Prepared by: Vance Jones, Project Planner

ITEM II-B: DESIGN REVIEW PERMIT – 615 OAK STREET (KINCAID OFFICES)
– FILE # DRP 04-51

REQUEST

The applicant requests approval of a Design Review Permit to convert a single-family residence from a residential use to a commercial use.

Applicant and Property Owner - Connie Kincaid

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

Adopt the four (4) findings of fact for the Design Review Permit; and Approve the Design Review Permit subject to the attached Conditions of Approval.

OUTSTANDING ISSUES

There are no outstanding issues. The applicant has reviewed and is in agreement with the attached Conditions of Approval.

BACKGROUND

Project Site: The subject property is located at 615 Oak Street, between Judah St. and Bulen St., north of Douglas Blvd. (Attachment 1). The existing structure was constructed as a single family, one-story home of 1,086 square feet (photos included as Attachment 3), with automobile access provided along a rear alley (Stella Alley). Along the rear property line, a two-car garage is located along the alleyway, with a secondary residential unit located above. Up until the recent sale of the property, the home was used as a single family residence.

Summary of Proposal: The applicant proposes to convert the existing residence into a commercial building, with the intent that it would be used as an office. Exterior alterations are limited to the addition of four (4) parking spaces and associated rear yard paving in the rear yard, accessible from the alley, a pedestrian walkway between the rear and front yard, and a handicap ramp in the front yard that would provide primary access to the front of the building. In addition, the applicant proposes to add landscaping in the front and rear yards, as indicated on the attached Site Plan (Exhibit A).

Zoning and Land Use Information: The residence is located within the Infill area of the City of Roseville. The site is zoned Planned Development for Residential Commercial Mixed District (PD RCM) and the underlying General Plan land use designation is

combined as Low Density Residential (LDR) and Neighborhood Commercial (NC). The RCM zoning designation is consistent with the General Plan's two combining land use designations, which is common throughout the City's Infill areas where there is a mix of residential and commercial uses. The RCM zoning designation recognizes that a mix of land uses are appropriate for certain areas within the Infill area, and as such, it allows for a mix of single-family and two-family residential uses, business and professional office uses, and limited retail/commercial uses. The zone district also prohibits certain commercial uses deemed incompatible for mixed-use residential areas, and provides specific site development criteria. The specific list of permitted and prohibited land uses, including site development standards, is included in the attached Ordinance No. 3272 (Attachment 2).

With the current proposal, the Design Review Permit process is intended to ensure that the current residential uses, commercial conversions, and new construction will be compatible with existing land uses, will have minimal impact to traffic or parking conditions, and will continue to preserve the existing character of the neighborhood.

SITE INFORMATION

Total Acreage: 0.16 acres (6,884 sq. ft.)

Site Access: Pedestrian access is provided to the front of the site and building via a concrete path linking the building with the sidewalk on Oak St. A handicap-accessible ramp will be added to the front of the house, providing an accessible path (from the rear parking area), in addition to the existing steps that lead up to the front porch. Public onstreet parking is available along Oak Street. Additionally, on-site parking is proposed in the rear yard, accessible from Stella Alley. A total of four (4) parking spaces are proposed, one of which is handicap-accessible. A handicap-accessible path is also proposed to link the rear parking area and the front yard's primary building entrance. Grading: The front of the lot is approximately one foot above the sidewalk along Placer Street. The lot is relatively flat and will not need any grading to install the four (4) parking spaces. (As noted in the site photos (Attachment 3), the rear yard has previously been paved, although parking stall striping has not been added.)

ADJACENT ZONING AND LAND USE

LOCATION
ZONING
GENERAL PLAN
LAND USE
CURRENT USE
OF PROPERTY

Site

Planned Development for Residential/Commercial Mixed (PD RCM)

Low Density Residential (LDR) and Neighborhood Commercial (NC) Residential

Northwest

PD RCM

LDR and NC

Residence

Northeast

PD RCM

LDR and NC

Commercial building

Southwest

PD RCM

LDR and NC

Residence

Southeast

PD RCM

LDR and NC

Residence

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

ZONING REGULATIONS

Development Standard Existing

Building Setbacks Front Yard

21'5"

Rear Yard

82' (primary building) & 8' (garage/2nd unit)

Side Yards

14'1" South & 5' North

Lot Area

6,884 sq. ft.

