NORTHEAST ROSEVILLE SPECIFIC PLAN

PARCEL 8

ROSEVILLE, CALIFORNIA

DESIGN GUIDELINES

SEPTEMBER 1995

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I. INTRODUCTION

Purpose of Guidelines

The purpose of these Guidelines is to establish a cohesive set of development criteria to govern all future development on Parcel 8 and result in an attractive multi-use project with architectural and site plan harmony between buildings and high standards of design excellence on the entire 25± acre site.

These Guidelines supplement the Northeast Roseville Specific Plan (see especially Chapter V(h) entitled "Business Park and Commercial Component" and Chapter VII entitled "Design Guidelines."), the Olympus Pointe Landscape Design Guidelines, and the Olympus Pointe Signage Guidelines. In the event of a conflict between requirements set forth in any of these documents, the most stringent requirement shall govern.

These Guidelines seek to achieve the following goals:

- Achieve market appeal through a well-designed development.
- Insure economic feasibility and viability in the current market.
- Provide a comprehensive guide for use by architects, engineers, City staff, and elected and appointed City decision makers during the review process for each building on Parcel 8.
- Develop Parcel 8 in a manner which compliments and enhances the surrounding Specific Plan area and the business-professional corridor along Eureka Road.

All buildings on Parcel 8 require prior approval pursuant to the City review process including review and approval by the City Design Review Commission.

Surrounding Land Uses and Existing Physical Constraints

The rear 40% of Parcel 8 is encumbered by a 250-foot wide power line easement. The back property line of Parcel 8 borders NERSP Parcel 4 on which the 465-unit Rosemeade apartment complex is located. The rear part of the Rosemeade site is encumbered by a 225' wide power line easement — resulting in a total combined power line easement width of 475 feet. The 225' wide power line easement on the Rosemeade site (abutting and paralleling the 250' wide power line easement on the rear part of Parcel 8) is not landscaped and instead is rough graded dirt with some volunteer vegetation.

The 225' wide Rosemeade power line easement and most of Parcel 8 is generally lower in elevation than the Rosemeade apartment complex. Accordingly, apartment residents at the back of the Rosemeade complex will generally look down on Parcel 8 buildings which will be more than 475' from any Rosemeade residential unit. This spacing and elevation difference will substantially reduce the inherent kinds of conflicts between these adjacent residential and non-residential land uses.

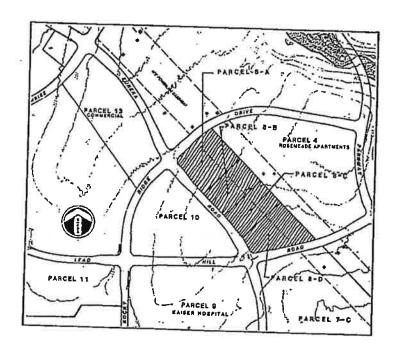
Northeast Roseville Specific Plan Parcel 8 Design Guidelines

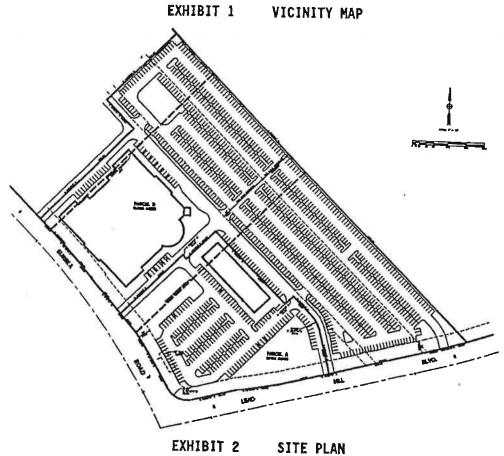
The land north of Parcel 8 on Rocky Ridge Drive is vacant and zoned for Research and Development uses.

The land west of Parcel 8 on Eureka Road is also vacant and is zoned for Business and Professional uses.

The land south of Parcel 8 on Lead Hill Road is partially developed with offices and is zoned for Business and Professional uses.

Kaiser Hospital is located directly southwest of Parcel 8.





