed when the community building and tot lot are constructed, and that these
 amenities should be completed by the Certificate of Occupancy of the 78th residential unit (50
 percent occupancy).

Park Interface: The WRSP includes four special Design Guidelines intended to minimize the impacts of an active regional park adjacent to Parcel F-20, as follows:

- Site design should utilize the required parking and drive aisle fields as a setback buffer between the residential units and the park.
 - Staff feels that this design factor would likely preclude the proposed project density, and thus its affordable aspect.
- Residential units should be oriented such that windows and balconies take advantage of local viewsheds to the park.
 - The apartment units facing the park will have windows and balconies with views of the park.
- Windows on residential units should be positioned to minimize off-site glare into the units created by park lighting.

- The location and height of park lighting has not yet been determined. However, trees will be planted along the west side of the Siena Apartment property and some of these will serve to minimize glare to the windows. Additional trees will likely be planted on the edge of the park.
- Solid fencing between the two uses is encouraged, including pedestrian pass-throughs to enable residents to have easy access to the park site.
 - The applicant proposes to install a six foot high wrought iron fence to create a sense of openness and connectivity to the park. The plans indicate a pedestrian gate will be provided.
- Staff feels that the proposed design implementation will allow the park and apartments to remain good neighbors, and supports the application as proposed.

Fencing: The CDG state that fencing is intended to provide physical separation, security, privacy, and noise attenuation between projects depending on the compatibility of the uses. The WRSP Design Guidelines state that open fencing should be used between residential parcels and open space.

- The plans indicate a six foot high masonry wall along the shared boundary with the adjacent fire station site. As depicted on the plans, the fence begins at the Protected Zone Radius of an existing native oak tree. However, this tree is dead and will be removed, so staff has included Condition 9.c. to require that the masonry wall begin at the back of the landscape corridor.
- On the north boundary, the plans indicate a future six foot high masonry wall is to be installed by the developer of that commercial property. Typically, separation walls are constructed by the more intense of two adjacent land uses, and will be a requirement of the future commercial development.
- On the southwest corner of the property, the plans indicate a six foot high wrought iron fence along
 the conservation easement and open space parcel. It should be noted that the conservation
 easement portion of the property, signified on the plans with a cross-hatch, is being dedicated to the
 City and will be added to the open space parcel.
- As conditioned, the fence plan is consistent with the CDG and WRSP guidelines.

Parking: The CDG state that each site must provide parking spaces in accordance with the Zoning Ordinance. The parking ratio for multi-family housing is based on the number and size of units: 1.5 stalls for studio/one bedroom units, 2 stalls for two bedroom units and larger. Additionally, 1 guest parking stall is required for every 10 units. Parking for residents and guests shall be evenly distributed throughout the project.

- For the Siena Apartments, the code-required parking would be a total of 310 stalls. However, the
 applicant has requested a parking reduction as a concession for its Residential Density Bonus
 application. State law requires the City to grant incentives and concessions to affordable housing
 projects. (This is discussed further under the Conditional Use Permit.)
- In support of its request, the applicant has provided information about parking at four other affordable apartment complexes it manages in the area (Attachment 1). Each location has been described regarding the number and size of apartments, and the number of parking stalls provided. Parking counts were taken at each location, and the resulting numbers tabulated. For each location, the ratio of parking stalls supplied per unit was found to be greater than 1.7:1. However, the parking counts indicate that none of the locations actually had occupied parking ratios greater than 1.5:1.
- The plans indicate 243 parking stalls will be provided, a parking ratio of 1.56:1. Staff acknowledges
 that the parking supply will be very close to the projected demand, which could present a localized
 issue. It should not result in a community parking issue, because parking is not permitted on
 Hayden Parkway.
- Of the 243 parking stalls, 30 will be provided as private garage spaces. To ensure these continue to serve as parking stalls, staff has included Condition 9.d. to require the Siena Apartments tenant

rental/lease agreements include a prohibition on storage in the garages that displaces vehicle parking.

