

CITY OF ROSEVILLE
PLANNING DEPARTMENT STAFF REPORT
PLANNING COMMISSION MEETING February 9, 2006

Prepared by: Tricia Stewart, Assistant Planner

**ITEM IV-B:** 

CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT – 3240 KENNERLEIGH WAY (WRSP W1 RECREATION LODGE, THE CLUB AT WESTPARK) - FILE # DRP-000067, CUP-000013

The applicant requests approval of the following entitlements:

- Conditional Use Permit to allow a Recreation Lodge in a residential zone; and
- **Design Review Permit** to construct a 10,327 square foot Recreation Lodge with associated landscaping and lighting.

Applicant/Owner - PL Roseville, LLC, Suzanne M. Vose

### SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

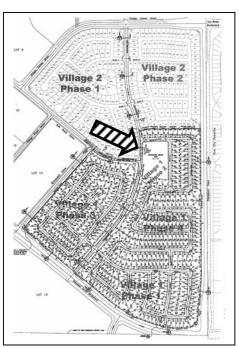
- A. Adopt the three (3) findings of fact for approval of the Conditional Use Permit;
- B. Approve the Conditional Use Permit subject to three (3) conditions of approval;
- C. Adopt the four (4) findings of fact for the Design Review Permit; and
- D. Approve the Design Review Permit with ninety four (94) conditions of approval.

## **OUTSTANDING ISSUES**

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

#### **BACKGROUND**

On February 4, 2004, the City Council approved the West Roseville Specific Plan (WRSP), which granted land use entitlements for new development to the west of Fiddyment Road. The large lot tentative map, establishing the specific plan parcels, was approved by the Planning Commission on January 8, 2004 (File # SUBD 03-08). On October 14, 2004, the Planning Commission approved the tentative subdivision map, for parcel W-1 subdividing the 82-acre site into 398 single-family residential lots (File # SUBD 04-01). In April 2005, a modification to the tentative map went before the Planning Commission to alter the lot layout and change the number of lots to 404. Parcels W1 and W2 are designated as age related housing for seniors, which will be developed by Del Webb. The proposed recreation lodge will provide recreation and leisure opportunities for the residents that live within the senior neighborhood development.



**SITE INFORMATION** 

# A. Roseville Coalition Of Neighborhood Associations (RCONA): N/A

B. Total Acreage: 3.45 Acres

- C. Site Access: Access to the Westpark Recreation Lodge will be via driveway off of Kennerleigh Way on the west side of the parcel and via driveway off of Shaldon Lane on the east side of the parcel. Pedestrian access will be available from Kennerleigh Way, Shaldon Lane and from the model home complexes neighboring the project site to the south.
- **D. Physical or Natural Features:** The site is relatively flat. The applicant is proposing to match the existing grades of the adjacent parcels. The parcel area does not contain any natural resources on site (e.g. native oak trees, wetlands).
- **E. Grading:** Rough grading has taken place and included 24,000 cubic yards of cut and 200 cubic yards of fill. An additional 4,000 cubic yards of fill will occur during final grading activities.

## ADJACENT ZONING AND LAND USE

| LOCATION | ZONING                                                                                                                                                                       | GENERAL PLAN<br>LAND USE                                  | CURRENT USE OF PROPERTY                         |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------|
| Site     | Small Lot Residential with<br>Development Standards<br>(RS/DS)                                                                                                               | Low Density<br>Residential (LDR) –<br>Age Restricted      | Approved Tentative<br>Map                       |
| North    | RS/DS                                                                                                                                                                        | LDR – Age Restricted                                      | Approved Tentative<br>Map                       |
| South    | Placer County                                                                                                                                                                |                                                           |                                                 |
| East     | Residential Mixed Use Special Area Del Webb (RMU/SA-DW); Attached Housing with Development Standards (R3/DS-DW); Public Quasi- Public (PQP); Community Commercial (CC/SA-DW) | LDR-4.6; High Density<br>Residential (HDR-25);<br>PQP; CC | Residential,<br>Residential; Utility;<br>Vacant |
| West     | R3/DS                                                                                                                                                                        | Village Center Medium<br>Density Residential<br>(VC-MDR)  | Vacant                                          |