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Lot Width 45'
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Building Height

Primary building: One-story at 17'

Garage/2nd unit: Two-Story (approx. 22')

Site Coverage 24%

Customer Parking Spaces 4 spaces total (proposed)

% of compact spaces 0 (proposed)

of handicapped spaces 1 Accessible with a 5' loading area (proposed)

PROJECT DESIGN FEATURES

For project information, please refer to the attached Site Plan (Exhibit A) and Building Elevations (Exhibit B).

EVALUATION

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, and the design standards of the City's Community Design Guidelines (CDG). No exterior alterations are proposed that would affect the appearance or size of the existing structure. The lot area and setbacks are legal, non-conforming as they relate to a residential use. As a commercial use the lot area and setbacks will be conforming. As proposed and conditioned, the project complies with the applicable guidelines.

The remainder of the Design Review Permit evaluation section will focus on those design guidelines that warrant additional review and consideration by the Design Committee. The numbering in the evaluation section corresponds to the numbering contained in the Design Guidelines checklist.

SITE DESIGN GUIDELINES

Vehicle Access, Circulation and Parking

Zoning Ordinance requirements for parking space design identify minimum dimensions of nine feet (9') wide by eighteen feet (18') long (Zoning Ordinance 19.26.040).

CDG 3.1 requires that each site provides parking spaces in accordance with the Zoning Ordinance, and provides handicap accessible parking spaces that comply with ADA and Title 24 requirements.

Access to the four on-site parking spaces will be provided via Stella Alley, which is located along the rear property line. Four parking spaces are proposed, each measuring 9'x18', consistent with City standards. One of these will have a 5'-wide loading area to meet handicap-accessibility requirements.

There is 26' of drive aisle depth behind the parking spaces, which provides adequate space for vehicles' turning movements in and out of the parking spaces. This dimension exceeds the minimum requirement of 24'.

The drive aisle providing access from the alley to the parking area is 17'-wide, which is less than the width typically provided for a two-way drive aisle. This width cannot be increased due to the existing garage building and side property line. However, all City departments, including the Fire Department, have reviewed the project and found no circulation issues with the existing and proposed conditions. Further, there is adequate space for turning movements within the rear yard parking area.

The applicant is proposing a change in use from residential to commercial, which changes the need for on-site parking. The Zoning Ordinance categorizes parking requirements by use type (Zoning Ordinance 19.26.030). The anticipated office use for the building generates a need to provide one parking space per 250 (1:250) square feet of gross building area. The applicant is not proposing to change the footprint of the building. With 1,086 square feet of gross building area, the proposed use is required to provide four (4) off-street parking spaces.

Other permitted uses identified in the Community Commercial zone district include professional offices, retail and medical/dental uses. The Zoning Ordinance parking requirements are identified in the summary table below:

Use Parking Requirement # Spaces Required (based on 1,086 sq. ft.)

Professional Office 1:250 sq. ft. 4 spaces

General Retail 1:300 sq. ft. 4 spaces

Medical/Dental 1:150 sq. ft. 7 spaces Neighborhood Commercial 1:300 sq. ft. 4 spaces

Adequate parking would be provided at the subject property if in the future the use changed from the anticipated office use to a neighborhood commercial or retail use, consistent with the use provisions of the RCM zoning designation. However, adequate parking would not be available for a medical/dental office use. This is similar to other commercial or office conversions that exist in a mixed-use district.

Staff is recommending inclusion of Condition No. 3 to clarify that medical or dental office uses are not permitted uses at 615 Oak Street due to lack of adequate parking. An office or a medical or dental use would only be permissible in the event of an applicant being able to either secure approval of a request for a parking reduction, or provide additional parking in conformance with Zoning Ordinance requirements.

The existing residential use above the garage also generates a need for two off-street parking spaces. These spaces are provided for within the existing garage. Staff has added Condition No. 4 to ensure that the garage remains available for parking to serve the residential unit.