- Another 136 parking stalls will be provided in carports. With 166 garage/carport stalls, each apartment can have one covered parking space.
- The remaining 77 open stalls will be distributed evenly throughout the site.
- Staff finds the parking consistent with the CDG and Zoning Ordinance, as a consideration for the Residential Density Bonus, and supports the application as proposed.

Site Access: The CDG state that driveway locations, widths, throat depths and stacking requirements shall comply with the City's Improvement Standards. Two or more driveways may be needed to avoid local congestion and provide adequate emergency access (typically large commercial and residential projects). Driveways on collector streets must be separated by 200 feet.

- The plans indicate two driveways will provide access to the site from Hayden Parkway; both are designed to operate as right-turn in and out only. The main driveway is located opposite the Summerland Way entrance to Village F-5. A secondary driveway is 200 feet north of the main driveway.
- Hayden Parkway is a unique collector street, because it has a 12 foot wide landscaped median in addition to a 25 foot wide landscape setback. Typically, a 35 foot wide landscaped setback is required adjacent to High Density Residential and Community Commercial land uses. In consideration of the landscaped median, Parcel F-20 and the adjacent F-34 to the north are permitted to maintain a 25 foot wide setback along Hayden Parkway, provided that the median will not be broken up with a series of turn pockets that significantly reduce street landscaping.
- Hayden Parkway currently has a median break at Summerland Way. This is a temporary condition
 that has been allowed only because the ultimate traffic connection through Blue Oaks Boulevard is not
 yet complete. When the Blue Oaks Boulevard bridge is constructed in Phase 3, the Hayden Parkway
 median construction will also be finished and landscaped. At that time, access to the Siena
 Apartments will be limited to right turns in and out only.
- Staff finds the site access to be consistent with the City's improvement standards and supports the application as proposed.

Materials and Finishes: The CDG state that the materials, shapes, elements and details used on the front or main building elevation, including the roof style and materials, should be extended to all elevations. The number of colors should be kept to a minimum, no more than three on small buildings.

- The plans indicate the exterior materials will be stucco walls and concrete tile roofs. In addition, five highly visible building facades will have stone veneer. The use of durable materials and design details extends to all exteriors of the buildings.
- The exterior appearance features include decorative windows, built-out window, door and wall trim, and gable end details. Each unit will have a balcony or patio with metal railing.
- The exterior will be finished in two color schemes, one using cool tones, the other using warm tones. Each scheme employs a seven-color palette to enhance the features. The larger wall planes are broken up vertically by using dark stucco on the lower half and lighter tones on the upper. Gutters, barge boards, window/door trim and railings are contrasting, very dark colors.
- The crossing arrangement of gable, hip and valley roof elements on the three-story buildings serves to keep them to maximum heights of 41'-9", 42'-8", and 44'-6".
- The single story community building will use the warm tone colors and wrap porch columns with stone veneer. The garage buildings will be finished in the same two color schemes as the apartment buildings.

 Staff feels the proposed materials and colors will present an attractive appearance, consistent with the intent of the CDG.

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.

EVALUATION – CONDITIONAL USE PERMIT

A request for a Residential Density Bonus for an affordable housing project must be considered and authorized by a Conditional Use Permit application (Zoning Ordinance Chapter 19.28).

WRSP Parcel F-20 presently has a residential allocation of 120 units (High Density Residential, 17.3 units/acre). The applicant proposes to develop a 100 percent affordable housing project with 156-units (High Density Residential, 22.6 units/acre). Accordingly, the applicant seeks a density bonus pursuant to California Government Code Sections 65915-65918, which stipulate that the amount of density bonus varies in proportion to the percentage of affordable housing units being developed. In the Siena Apartments, 78 units (50 percent of the project) will be affordable to very-low income households, qualifying for a maximum 35 percent density bonus. However, the applicant requests only a 30 percent density bonus, to develop 36 units above and beyond the WRSP unit allocation.