II. SITE DESIGN GUIDELINES

A. Building and Parking Area Setbacks

The setbacks for individual buildings and parking lots shall comply with the standards set forth in Northeast Roseville Specific Plan and with the landscaped easement designated in the Olympus Pointe Landscape Design Guidelines. These documents require that buildings and parking areas be set back at least 35 feet from Eureka Road, Rocky Ridge Drive and Lead Hill Road.

B. Lot Coverage

Lot coverage shall be the building footprint exclusive of overhangs, balconies, trellises, and covered walkways and shall not exceed 40% of the gross lot area for a single story structure and 35% of the gross lot area for a multiple story structure.

C. Site Grading, Drainage, and Erosion Control

All finished slopes shall conform to the recommendations and requirements of a certified soil engineer's report. In no case shall slopes exceed two (horizontal) to one (vertical) unless approved by the City.

Retaining walls shall be constructed with interlocking segmental masonry units with a split face texture and integral color. Masonry units shall be Keystone brand, split face or an approved equal.

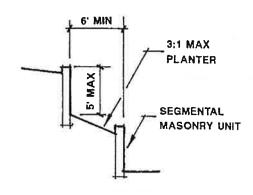


Exhibit 3 - Retaining Wall Terracing

Segmental retaining walls shall be located and terraced as necessary to a 5-foot (5') maximum exposed wall height (reference Exhibit 3) except as approved by the City. Retaining walls shall be reviewed by a registered structural engineer prior to submittal to the City.

All site grading shall meet with following standards:

Use Areas	Min. Slope	Max. Slope
Lawn Area	2%	33%
Landscape Area	2%	50%
Parking Lot	2%	5%
Driveways	2%	8%
Pedestrian Pavements (Large Plaza Areas)	1%	3%
Pedestrian Pavements (Walkways)	1%	8%

All development plans submitted for City review and approval shall provide an erosion and sediment control plan including, when applicable, specific measures to protect waterways from erosion and debris during construction. Such measures shall include, but are not necessarily limited to, seeding of graded areas, watering during site disturbance activities to reduce wind erosion, and using hay bales and filter fabric (geotextiles) to prevent siltation of off-site stream courses.

Drainage solutions shall conform to the general character of the land form and minimize change in existing topography.

D. Fencing and Screening

Mechanical enclosures and storage related screen walls shall equal or exceed the height of materials or equipment to be screened.

Fences and walls shall be constructed of building materials which compliment the architecture of adjacent buildings. Chain link fencing in areas visible from adjacent properties, parking areas, public streets, and walkways shall be allowed only with prior City approval.

Trees, shrubs, vines, earth forms, and solid fencing, or a combination thereof, shall be used to screen service areas.

Barbed wire, razor wire or similar fences shall be prohibited.

E. Exterior Storage Areas

Items stored outside a building shall be allowed only with prior City approval and shall be screened to minimize visibility from public streets, adjacent properties, parking areas, and pedestrian walkways.

F. Loading and Service Areas

Loading and other service facilities and areas shall be screened from public streets or building entries with landscaping and/or screen walls, and shall be designed as an integral part of the building and marked appropriately. Loading and service areas shall provide adequate turning radii and maneuverability for all anticipated vehicles. Layout and design shall efficiently use pavement and other impervious surfaces.

G. Outdoor Refuse Collection Enclosures

All refuse collection enclosures must comply with City of Roseville Refuse Department standards.

H. Circulation and Parking

Entry drives shall be located and designed in accordance with City Public Works standards. Driveways accessing more than one building are encouraged to minimize curb cuts.

Each building shall have at least two access routes to a public street.

Internal vehicular and pedestrian circulation shall be designed to avoid dangerous conflicts. Separate pedestrian and vehicular access and circulation shall be provided wherever feasible. Crosswalks shall be located with adequate sightline easements at all major pedestrian crossings. Sidewalks shall connect to logical points of crossing to reduce the risk of conflict with vehicles.

Internal vehicular circulation drives shall be designed to provide for good aisle circulation, minimizing conflict and maximizing ease of access.

Internal vehicular circulation drives shall be designed to provide shared access and common driveways between buildings on Parcel 8.

Internal parking shall be designed to minimize the restrictions imposed by overhead electrical towers and their respective easements.

For uses that require a passenger loading area, internal vehicular circulation shall facilitate passenger loading/unloading at primary building entries to not impede other traffic.

Reciprocal parking and access agreements shall be required for all buildings on Parcel 8.