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

# ZONING/SPECIFIC PLAN REGULATIONS

| DEVELOPMENT STANDARD       | REQUIRED                                                                                                     | PROPOSED                                               |
|----------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| Building Setbacks          | No standard – determined through DRP process                                                                 | 38.6' from Kennerleigh Way,<br>84.2' from Shaldon Lane |
| Landscape Setbacks         | 20' 25.4' Kennerleigh Way, 20.7<br>Shaldon Lane, 13' Langtree<br>Drive                                       |                                                        |
| Building Height Limit      | 35' (max)                                                                                                    | 30'                                                    |
| Max. Building Lot Coverage | None                                                                                                         | 6.87%                                                  |
| Parking Spaces (Total)     | 102 Aerobics/Mtg Space = 21.6; Fitness = 16.9; Living Room = 39.6; Café = 12.44; and Library/Mtg Room = 11.8 | 102<br>(96 Standard; 6 Handicapped)                    |
| % of compact spaces        | up to 30% max. (31 max)                                                                                      | 0                                                      |
| # of handicapped spaces    | 6                                                                                                            | 6                                                      |
| % of shaded parking        | 50% min.                                                                                                     | 68%                                                    |
| Bicycle Spaces             | 5 spaces                                                                                                     | 1 Racks = 5 spaces                                     |

## PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A); Grading Plan (Exhibit B); Color Elevations (Exhibit C); Elevations (Exhibit D); Landscape Plan (Exhibit E); Floor Plan (Exhibit F); and Roof Plan (Exhibit G).

#### **EVALUATION**

## CONDITIONAL USE PERMIT

The Zoning Ordinance identifies private recreation as a conditionally permitted use within the Small Lot Residential zone. Given that the project is reliant on the Conditional Use Permit (CUP), it will be evaluated first followed by the Design Review Permit (DRP).

The evaluation of the Conditional Use Permit (CUP) will focus on the compatibility of the recreation lodge with the surrounding land uses. Section 19.78.060(A) of the Zoning Ordinance requires that three (3) findings be made in order to approve a CUP. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed CUP. The required findings are listed below in **bold italics**, followed by an evaluation.

# 1. The proposed use is consistent with the City of Roseville General Plan and the West Roseville Specific Plan (WRSP).

The land use designation for the subject property is Low Density Residential (LDR-4.8). The LDR land use designation is typically intended to provide single-family dwelling units. Primary uses include attached and detached single-family residences; and public parks, resource preservation and open space. Secondary uses include private recreation and neighborhood services among other uses.

Because facilities providing for private recreation are permitted as a secondary use, the Westpark Recreation Lodge is consistent with the General Plan and WRSP.

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

Chapter 19.10 of the Roseville Zoning Ordinance identifies Residential Recreation Facilities as conditionally permitted uses within the Residential Small Lot (RS) zone. Conditional Use Permits are used to address potential incompatibilities between land uses. The standards and requirements of the Zoning Ordinance are used to evaluate the appropriateness of a use or uses for that location. Development standards do exist for properties zoned for residential uses. The project exceeds the minimum standards identified in the Zoning Ordinance for properties zoned for residential uses and as conditioned, the proposed use will comply with the Zoning Ordinance requirements.

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

Staff has evaluated the proposed uses and hours of the recreation facility according to the Zoning Ordinance and other comparable uses in the City of Roseville and has found the proposed use to be in compliance. The Westpark Recreation Lodge will be required to operate within the confines of the project description that was provided as part of the application to ensure that in no way does the project deviate from the approved operation plan and negatively impact surrounding neighbors or uses. Condition 3 (CUP Conditions of Approval) has been included to ensure that the recreation lodge operates and conforms to the operations plan as shown in Exhibit I. Furthermore it should be noted that Del Webb has operated a similar, yet larger, recreation facility within the City of Roseville without any complaints or conflict with surrounding neighbors. For these reasons stated above and as conditioned, staff believes the findings for approval can be met.