The applicant also seeks a reduction in the parking requirement pursuant to California Government Code Section 65915. Incentives or concessions must be granted unless the City makes a finding that either: a) the incentive or concession is not required in order to provide for affordable housing costs, or b) the incentive or concession would have a specific adverse impact upon the public health or safety. Regarding the parking requirement, neither finding can be made, because: a) increasing the parking supply would also increase the affordable housing cost per unit, and b) inconsistency with the zoning ordinance or general plan does not constitute a specific adverse impact upon the public health or safety (GC §65589.5(d)(2)).

Where the Zoning Ordinance would require 310 on-site parking stalls (1.99 stalls per unit), this project will provide 243 (1.56 stalls per unit). As noted in the Design Review Permit discussion, the applicant manages four other affordable apartment complexes where the actual parking demand has been observed to be less than 1.5 stalls per unit. It should be noted that, where the Zoning Ordinance does not require covered parking, this project will provide 30 garage stalls and 136 carport stalls.

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires that three findings are made to approve a Conditional Use Permit. In addition Section 19.28.040.H requires that four special findings are made for approval of a Residential Density Bonus. The required findings are listed below in italicized bold print and are followed by an evaluation.

Land Use Findings

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

The subject property has a General Plan land use designation of High Density Residential with a residential allocation of 120 units on 6.9 acres, a density of 17.3 units/acre. The proposed 156-unit apartment project would result in a density of 22.6 units/acre, consistent with the HDR designation.

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

The proposed 156-unit apartment project complies, as conditioned in the Design Review Permit, with all applicable development standards of the Zoning Ordinance. Also, the Zoning Ordinance states that a Density Bonus shall be authorized by Conditional Use Permit.

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.

Staff has not identified any potential adverse effects of the proposed 156-unit apartment project upon the public heath, safety and welfare, or upon property or improvements in the vicinity.

Special Findings

4. The project will not be a hazard or nuisance to the community at large or establish a use or development inconsistent with the goals and policies of the General Plan.

Based on the evidence in the record and experience with similar projects within the City, staff believes that the proposed 156-unit apartment project will not constitute a hazard or nuisance to the community. In addition, the General Plan identifies affordable housing programs as a primary policy goal. Therefore, the proposed use and requested density bonus are consistent with the General Plan.

5. The number of dwelling units approved by the land use permit can be accommodated by existing and planned infrastructure capacities.

The proposed 156-unit apartment project complies, as conditioned in the Design Review Permit, with all applicable development standards of the Community Design Guidelines, Zoning Ordinance, and the West Roseville Specific Plan. Infrastructure capacities were anticipated upon adoption of the General Plan, which includes a reserve unit pool of 1,000 units for special housing programs, such as the one being requested. Therefore, the proposed number of dwelling units can adequately be accommodated by existing and planned infrastructure improvements. No amendment to the General Plan unit allocation is required for this request.

6. Adequate evidence exists to indicate that the development of the property in compliance with the permit will result in the provision of affordable housing in a manner consistent with the purpose and intent of this section.

The applicant has executed an Affordable Rental Housing Development Agreement (ARHDA) with the City. The ARHDA stipulates that the project will maintain continued affordability for a term of 55 years. The ARHDA has been approved by City Council.

7. There are sufficient provisions to guarantee that units will remain affordable in the future.

As noted above, the ARHDA stipulates that the project will remain affordable for a term of 55 years.

Conditional Use Permit Conclusion

Based on the evaluation above, the Planning Commission may make the three land use findings and four special findings required for the approval of the Residential Density Bonus. As noted in the Design Review Permit and Conditional Use Permit discussions, the proposed Siena Apartment project complies with the requirements for a Residential Density Bonus. Therefore, as part of the approval of

the proposed project, staff supports the applicant's request for a Residential Density Bonus allocation of 36 units from the General Plan reserve unit pool to the project.

EVALUATION – ADMINISTRATIVE PERMIT

WRSP Parcel F-20 is located within Phase 3 of Fiddyment Ranch, however it is located on the boundary of Phase 1. The adjacent fire station site is within Phase 1, as is residential Village F-5 across Hayden Parkway to the east. As part of the Phase 1 infrastructure, Hayden Parkway and the associated utilities mains have already been constructed up to Blue Oaks Boulevard. Accordingly, the infrastructure needed to serve Parcel F-20 is already available to the property.