I. Accessibility Per Federal ADA Requirements

Pedestrian connections from public streets to each project shall be provided and installed per all requirements of the Federal Americans with Disabilities Act (ADA) and the State of California Title 24.

J. Emergency Access

Provisions for access for all emergency vehicles, including fire, ambulance, and security, shall be incorporated into parking area design and building orientation.

K. Landscape Design

Landscape design shall comply with the "Olympus Pointe - Landscape Design Guidelines" adopted by the City of Roseville in 1989. Plants selected from the list set forth in those Guidelines shall be chosen and located in a consistent manner throughout Parcel 8 to create a unified landscape design and to separate and buffer (as needed) different land uses.

Landscape coverage shall be a minimum of 15% of lot area. Landscape buffers along roadways shall be included in determining whether the 15% minimum has been satisfied.

All landscaped areas shall be irrigated by an underground, automatically-controlled irrigation system designed by a landscape architect to meet all water conservation landscape requirements of the City. Spray, bubbler, drip, and subsurface water delivery systems are acceptable. The irrigation system for the 35 foot street landscape easement shall be separate

from internal site irrigation but may share a water meter and backflow device if approved by the City.

All landscape plans shall comply with the Roseville Water Efficient Landscape Requirements approved February 7, 1993. Landscape plans must comply with hydro-zoning principles and assure a maximum application rate of 30 inches per year. A soils report with corrective pH analysis shall be required prior to planting. The project landscape architect shall prepare a certificate of compliance prior to occupancy.

Parking lots shall be shaded as required by the City except in areas within the power line easements. Trees planted under the power lines easements shall not exceed the height requirements of City of Roseville, P.G. & E. and/or WAPA (whichever governs) and shall provide shade as close as possible to the normal 50% shading requirement.

L. Lighting Design

All lighting shall meet Uniform Building Code and City requirements, whichever are more stringent.

Parking lot and entry drive light standards shall be a maximum of thirty (30) feet in height, single or double luminaire. Light standards shall be shielded to prevent light spillage or glare onto adjoining sites to the maximum extent feasible. Parking lot and entry drive lights shall have a uniform design to provide site continuity.

Accent lighting of the buildings is encouraged for security and aesthetic reasons. Building facade lighting shall be located to prevent glare towards adjacent roads, parking, and sidewalks.

M. Sign Guidelines

Signs shall comply with Olympus Pointe Signage Guidelines and the City of Roseville Sign Ordinance.

III. BUILDING AND DESIGN GUIDELINES

The following guidelines supplement the Design Guidelines contained in Chapter VII of the Northeast Roseville Specific Plan.

A. Architectural Style, Building Materials and Colors

The Syufy theater building and the adjacent retail building approved concurrently with the theater shall establish benchmark quality standards for the architectural style and building materials in all future Parcel 8 buildings.

All future Parcel 8 buildings shall include one or more of the building materials used in the theater or adjacent retail building approved concurrently with the theater such as:

- concrete block (precision)
- concrete block (split face)
- cement plaster/e.i.f.s
- stone veneers
- granite
- architectural metals
- · concrete or clay roof tile
- standing seam metal roof
- glass block accent
- wood trellis
- fabric awning

(See Exhibits 6 and 7 for greater detail)

Monolith glass may be sparingly used to highlight entry areas, but "glass box" buildings shall not be allowed.

Colors for all exterior building components of future Parcel 8 buildings shall include one or more of the colors approved by the City for the theater building and adjacent retail building. See Exhibits 6 and 7 for greater specificity on the exact colors for the theater and first retail building.

In any event, all building materials, colors, and design of future Parcel 8 buildings shall compliment and meet or exceed the standards reflected in existing buildings on Parcel 8 and existing nonresidential buildings located in the Northeast Roseville Specific Plan area.

B. Building Massing and Location

Massing of forms shall accommodate basic building functions. Buildings shall have well defined entrances from access drives, pedestrian links, public plazas and major parking. Buildings shall also:

- Be visually compatible
- Relate well to each other, to the site and to adjacent development
- Be sensitive to human scale
- Respond to potential pedestrian activity

The existence of the 250-foot wide power line easement on the rear 40% of Parcel 8 is significant factor influencing where buildings can be located. Only parking and other "non-building" uses can be located within the power line easement. Accordingly, future buildings must be located outside the power line easement along Eureka Road.