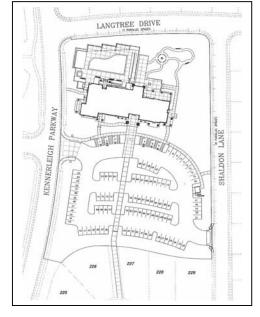
### **DESIGN REVIEW PERMIT**

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, the design standards of the City's Community Design Guidelines (CDG) and the design guidelines of the West Roseville Specific Plan (WRSP).

As proposed and conditioned, the project complies with the applicable guidelines. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission. The applicant is in agreement with all conditions of approval referenced below.

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 approval of the Design Review Permit are listed in the recommendations section of this staff report.

- The CDG encourages the use of pedestrian access points. Three access points are provided by walkways via Kennerleigh Pw, Shaldon Ln and from the south end of the site through the model home area. Condition 7 requires that a 10-foot concrete access path be provided from Village 1, Phase 2 (model home area) to the facility.
- The applicant has proposed an outdoor pool facility towards the northwest corner of the project site. An enhanced masonry wall will surround the pool area.
   Condition 13 limits the height of the wall to 6 feet. The design of the wall, as shown on the landscape plan, is consistent with the guidelines called out in the WRSP.
- Vehicle access to the site is provided via two driveways, one on Kennerleigh Pw and the other from Shaldon Ln.
   The driveways and drive aisles are in conformance with the City's Improvement Standards.
- 102 parking spaces will be provided on site, which meets the City's parking requirement. Six (6) of the



spaces will be designated as handicapped accessible while the remaining 96 spaces will be standard sized stalls. The parking standards in the Zoning Ordinance state that parking for a Residential Recreation Facility will be calculated based on the sum of all the uses within the facility by utilizing the parking requirement for each use as outlined throughout the parking section of the Zoning Ordinance. Therefore the parking requirement is based on the following:

| <u>Use</u>         | Square Footage | Parking Ratio | Parking Requirement |
|--------------------|----------------|---------------|---------------------|
|                    |                |               |                     |
| Aerobics/Mtg Space | 1,080          | 1/50          | 21.6                |
| Fitness            | 2,542          | 1/150         | 16.9                |
| Living Room        | 1,958          | 1/50          | 39.6                |
| Café               | 1,254          | 1/100         | 12.44               |
| Library/Mtg Room   | 594            | 1/50          | 11.8                |
| Storage/Common     | 2,899          | N/A           | 0                   |
| Areas/Restrooms    |                |               |                     |
| TOTAL              | 10,327         | -             | 102.34              |

- In addition to the on-site parking provided, the frontages along Langtree Dr and Shaldon Ln provide for on-street parking.
- The CDG calls for bicycle racks to be provided for all commercial projects. The City's Zoning
  Ordinance requires 1 bicycle rack for every 20 required parking spaces up to 100 spaces.
  Therefore, since the project is required to provide 102 parking spaces, five (5) bicycle spaces
  must be provided. The applicant has proposed one bicycle rack that consists of five (5) bicycle
  spaces to conform to this requirement.
- A masonry wall that runs along Kennerleigh Way and wraps around between the model homes and the recreation lodge sites was approved with the Village 1, Phase 2 project. The wall is in conformance with the design guidelines called out in the WRSP.

- The project site does not have any significant physical features, such as a creek, an oak woodland, or any topographical features.
- The project site has been rough graded previously and there is minimal on–site grading necessary for the placement of the building foundation.

#### **Architectural**

- The CDG state building designs should consist of durable and maintainable materials that provide visual interest to the community and that all elevations of a building should be given architectural treatment and contain elements drawn from those used in the design of the primary frontage.
- The building design incorporates one main building color with two accent colors and a smooth cut masonry tile treatment on all elevations of the building. The copper metal roof compliments the building. Rooflines are varied yet symmetrical to provide visual interest and balance.
- As called out in the CDG, the main building entry has been emphasized through building articulation and form so the entry is easily identified and visible from the main street and parking lot.