Pedestrian/Bikeway Access and Circulation

CDG 4.6 requires that all walkways be designed to provide access to the disabled in compliance with ADA, CA Title 24 and the City's Improvement Standards. The proposed off-street parking area (inclusive of one space designated as handicapped accessible parking space) will be located in the rear yard of the property, accessible from the alley. The applicant is proposing to construct a four-foot (4') wide asphalt path from the parking area to a ramp, making the front/primary entrance to the building handicapped-accessible (Exhibit A).

As illustrated on Exhibit A the path and ramp comply with the requirements of CDG 4.6. The design of the path and the ramp will be subject to review and approval by the Building Department through the Building Permit application process. No additional conditions are required to address this issue.

Landscaping

The applicant proposes to augment existing landscaping with new trees and shrubs. Details on the plant materials to be added are described in Exhibit A, and includes two new trees in the rear yard and new shrubs in the side yard. The plans indicate that all landscaping will be irrigated and timer-controlled. No additional conditions are required to address this issue.

Design Review Permit Recommendation

Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff

report and with the project Conditions, the required findings can be made for the proposed Design Review Permit. The four findings for the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines, which exempts the conversion of an existing structure, such as a single-family residence, from one use to another.

RECOMMENDATION

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

Adopt the four findings of fact as stated below for the DESIGN REVIEW PERMIT – 615 OAK STREET (KINCAID OFFICES) – FILE # DRP 04-51:

The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.

The project site design as approved provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.

The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.

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.

Approve the DESIGN REVIEW PERMIT – 615 OAK STREET – FILE # DRP 04-51; subject to the Conditions of Approval listed below:

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 04-51:

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 January 20, 2007. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from January 20, 2007.

The project is approved as shown in Exhibits A and B, and as conditioned or modified below. (Planning)

A medical or dental office is not a permitted use at 615 Oak Street due to lack of adequate off-street parking. Such uses would only be permitted subject to either issuance of an Administrative Permit allowing a parking reduction, or by provision of additional off-street parking in conformance with Zoning Ordinance requirements. (Planning)

The existing garage shall remain available to provide two parking spaces to serve the existing residential unit located above the garage.

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)

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:

Parking stalls shall meet, or exceed, the following minimum standards:

All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)

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) (Planning)

An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.

Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)

The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)

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)

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)

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)

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)

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)

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.

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)

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)

Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the

City streets that are required for the installation of underground utilities. (Engineering)

The applicant shall maintain positive site drainage taking care to ensure storm water runoff does not encroach neighboring properties. (Engineering)

Prior to the issuance of a Building Permit or approval of Improvement Plans, the 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)"

The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)

Install backflow preventor and meter. Existing service may be used for both irrigation and domestic water.

Upgrade sewer service including installation of sewer clean out.

The residential and commercial buildings each require its own water service.

The required fire flow for the protection of the proposed project is 1500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated. A change in any of the conditions may increase the required fire flow. Although the existing location of the fire hydrants are not in compliance with this project, the Fire Department will not require the installation of a new fire hydrant due to the existing conditions of the structure and no square footages have been added (Fire)

A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)

When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)

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)

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)

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:

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:

There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.

For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

The control valves and the water meter shall be physically unobstructed.

The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

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

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)

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

Inspection of the potable water supply system on new commercial/industrial/ office projects shall be as follows:

The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.

The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.

The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

The project shall be addressed as 615 Oak Street. 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)

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)

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)

All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

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)

Water and sewer facilities shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

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)

All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)

The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)

Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)

Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

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)

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)

All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:

Locate the metered service panel on the outside of the building.

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.

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)

The existing meters and electric panel are for residential applications, a commercial rated panel with test bypass section will be required for the commercial unit. (Electric)

OTHER CONDITIONS OF APPROVAL:

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)

All existing public utility, electric, water, and sewer easements shall be maintained unless

otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)

The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)

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)

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)

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)

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)

ATTACHMENTS:

Vicinity Map Ordinance No. 3272 – Residential Commercial Mixed Use Zoning District Site Photos

EXHIBITS:

Site Plan Exterior Elevations

PRIVATE

Note to Applicant and/or Developer: Please contact the Planning 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 Director at, or prior to, the public hearing.