The WRSP implementation policies state that "development will occur by phase in sequential order", but further acknowledge that "opportunity exists for certain parcels to move forward out of sequence, subject to review and approval of the City". The WRSP provides for minor revisions to be authorized by Administrative Permit when the revisions are in substantial conformance with the General Plan, the principles and intent of the WRSP, the WRSP Development Agreements, and the WRSP Environmental Impact Report.

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires that three (3) findings be made in order to approve an Administrative Permit. The required findings are listed below in **bold italics** and are followed by an evaluation.

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

The proposed phase adjustment would facilitate development of a High Density Residential, 156-unit, affordable apartment complex, consistent with the Land Use and Housing elements. Staff have reviewed the proposal and determined that all infrastructure needed to serve this parcel have already been construct with the Phase 1 improvements. Therefore, the proposed phase adjustment is consistent with the General Plan.

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

The proposed phase adjustment would facilitate development consistent with the Zoning Ordinance as discussed above.

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

Staff have reviewed the proposed phase adjustment, and have determined it will not be detrimental to the public health, safety or welfare.

ENVIRONMENTAL DETERMINATION

Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15182this project is exempt as a project consistent with the Environmental Impact Report (EIR) prepared for the West Roseville Specific Plan (WRSP) and certified by the City of Roseville on February 4, 2004 (SCH#2002082057).

RECOMMENDATION

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

- A. Adopt the four findings of fact as stated below for the DESIGN REVIEW PERMIT 2501 HAYDEN PW. - WRSP PCL F-20, SIENA APARTMENTS – FILE# 2007PL-138, DRP-000218;
 - 1. 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 space, 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, the Community Design Guidelines and the West Roseville Specific Plan 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, the Community Design Guidelines, and the West Roseville Specific Plan 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 2501 HAYDEN PW. WRSP PCL F-20, SIENA APARTMENTS FILE# 2007PL-138, DRP-000218, subject to the eighty-seven (87) conditions listed below.
- C. Adopt the three findings of fact and four special findings as stated above for the CONDITIONAL USE PERMIT – 2501 HAYDEN PW. - WRSP PCL F-20, SIENA APARTMENTS – FILE# 2007PL-138, CUP-000049:
- D. Approve the CONDITIONAL USE PERMIT 2501 HAYDEN PW. WRSP PCL F-20, SIENA APARTMENTS FILE# 2007PL-138, CUP-000049, subject to the two (2) conditions listed below;
- E. Adopt the three findings of fact as stated above for the **ADMINISTRATIVE PERMIT 2501 HAYDEN PW. WRSP PCL F-20, SIENA APARTMENTS FILE# 2007PL-138, AP-000193**; and
- F. Approve the ADMINISTRATIVE PERMIT 2501 HAYDEN PW. WRSP PCL F-20, SIENA APARTMENTS FILE# 2007PL-138, AP-000193, subject to the two (2) conditions listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT DRP-000218

- 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 December 13, 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 December 13, 2009.
- 2. The project is approved as shown in Exhibits A S 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. (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 THE ISSUANCE OF 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:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 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 Planning Commission including all conditions of approval.
 - a. The project shall add more recreational amenities where space allows, such as small picnic-barbeque areas between the buildings1, and a community garden.
 - b. The swimming pool shall be constructed when the community building and tot lot are constructed, and shall be completed by the Certificate of Occupancy of the 78th residential unit (50 percent occupancy).

- c. The six-foot high masonry wall on the south boundary shall be constructed beginning at the back of the Hayden Parkway landscape corridor.
- d. The Siena Apartments tenant rental/lease agreements shall include a prohibition on storage in the garages that displaces vehicle parking. (Planning)
- 10. The Improvement Plans shall include a complete set of Landscape Plans. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. 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)
- 13. 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)
- 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 (California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code), Roseville Municipal Code, 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. This site shall be accessed by two driveways located on Hayden Parkway. The southern driveway shall be a Type A-7 driveway with a width to accommodate an egress lane, a center median, and an 18-foot wide ingress lane, with a minimum width of 35-feet. The northern driveway shall be a standard 35-foot wide Type A-7 driveway. Both driveways shall be restricted to right turn movements only. A 5-foot wide pedestrian path shall be constructed along the entire frontage. (Engineering)
- 24. 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 excess/borrow earthen material shall be imported/deposited. If the borrow/deposit 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)
- 25. 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. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 26. 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)
- 27. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 28. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve

area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)