To avoid a static line along the Eureka Road frontage:

- Buildings or parts of buildings shall have varied setbacks from Eureka Road to the
 extent feasible and consistent with the functional needs of uses within a proposed
 building; and
- Landscaping shall be designed to provide diversity of species type and height along Eureka Road.

Building height including rooftop mechanical equipment shall not exceed 55 feet. Architectural features such as towers, spires or flagpoles are permitted at a height not to exceed 75 feet.

Buildings shall incorporate courtyards, atriums, outdoor gathering and eating areas and pedestrian amenities to improve the pedestrian experience to the maximum extent consistent with the type of specific uses occurring within any building. The use of covered walks and trellises is encouraged.

Building design shall be responsive to views from all sides and shall be designed in a manner consistent with the standards for architectural style, building materials and colors set forth in these Guidelines. Exterior service areas shall be designed to reduce the appearance of a rear or "back of the building" design. All service areas shall be screened from major streets and adjacent residential areas.

Roof lines shall vary. Simple single plane roof designs shall not be allowed. If a flat roof is used, a portion of the roof should be composed of sloping shed, hipped or gabled forms to accent building facades and modulate roof lines.

Long uninterrupted exterior walls shall be avoided to the maximum extent feasible. Walls shall have varied forms to create shadows and provide relief that "softens" the architecture. "Stepping" of a long continuous parapet and/or comice shall be required. The use of canopies and/or towers at the main entrance to each building is encouraged.

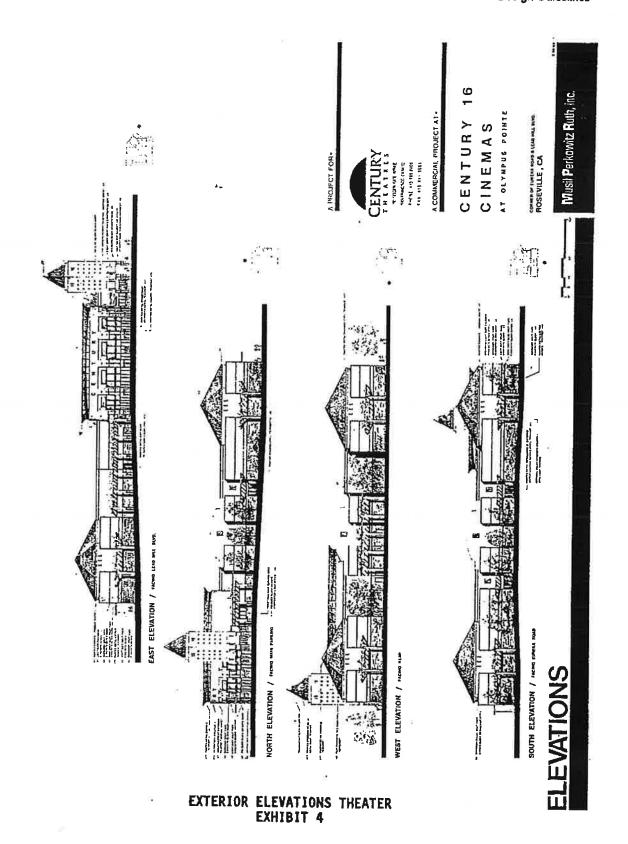
Architectural screens, fences, and structures shall be compatible in materials, color, and texture to the main building.

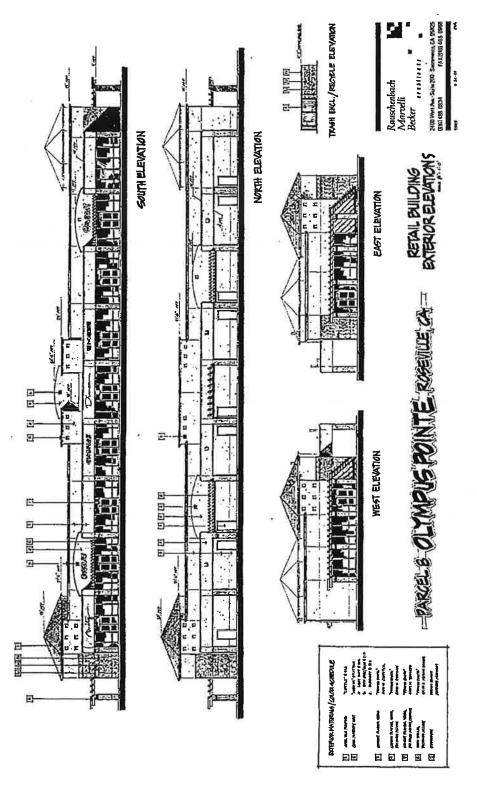
C. Mechanical/Electrical Equipment Screening

