

CITY OF ROSEVILLE PLANNING & REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE May 19, 2005

Prepared by: Eileen Bruggeman, Project Planner

ITEM III-B

DESIGN REVIEW PERMIT MODIFICATION – 10550 INDUSTRIAL AVENUE (ROSEVILLE COMMERCE CENTER & ARIZONA TILE) – FILE # DRPMOD 05-22

REQUEST

The applicant requests approval of a Design Review Permit Modification to construct a single 60,220 square foot building on Lot 10 in place of the previously approved five-building Roseville Auto Center (58,834 square feet total). Buildings located on Lots 8 and 9 within the Roseville Commerce will each be increased in size by approximately 5,000 square feet.

Project Applicant/Owner – MacMillan Partners, David MacMillan

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- B. Approve the Design Review Permit Modification subject to one hundred, ten (110) conditions.

OUTSTANDING ISSUES

The applicant is in agreement with the recommended conditions of approval. There are no outstanding issues.

BACKGROUND

Project Site: The project site is located at 10550 Industrial Avenue, north of Blue Oaks Boulevard, between Industrial Avenue and Highway 65. The subject property is within the North Roseville Industrial Area (Attachment 1). The site is undeveloped and vegetated with annual, non-native grasses. The site contains 2.373 acres jurisdictional waters, that include vernal pools, seasonal wetlands, marsh, and an ephemeral drainage. The applicant has submitted the required applications to the State and Federal regulatory agencies to secure authorization for the proposed removal of jurisdictional waters. The applicant is required to secure the necessary State and Federal permits and provide wetland mitigation credits before issuance of a Grading Permit.

Entitlement History: On May 13, 2004, the Planning Commission approved a Design Review Permit to allow construction of a nine building, 201,655 square foot, multi-tenant, light industrial and industrial/office building complex (Roseville Commerce Center). The Design Review Permit included a five-building, 58,834 square foot, multi-tenant, center for automotive related businesses (Roseville Auto Center), with a project total of 260,489 square feet of building area. Associated with the Design Review Permit was a Tentative Parcel Map to subdivide the 4.64-acre parcel into ten (10 parcels), and a Conditional Use Permit to allow automotive services that are conditionally

permitted within the General Industrial zone district (files #s DRP 03-75, CUP 03-08, & SUBD 04-13).

The Roseville Commerce Center is currently proceeding through the plan check process and is not yet under construction. In place of the approved Automotive Center the owner has secured a tenant (Arizona Tile) that requests construction of a single building (60,220 square feet) in place of the previously approved five (5) smaller buildings (58,834 square feet total). With the change in use and building configuration, less room is required on Lot 10 and the applicant is proposing to enlarge the two (2) immediately adjacent Roseville Commerce buildings (Buildings 8 and 9) by approximately 5,000 square feet each. Approval of a Design Review Permit Modification is requested to authorize the proposed changes.

DESIGN REVIEW PERMIT EVALUATION AND CONCLUSION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Those findings are listed below in *italics*, followed by staff evaluation.

1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.

The proposed change is from a five-building Auto Center to a single building, with slight increases to the size of Building 8 and 9 within the Commerce Center. The proposed use will be Arizona Tile, which is a tile and granite warehouse distribution center to contractors, with some sales to private individuals (Attachment 2). The proposed use will function as a building material store, a permitted use within the General Industrial District (Attachment 3), no longer necessitating the need for the previously approved Conditional Use Permit for the Automotive Center.

Architecture: The previously approved architectural design, building materials and finishes will be extended to the proposed enlarged areas of Buildings 8 and 9 within the Commerce Center, ensuring that the larger buildings will continue to be consistent with the architectural designs previously approved (Attachments 4 and 5, Exhibit D).

The proposed Arizona Tile building will use the same materials as the Roseville Commerce Center and the previously approved Roseville Auto Center (Attachment 6). Continuity between the proposed building and the previously approved Roseville Auto Center will be further provided through use of painted metal canopies, a feature of the Roseville Auto Center. A different color schedule is proposed for the Arizona Tile building (Attachment 7, Exhibit E). They propose to use colors that range between cream to dark brown to coordinate both with the brown and earth-tone paint colors approved for the Roseville Commerce Center, and with the proposed tile wainscoting.