- 29. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
- 30. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
- 31. Landscaping adjacent to the Preserve shall be California-native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 32. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 33. 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)
- 34. 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)
- 35. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 36. 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)

- 37. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
- 38. The project shall comply with the conditions outlined in the West Roseville Specific Plan Development Agreement. (Environmental Utilities)
- 39. A public 12" water stub shall be extended to Parcel F-73 to the south and shall be aligned within a public easement. If the alignment is within the landscape corridor it shall be designed to accommodate tree planting to the extent feasible. (Environmental Utilities, Planning)
- 40. 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)
- 41. 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)
- 42. 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)
- 43. 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)
- 44. 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)
- 45. 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. (Electric)
- 46. 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)
- 47. 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)
- 48. 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:

- 49. 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)
- 50. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements. (Electric, Engineering, Environmental Utilities)
- 51. 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)
- 52. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 53. 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)
- 54. The project shall be addressed as 2501 Hayden Parkway. 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)
- 55. This project falls within the commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)

- 56. 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)
- 57. 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)
- 58. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 59. 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)
- 60. The apartment complex shall include a designated covered Dial-A-Ride pickup/dropoff location at the front entrance to the Community building. The location shall include a covered bench, and a sign as designated by the Transportation Division. (Transportation)
- 61. 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)
- 62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 63. 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)
- 64. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 66. 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)
- 67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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:

- 73. 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)
- 74. 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)
- 75. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR. (Planning)
- 76. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 77. The parking lot striping and signing shall be maintained in a visible and legible manner. (Planning)
- 78. 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)
- 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)
- 86. 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)
- 87. 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 (e.g. fencing, etc.);
 - 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)

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT CUP-000049

- 1. Based on the Siena Apartment plans approved by Design Review Permit DRP-000218, the Residential Density Bonus is approved for 36 additional residential units for a total of 156-units allocated to WRSP Parcel F-20. (Planning)
- 2. Upon the effectuation of the Design Review Permit, WRSP Tables 4-1, 4-2 and 11-1 shall be updated. (Planning)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT AP-000193

1. Based on the Siena Apartment plans approved by Design Review Permit DRP-000218, the West Roseville Specific Plan project phase line is hereby adjusted to move Parcel F-20 from Phase 3 to Phase 1. (Planning)

2. Upon the effectuation of the Design Review Permit, WRSP Figure 11-1 and Table 11-1, and Fiddyment Development Agreement Exhibits F and OO shall be updated to reflect the adjusted phase line. (Planning)

ATTACHMENTS

- 1 Applicant's Letter
- 2-3 Color Elevations

EXHIBITS

- A. Site Plan (Sheet S1.1)
- B. Grading and Drainage (Sheet 1 of 1)
- C. Site Details (Sheet A1.5)
- D. Site Details (Sheet A1.6)
- E. Landscape (Sheet PL1)
- F. Building H Floor Plans (Sheet H1.1)
- G. Building H Elevations (Sheet H1.2)
- H. Building H Elevations (Sheet H1.3)
- I. Building M Floor Plans (Sheet M1.1)
- J. Building M Elevations (Sheet M1.2)

- K. Building M Elevations (Sheet M1.3)
- L. Building N Floor Plans (Sheet N1.1)
- M. Building N Elevations (Sheet N1.2)
- N. Building N Elevations (Sheet N1.3)
- O. Unit Floor Plans (Sheet U1.1)
- P. Garage Plans (Sheet G1.1)
- Q. Community Building Plans (Sheet CB1.1)
- R. Colors & Materials
- S. Lighting Specifications (8 pages)

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 & Redevelopment Director at, or prior to, the public hearing.