#### Landscaping

- The WRSP provides a list of acceptable and preferred trees and shrubs. As currently proposed, seventeen (17) southern live oak trees will front Kennerleigh Pw. The WRSP identifies the southern live oak tree as a secondary street tree. Therefore, staff has included **condition 12** that requires the Southern Live Oak to be replaced with a WRSP approved primary street tree that is consistent with the street tree used on the remainder of Kennerleigh Pw.
- As shown on the landscape plan, the open space area at the northeast corner of the project site
  includes outdoor furniture. Along the outdoor walking path, wood slat garden benches are
  proposed and there is an additional seating area with stone seat with a sundial birdbath in the
  center.

#### Lighting

- The WRSP calls for lighting to have a consistent and themed appearance throughout the development. Acorn style lights are required on all collector and residential within the Westpark neighborhoods. **Condition 46** limits the maximum height of parking lot lights to 16 feet tall.
- In the open space area light bollards will be provided along the walking path. **Condition 46** also restricts the maximum height of the bollard lights to 3.5 feet tall, consistent with the CDG.
- The project also proposes exterior building lighting on all building elevations. The type of fixture and intensity of lighting however is not identified on the project plans. Again **condition 46** requires that any lights that are installed (parking lot, pedestrian pathway or building mounted) shall be installed in a manner to prevent light spillage onto neighboring properties.

#### **Public Artwork**

- The CDG encourages the use of public art in visible locations, related in scale and concept to the project. Art may include a variety of forms, such as sculptures, murals, or fountains.
- This project includes a sundial birdbath along the pathway through the open space towards the northeast corner of the property.

As proposed and conditioned, the project complies with the applicable guidelines identified in the CDG and WRSP documents.

#### **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15181(c) of the State CEQA Guidelines related to Housing and Neighborhood Commercial Facilities in Urbanized Areas, as the project is consistent with the West Plan Environmental Impact Report (EIR) SCH# 2002082057.

#### **RECOMMENDATION**

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

- Adopt the three findings of fact as listed in the staff report for approval of the CONDITIONAL USE PERMIT – 3240 KENNERLEIGH PW (WESTPARK RECREATION LODGE (THE CLUB AT WESTPARK)) – FILE #CUP-000013;
- B. Approve the CONDITIONAL USE PERMIT— 3240 KENNERLEIGH PW (WESTPARK RECREATION LODGE (THE CLUB AT WESTPARK)) FILE #CUP-000013 with the three (3) conditions listed below:
- C. Adopt the four findings of fact as listed below for approval of the DESIGN REVIEW PERMIT 3240 KENNERLEIGH PW (WESTPARK RECREATION LODGE (THE CLUB AT WESTPARK)) – FILE #DRP-000067; and
  - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development;
  - 2. The project site design, as approved, provides open 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, the Community Design Guidelines, and the West Roseville Specific Plan;
  - 3. 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, Community Design Guidelines, and the West Roseville Specific Plan; and

- 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.
- D. Approve DESIGN REVIEW PERMIT 3240 KENNERLEIGH PW (WESTPARK RECREATION LODGE (THE CLUB AT WESTPARK)) with the ninety four (94) conditions of approval listed below.

## **CONDITIONS OF APPROVAL FOR CUP - 000013:**

- 1. The Project is approved as shown in Exhibits A -I, except as modified in these conditions. (Planning)
- 2. The CUP will be effectuated upon the effectuation of the DRP-000067, and shall expire concurrent with DRP-000067. (Planning)
- 3. The Westpark Recreation Lodge (The Club at Westpark) shall be operated in a manner consistent with the project description and operation plan as contained in Exhibit I. (Planning)