The materials of the Arizona Tile building are enhanced over what was previously approved through addition of the stone veneer wainscot that is a signature feature of Arizona Tile. A six-foot tall masonry wall was going to be installed surrounding the Roseville Auto Center, providing security and shielding views from Highway 65. Arizona Tile will not have a masonry wall around the perimeter of the public parking area, making the front of the building visible to traffic on Highway 65. With the orientation of the building towards the highway and its use of enhanced building materials, the proposed building design is an upgrade over the appearance of the previously approved Roseville Auto Center.

Landscaping: The previously approved landscaping included a thirty-five foot (35') wide landscape area between the edge of the parking lot and Highway 65. This area was conditioned to provide a revised Landscape Plan that includes a combination of 15-gallon and 24" box trees that would provide screening, such as Coast Redwoods or Deodor Cedars, to a level of plantings that will be similar to other previously approved projects fronting Highway 65. The proposed plan is subject to the previously approved conditions of approval. **Condition 11a** is recommended for inclusion to amend the previously included condition of approval to reference the Arizona Tile building as opposed to the Auto Center.

Previously a landscape planter was provided between the Roseville Commerce use and the masonry wall of the Roseville Auto Center that was approximately eight feet (8') wide, with a planter on the Roseville Auto Center side of the wall that was approximately ten feet (10') wide. The enclosed yard and storage area of Arizona Tile is not providing a planter, and the planter on the Commerce side of the wall has been reduced to four feet (4'). **Condition 11b** is a new condition that is included to require the Site and Landscape Plans be revised to expand the planter on the Commerce side of the masonry wall to a minimum width of eight feet (8').

The approved Roseville Auto Center provided a twenty-foot (20') landscape setback along the southern drive aisle, decreasing to fourteen feet (14') in one area to provide additional parking that was needed for the center. The proposed plan indicates the screen wall and gates are approximately fourteen feet (14') from the curb, without any landscaping in front of the wall. **Condition 11c** is a new condition that is included to require a landscape setback of seventeen feet (17') consistent with the Roseville Commerce Center, with inclusion of similar landscaping in front of the screen wall. Expansion of the landscape setback will necessitate removal of the four (4) compact parking stalls shown on the proposed plan within the contractor parking area. In place of the compact parking stalls a minimum twenty-foot (20') drive aisle should be provided at the rear of the standard size contractor parking stalls. Details of the masonry wall are to be provided through the Building Permit plan check process for review and approval by the Planning and Redevelopment Department.

2. The proposed modifications does comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plans.

Parking: The Zoning Ordinance requires that the amount of off-street parking is provided based on use type, or as otherwise determined by Design Review approval (Section 19.26.030 A. 5). The parking requirements of Roseville Commerce Buildings 8 and 9, was previously 85 parking spaces, based on a ratio of 30% office and 70% warehouse uses (44,910 square feet total). The approved plan was providing 89 parking spaces for Buildings 8 and 9, meeting the parking requirement.

With the revised building sizes, and the same ratio of office and warehouse uses (30% and 70%, respectively), the revised parking requirement is 104 (66 spaces for 16,470 square feet of office uses, and 38 spaces for 38,437 square feet of warehouse uses). The revised plan proposes to provide 145 parking spaces for Buildings 8 and 9, meeting and exceeding the parking requirement by forty-one (41) parking spaces.

Building 10 (Arizona Tile) will include:

• 51,195 square feet of warehouse uses, with a parking requirement of 51 parking spaces based on a parking ratio of one space per 1,000 square feet warehouse;

- Approximately 28,864 square feet of yard area (not inclusive of contractor parking, fire
 access lanes, dock area, etc.), requiring an additional three (3) parking space based on a
 parking requirement of one space per 10,000 square feet of yard area; and
- The remainder of the building will be for office uses (9,025 square feet), and will have a parking requirement of 36 parking spaces (90 parking spaces total).