All mechanical/electrical equipment shall be designed to be an integral part of the building. No heating, air conditioning, electrical, window washing or other equipment shall be installed on the roof of any building or structure unless screened by building parapet or screen of similar compatible materials to the building skin.

All ground mounted mechanical equipment shall be screened from view by screen walls. Screen walls shall be designed and use building materials which relate to, or continue the theme and scale of, the adjacent architecture.

Solar energy collectors, cable dishes or panels shall be integrated into the design, and shall not be added as an afterthought.





EXTERIOR ELEVATIONS - RETAIL BUILDING EXHIBIT 5

EXTERIOR FINISH LEGEND

EXTERIOR CONCRETE BLOCK:

- LIGHT BUFF PRECISION CONCRETE BLOCK: ANGELUS #200, MEDIUM WEIGHT
- 2. LIGHT BUFF SPLIT-FACE CONCRETE BLOCK: ANGELUS #202, MEDIUM WEIGHT
- 3. DARK GREY/ BLUE SPLIT-FACE CONCRETE BLOCK: ANGELUS #213, MEDIUM WEIGHT
- 4. BURGUNDY SPLIT-FACE CONCRETE BLOCK: ANGELUS #214, MEDIUM WEIGHT

EXTERIOR CEMENT PLASTER ACCENT AREAS:

- 5. FRAZEE #4352M: "SOMBRERO"
- SINCLAIR #CM8421: "TERRACOTTA"

EXTERIOR SMOOTH CEMENT PLASTER:

FRAZEE #4600W: "BALSA"

ACCENT NATURAL STONES:

- 8. RED SANDSTONE: EMSER TILE "RED SANDSTONE"
- 9. POLISHED BLACK GRANITE: EMSER TILE "ABSOLUTE BLACK"

ROOFING TILE:

10. BURGUNDY FLAT CONCRETE ROOF TILE: LIFE-TILE #926

STOREFRONT MULLIONS:

11. COPPER (MATTE FINISH) SALES #819-R4; MORTON INTERNATIONAL INDUSTRIAL COATINGS.

STOREFRONT GLAZING:

12. LIGHT GREEN:
PPG "SOLEX" GLASS (TINTED), TEMPERED.

COLOR/MATERIAL LEGEND - THEATERS EXHIBIT 6

EXTERIOR MATERIAIS/COLOR SCHEDULE

1	CONC. TILE POOFING	"LIFETILE" #926
2	CONC. MASONRY UNIT	"ANGELUS" SPLIT FACE: a. LIGHT BUFF # 202 b. DARK GREY/BLUE # 213 c. BURGUNDY # 214
3	CEMENT PLASTER WALLS	"FRAZEE PAINTS" 4450 W CHOPGTICK
4	CEMENT PLASTER WALLS, RECESSED ACCENT	"FRAZEE PAINTS" 4350 W. PHEAGANT
5	CEMENT PLASTER WALLS, RECESSED ACCENT, CORNICE	"FRAZEE PAINTG" 4353 M TEAKWOOD
6	WOOD TREALIS, RECESSED ACCENT	"FRAZEE PAINTS" 4355 N AUTUMN BRONZE
回	GTOREFRONT	MEDIUM BRONZE ANODIZED ALUMINUM

COLOR/MATERIAL LEGEND - RETAIL BUILDING EXHIBIT 7

IV. PERMITTED LAND USES

The following land uses shall be permitted on Parcel 8:

Gasoline Sales

Includes establishments primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sales of tires, batteries, and replacement items, lubricating services, minor repair services and may include drive through car washes, convenience eating places and neighborhood commercial. Typical uses include automobile service stations, filling stations and neighborhood commercial with gas sales.