## CONDITIONS OF APPROVAL FOR DRP - 000067:

- 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 **February 9**, **2008**. 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 **February 9**, **2008**. (Planning)
- 2. The project is approved as shown in Exhibits A I and as conditioned or modified below. (Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. An initial deposit of 2.5% shall be paid with initial submittal of improvement plans with the total deposit of 5% being paid prior to plan approval. (Engineering, Environmental Utilities, Finance)
- 4. 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)
- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 7. The construction of a 10' concrete access path from Village 1, Phase 2 shall be incorporated into these improvements to the satisfaction of the Public Works Department. (Engineering)

#### PRIOR TO BUILDING PERMITS:

- 8. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i. Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
    - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 9. Westpark Village 1, Phase 1 and 2 subdivision improvements shall be substantially complete prior to the issuance of the building permit. (Engineering)
- 10. 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)
- 11. The Landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 12. The Southern Live Oak trees identified on the landscape plan shall be replaced with a WRSP approved street tree that matches the street tree used on the remainder of Kennerleigh Pw. (Planning)
- 13. The maximum height of the CMU wall located around the pool area shall be a maximum height of six feet (6'). (Planning)
- 14. The wall surrounding the trash enclosure shall match in color and material to the main building. (Planning)
- 15. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 16. 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)

- 17. 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)
- 18. 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)
- 19. 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)
- 20. **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)
- 21. 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)
- 22. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 23. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 24. 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. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted and approved prior to approval of grading plans. The SWPPP shall be incorporated by reference into the grading and improvement plans. Grading plans shall cover the entire site including the building and swimming pool pads.
  - 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)
- 25. 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)

- 26. 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)
- 27. **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)
- 28. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director." (Environmental Utilities)
- 29. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 30. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area, which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 31. Recycled water to be used for irrigation. (Environmental Utilities)
- 32. 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)
- 33. 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)
- 34. 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)

- 35. 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)
- 36. 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)
- 37. 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)
- 38. The required fire flow for the protection of the proposed project is 1,500 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)
- 39. 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 1,500 gpm. (Fire)
- 40. Applicant shall provide a minimum of two (2) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 450 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)
- 41. 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)
- 42. 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)
- 43. 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)

- 44. 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)
- 45. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. one (1) set of improvement plans
  - b. load calculations
  - c. electrical panel one-line drawings
- 46. The parking lot light standard shall be acorn style lighting and shall be a maximum height of 16 feet tall. The maximum height for the bollard lights within pedestrian walkways is 3.5 feet tall. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 47. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
- 48. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

#### **DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

- 49. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
- 50. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 25 foot P.U.E along Kennerleigh Parkway and a 12.5 foot wide public utilities easement along Langtree Drive and Shaldon Lane.
  - b. Water and sewer easements (Electric, Engineering, Environmental Utilities)
- 51. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be

- prepared by an appropriately licensed Civil Engineer or land Surveyor. (Engineering, Environmental Utilities, Electric)
- 52. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 53. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
  - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 54. The 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)
- 55. 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)
- 56. 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)
- 57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 58. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

- 59. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 60. 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)
- 61. 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)
- 62. 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)
- 63. 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)
- 64. 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)
- 65. 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)
- 66. 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)
- 67. 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)
- 68. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 69. 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)

- 70. 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)
- 71. 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)
- 72. A digitized copy of the approved 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)
- 73. 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)
- 74. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 75. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 76. 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)
- 77. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 78. 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)

- 79. 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)
- 80. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
- 81. 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)
- 82. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

#### OTHER CONDITIONS OF APPROVAL:

- 83. 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)
- 84. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 85. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 86. 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)
- 87. 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)
- 88. 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)
- 89. 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. 87. 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)
- 90. 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)

- 91. 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)
- 92. 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)
- 93. 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)
- 94. 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)

# Attachments:

- 1. Vicinity Map
- 2. Westpark Village 1 Tentative Map

## **Exhibits**

- A. Site Plan
- B. Grading Plan
- C. Color Elevations
- D. Elevations
- E. Landscape Plan
- F. Floor Plan
- G. Roof Plan
- H. Use Breakdown
- I. Operational Plan

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