Ninety-one (91) parking spaces will be provided in the open parking lot in front of Arizona Tile. An additional fifteen (15) parking spaces will be provided in the gated yard area for contractors that are picking up tile or granite (less the four parking spaces that will be removed with expansion of the landscape setback and provision of the 20 foot wide drive aisle). The proposed parking meets the amount of off-street parking required pursuant to the Zoning Ordinance.

As proposed and condition, the project will comply with all applicable standards and requirements of the Zoning Ordinance, General Plan, Community Design Guidelines, and the North Industrial Design Guidelines.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that this project is consistent with the previous environmental documentation prepared for the Roseville Commerce and Auto Center. The Negative Declaration was reviewed and adopted by the Planning Commission on May 13, 2004. No additional environmental review is necessary.

RECOMMENDATION

For the reasons discussed above, staff believes that required findings for approval can be adopted, and the Design Review Permit Modification approved as conditioned. The Planning Department recommends that the Design Committee take the following two (2) actions (A-B):

- A. Adopt the two (2) findings of fact below for the DESIGN REVIEW PERMIT MODIFICATION 10550 Industrial Ave. (ROSEVILLE COMMERCE CENTER AND ARIZONA TILE) – File # DRPMOD 05-22:
 - 1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.
 - The proposed modifications do comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plans.
- B. Approve the DESIGN REVIEW PERMIT MODIFICATION 10550 Industrial Ave. (ROSEVILLE COMMERCE CENTER AND ARIZONA TILE) File # DRPMOD 05-22 with the one hundred, ten (110) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION 05-22

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 13, 2006**. 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 **May 13, 2006**.
- 2. The project is approved as shown in Exhibits A F and as conditioned or modified below, and remains subject to the Conditions of Approval of Design Review Permit (file #DRP 03-75), as applicable. (Planning)
- 3. On August 26, 2003, the City administratively approved PM 03-03 which granted the entitlement for the subdivision of land that will create this parcel as a separate and legal parcel. In August 2004, the Parcel Map was recorded. As a condition of that map, the property owner was obligated to construct those necessary street improvements along the entire frontage of the original parcel at the time that any additional development entitlements were granted. The granting of this entitlement will trigger the requirement to construct the frontage improvements as conditioned below. (Engineering)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two (2) percent of the value of the public improvements, or \$1000, which ever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two (2) percent of the value of the public improvements, or \$1000, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. Monthly statements will be issued by the City's Finance Department to the applicant. If at any time the balance in the deposit account is less than \$500, the applicant may be required to deposit additional funds as estimated by the City. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)
- 5. 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)
- 6. 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)
- 7. The project shall comply with all required environmental mitigation identified in the Individual 404 permit to be issued by the Army Corps of Engineers. The 404 Permit shall be secured and required mitigation provided before issuance of any Grading Permits. (Planning)
- 8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

9. 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 handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
- b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped 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 handicapped van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
- c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-7 of the CBC.
 - ii) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the CBC.
 - iii) Handicapped accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 11. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
 - a) The Landscape Plan shall be revised to incorporate a variety of 15-gallon and 24" box trees, and 1- and 5-gallon shrubs between Arizona Tile and Highway 65. The planting plan shall use two to three (2-3) varieties of trees, preferably evergreen. The plan shall include grouping of trees such as Coast Redwood and Deodor Cedar, interspersed with shrub groupings to achieve a density of landscaping similar to previously approved projects in the vicinity. (Planning)
 - b) The Site and Landscape Plans be revised to expand the planter on the Roseville Commerce side of the masonry wall shared with Arizona Tile to a minimum width of eight feet (8'). (Planning)
 - c) The Site and Landscape Plans shall be revised to provide a seventeen-foot (17') wide landscape setback along the southern driveway, in front of the screen wall of the contractor pick-up area that is consistent with the Roseville Commerce Center, with inclusion of similar landscaping in front of the screen wall. The four (4) compact parking stalls within the adjacent contractor parking area shall be removed, and a twenty-foot (20') drive aisle provided at the rear of the standard parking stalls. Details of the masonry

screen wall shall be provided through the Building Permit plan check process for review and approval by the Planning and Redevelopment Department. (Planning)

- 12. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 13. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 14. 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)
- 15. 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)
- 16. 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)
- 17. 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)
- 18. Building permit plans shall comply with all applicable code requirements (California Building Code CBC, California Mechanical Code CMC, California Plumbing Code CPC, California Fire Code CFC with City of Roseville amendments and California Electrical Code CEC), 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)
- 19. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.