Banks and Financial Services

Includes financial institutions including: banks and trust companies; lending and thrift institutions; credit agencies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; holding (but not predominantly operating) companies; and other investment companies; vehicle finance (equity) leasing agencies. Automated teller machines (ATMs) located away from banks are included under the definition of "Personal Services."

Business Support Services

Includes establishments within buildings, providing other businesses with services including maintenance, repair and services, testing, rental, etc. Also includes:

- blueprinting
- business equipment and repair services (except vehicle repair)
- commercial art and design (production)
- computer-related services (rental, repair, maintenance)
- equipment rental businesses within buildings
- film processing laboratories
- mail advertising services (reproduction and shipping)
- outdoor advertising services
- photocopying
- photo-finishing

Commercial Recreation

Includes establishments primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. Types:

Amusement Center, includes public places of amusement or public places of business in which four (4) or more coin-operated amusement devices are installed and includes any place open to public, whether or not the primary use of the premises is devoted to the operation of such devices.

Indoor Entertainment, includes predominantly spectator uses conducted within an enclosed building, excluding Adult Entertainment uses. Typical uses include motion picture theaters, community assembly, and dance halls.

Indoor Sports and Recreation, includes predominantly participant sport and health activities conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, soccer arenas, athletic clubs, and health clubs.

Eating and Drinking Establishments

Includes establishments primarily engaged in the sale of prepared food and beverages for onpremise consumption, but excludes bars. Types:

<u>Fast Food with Drive Through</u>, includes establishments primarily engaged in the preparation and retail sale of food and beverages at a walk up counter and at a drive through window, and may include seating.

Convenience, includes establishments primarily engaged in the preparation and retail sale of food and beverages, at a walk up counter and which does not include a drive through or provide for ordering at the tables, if any. Typical uses include pizza parlors, ice cream parlors, and sandwich shops.

<u>Full Service</u>, includes establishments primarily engaged in the preparation and retail sale of food and beverages, where food is ordered and served at a table, and which include sales of alcoholic beverages as an accessory or secondary service. Typical uses include full service restaurants.

Maintenance and Repair

Includes all uses that provide maintenance and repair services for furniture, appliances and equipment normally used within a building. Typical uses include sewing machine and appliance repair.

Medical Services

Includes establishments primarily engaged in the provision of personal health services on an outpatient basis ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis service. Typical uses include medical offices, dental laboratories, medical laboratories, health maintenance organizations, immediate care facilities, and offices for physical therapists, chiropractors, and acupuncturists.

Neighborhood Commercial

Includes establishments primarily engaged in the provision of frequently or recurrently needed small personal items and services for residents within a reasonable walking distance. These uses are compatible with residential development due to low traffic and noise generation and include various retail sales and personal services of an appropriate size and scale to meet the

above criteria. Typical uses include neighborhood grocery stores, drug stores, and beauty salons.

Offices, Professional

Includes professional or government offices. Typical uses include:

- · accounting, auditing, and bookkeeping services
- advertising agencies
- architectural, engineering, and surveying services
- attorneys
- court reporting services
- data processing and computer services
- detective agencies and similar services
- secretarial and word processing services
- governmental offices including agency and administrative office facilities
- insurance agencies
- management, public relations and consulting services
- photography and commercial art studios
- real estate agencies
- "writers and artists offices outside the home

Personal Services

Includes establishments primarily engaged in the provision of personal improvement or appearance, and similar non-business related or non-professional services. Typical uses include: barber shops; beauty salons; tailors; shoe repair shops; massage parlors; tattoo studios; automated teller machines; and dry cleaning pick up stations.

Retail Sales and Services

Includes establishments primarily engaged in the sales of goods and merchandise. Typical uses include:

- Auto parts
- Bakeries, retail
- Bicycle sales
- Department stores
- Drug and discount stores
- Furniture stores
- Hardware
- Orthopedic supplies
- Photography studios
- Self service laundries
- Sporting goods and equipment

Specialized Education and Training

Includes private establishments providing training or educational programs. Typical uses include:

<u>Vocational Schools</u>, includes business secretarial schools and vocational schools offering specialized trade and commercial courses and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts communications, and management, as examples).

<u>Specialty Schools</u>, includes specialized non-degree granting schools such as: music schools; dramatic schools; language schools; driver education schools; martial arts studios; ballet and other dance studios.