- b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
- c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 23. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 24. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the preconstruction meeting. (Engineering)
- 25. Industrial Avenue shall be improved along the entire frontage of the property, to include the frontage of the existing Fuller site located at 10500 Industrial Ave. Improvements shall include providing a road section to accommodate two 12-foot traveled lanes, two 4-foot bike lanes, and a 12-foot wide two way left turn lane and a 4-foot shoulder on the west side of the road. Curb, gutter, and an 8-foot meandering pedestrian path shall be constructed along the frontage of Industrial Ave on the east side of the road. From the centerline of the road to the back of the curb shall be 31-feet or as required for turn lanes into the site. Pending the results of the traffic study, turn lanes may be required to access the site. As a minimum, right turn curb flares shall be constructed to access the existing southerly driveway and Street "A". The southerly driveway shall be constructed as either standard 35-foot wide "Type A-7" driveways with 30-foot curb returns, or as street type roadways with proper drainage inlets place accordingly. If the southerly driveway is designed as a "Type A-7" driveway, drain inlets on Industrial Ave. shall be placed according to the standard spacing requirements. (Engineering)
- 26. The applicant shall provide to the City a copy of a recorded access easement or agreement granting reciprocal access between the Arizona Tile site, Roseville Commerce Center and H.B. Fuller that reflects the full extent of the southern access road. Prior to the approval of the improvement plans for Buildings 1 9 the applicant shall also provide to the City a copy of a recorded access easement or agreement granting reciprocal access between the Roseville Commerce property and the sixty-five foot (65') wide private utility and ingress and egress easement located within the Parkside Industrial project. Demonstration of access to the easement within the Parkside Industrial project is not required for construction of Arizona Tile (Building 10). (Engineering)

- 27. The existing drainage ditch that is located along the frontage of the property, running parallel with and adjacent to Industrial Ave. shall be replaced with an underground storm water pipe that is properly sized to accommodate all tributary storm water run. (Engineering)
- 28. Street "A" shall be designed and constructed as a standard private industrial road with a curb face to curb face width of 45-feet. A five-foot wide sidewalk shall be installed on the northern side of the road, adjacent to the curb. The cul-de-sac bulb shall have a radius of 50-feet. (Engineering)
- 29. All necessary striping shall be installed to accommodate the improvements as specified above. (Engineering)
- 30. With the development of the first Phase, all the requirements for the frontage improvements along Industrial Ave and for Street "A" shall be completed. Storm drainage from the remaining Phases shall either be routed into constructed drain inlets with proper erosion control devices, or into sedimentation basins. (Engineering)
- 31. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 32. The applicant shall pay for all applicable water, and sewer fees, including the North Industrial Reimbursement Fees for water line upsizing in the North Central Roseville Specific Plan. (Environmental Utilities)
- 33. 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 mains shall not exceed a depth of 6' and 12' respectively, 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)
 - d. The applicant shall submit a master water and sewer plan showing how each building will be serviced. This shall include a looped water system between the existing 12-inch HB Fuller water line with the existing 12-inch line feeding the Hertz property.
 - e. No trees or permanent structures shall be allowed within water or sewer easements, except with the approval of the Environmental Utilities Department Director.
 - f. The on-site sewer shall be considered public and shall be maintained by the City. The applicant shall provide the necessary easements for the maintenance of the sewer mains.

- 34. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Roseville Commerce & Arizona Tile to be reviewed and approved by the Transportation Commission. The plan shall include a minimum of four (4) on-site bicycle lockers, and bike racks for the balance of the required on-site bicycle parking. The bicycle lockers shall be managed and maintained by the Business Owners Association/property owner. (Transportation)
- 35. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 36. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 38. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
- 39. The circulation pattern shall be subject to the approval of the fire department. (Fire)
- 40. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 41. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 42. The required fire flow for the protection of the proposed project is 4000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 43. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water

- supply is available and that it is capable of supporting the combined demands for the required fire flow 3000 gpm and the fire sprinkler system 1000 gpm. (Fire)
- 44. Applicant shall provide a minimum of five fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 300 feet on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 45. Each building shall be provided with its own independent fire department connection as agreed upon by the applicant. The FDC shall be installed either 40 feet from the building of protection or located adjacent to a solid frontage wall readily accessible for fire personnel. (Fire)
- 46. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 47. 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)
- 48. 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)
- 49. 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)
- 50. 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

- 51. 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)
- 52. 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)
- 53. 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:

- 54. 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)
- 55. 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 and sewer easements for all public water and sewer mains. (Electric, Engineering, Environmental Utilities)
- 56. 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". A licensed land Surveyor shall prepare all legal descriptions. (Engineering, Environmental Utilities, Electric)
- 57. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 58. 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)
- 59. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 60. The project shall be addressed as follows:

Building 1 – 10556 Industrial Ave.

Building 2 – 10600 Industrial Ave

Building 3 – 10560 Industrial Ave

Building 4 – 10604 Industrial Ave

Building 5 – 10564 Industrial Ave

Building 6 - 10608 Industrial Ave

Building 7 – 10568 Industrial Ave

Building 8 – 10612 Industrial Ave

Building 9 – 10572 Industrial Ave

Building 10 – 10576 Industrial Ave

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)

- 61. 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)
- 62. 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)
- 63. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 64. 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)
- 65. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Roseville Commerce & Auto Center to be reviewed and approved by the City Manager. (Transportation)
- 66. Water, sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 67. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 68. 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)
- 69. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 70. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 71. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

- 72. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
- 73. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 74. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 75. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 76. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 77. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 78. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 79. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 80. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
- 81. A digitized copy of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 82. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National

Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
- b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d. A 100 % reliability factor. (Fire, Police)
- 83. A Common Area P.U.E. will be required for Parcels 1 thru 10 to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 84. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 85. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 86. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 87. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
- 88. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 89. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
- 90. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

- 91. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
- 92. The developer will be required to install street lights on Industrial Ave. to Roseville Electric's design & specifications. (Electric)
- 93. The existing and proposed high voltage electric switch gear on Industrial Ave. shall be shown on the Landscape Plan. The proposed sidewalk must be re-routed to avoid the switch gear and planting adjusted to meet Roseville Electric requirements for working clearances. (Electric)
- 94. Underground high voltage electric facilities must be installed through Phases 2 & 3 with Phase 1 improvements to complete a loop system for reliability purposes. The transformers that will feed Phase 2 & 3 buildings can be installed as they are constructed. (Electric)
- 95. The developer will be required to relocate the existing transformer and street lighting equipment on the north side of the H.B. Fuller driveway, to accommodate the proposed road widening. (Electric)
- 96. There are extensive underground electrical facilities along the frontage of Industrial Blvd., these facilities are to be potholed to determine exact depth and location prior to grading for the proposed Industrial Ave. road widening. If there are conflicts the developer will be required to relocate or concrete encase the underground electric facilities as determined by Roseville Electric. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 97. All existing public utility, electric, water, sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 98. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
- 99. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 100. 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)
- 101. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
- 102. 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)

- 103. 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)
- 104. 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)
- 105. 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)
- 106. 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)
- 107. 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)
- 108. 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)
- 109. 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)
- 110. 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.);

- b. 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)

ATTACHMENTS

- 1. Vicinity Map
- 2. Letter of Operations from Arizona Tile
- 3. Zoning Clearance letter
- 4. Approved Roseville Commerce Elevation
- 5. Roseville Commerce Color Elevation Rendering
- 6. Approved Roseville Auto Center Elevation
- 7. Proposed Arizona Tile Color Elevation Renderings

EXHIBITS

- A. Site Plan
- B. Paving and Grading Plan C-1
- C. Paving and Grading Plan C-2
- D. Exterior Elevations Buildings 8 and 9
- E. Exterior Elevations Arizona Tile (Building 10)
- F. Landscape Plan

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